OMB Approval No: 2577-0226
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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 2008
(BHA Fiscal year 2009)

Filename (ma002v02)
June 4, 2008

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) 04/2008

PHA Programs Administered:

☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

☐PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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- Operations Department 11th floor
☐ 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. 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 – Operations Dept. 11th floor

☐ PHA development management offices

☐ Other (list below)

Annual PHA Plan
HUD Fiscal Year 2007
PHA Fiscal Year 2008

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

☐ **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 FY2008 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 signed a Voluntary Compliance Agreement (VCA) with HUD to make 5% of its units and its common area spaces handicapped accessible within 5 years, or by December 31, 2005. This agreement has since been amended to conclude in December 2007 in order to free up capital for much-needed health and safety improvements. By December 2007, the BHA expects to have initiated construction as required by the VCA of 100% of the accessible units in the federal family and elderly/disabled programs, a total of 298 accessible units. Construction starts of accessible units at three developments in the state-funded portfolio have been delayed pending funding. Construction at the first state-assisted site has a commitment and approval from DHCD to begin winter 2007/08. Nine accessible units have already been completed at state sites. The BHA continues to maintain a Compliance Committee that meets on a monthly basis to ensure internal coordination and that resident concerns are addressed.

Due to declining capital funding and the high commitment level to complete the VCA, the BHA has postponed numerous other capital projects. As part of its efforts to maintain public housing units for the foreseeable future, BHA is undertaking a CFFP bond initiative. If approved, the bond proceeds will be used primarily to address pressing needs in elevator modernization, fire protection, upgrades of plumbing systems and building envelope repair.

Designated Housing Plan
HUD approved the Designated Housing Plan (DHP) on June 18, 2007. The approved DHP is reflected in this Agency Plan. The DHP is a supporting document to this Agency Plan.

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

Following this consultation with the RAB, as required by Congress and HUD, the BHA initiated a 45-day public review process. A draft of the Annual Plan was available for public review and comment from November 2 through December 17, 2007. The Plan and supporting documents including the policies mentioned above remain available for review in the BHA Operations 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 11, 2007 at 2:00 p.m. at 125 Amory St. in the Training Room and later the same day 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:

☒ Admissions Policy for Deconcentration 74
☒ FY 2008 Capital Fund Program Annual Statement (ma002a02)
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
☐ List of Resident Board Member
☒ Community Service Description of Implementation 75
☒ List of Resident Advisory Board Members 76
☒ Information on Pet Policy (see Chapter 14: Pets)
☒ Section 8 Homeownership Capacity Statement, if applicable 78
☐ Description of Homeownership Programs, if applicable

Optional Attachments:

☒ PHA Management Organizational Chart 79

☒ FY 2008 Capital Fund Program 5 Year Action Plan (ma002b02)

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ma002c02)

☒ Other (List below, providing each attachment name)

FY 2008 CFP Annual Statement: Implementation Schedule (ma002d02)
Physical Needs Assessment (ma002e02)
Management Needs Assessment (ma002f02)
5 Year Plan Progress Report (ma002g02)
FY 2008 Capital Fund Program 5 Year Action Plan Part I Summary (continued) (ma002h02)
FY 2008 Capital Fund Program 5 Year Action Plan Part II Physical Needs (ma002i02)
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RASS Survey Response 80
Voluntary Conversion Initial Assessment 83
Section 8 Voucher Program Attachment 84
Site Based Resident and Waiting List Assessment 87
Violence Against Women Act Policy 98
Performance and Evaluation Replacement Housing Factor Summary and Supporting Pages for FFY 2000, FFY 2001, FFY 2002, FFY 2003 (501), FFY 2003 (502), FFY 2004 (501), FFY 2004 (502), FFY 2005 (501), FFY 2005 (502), FFY 2006 (501), FFY 2006 (502), FFY 2007 (501), and FFY 2007 (502) (ma002k02)
Perform. and Eval. FFY 2003 501 Summ. & Supp. Pages (ma002l02)
Perform. and Eval. FFY 2003 502 Summ. & Supp. Pages (ma002m02)
Perform. and Eval. FFY 2004 Summ. & Supp. Pages (ma002n02)
Perform. and Eval. FFY 2005 Summ. & Supp. Pages (ma002o02)
Perform. and Eval. FFY 2006 Summ. & Supp. Pages (ma002p02)
Perform. and Eval. FFY 2007 Summ. & Supp. Pages (ma002q02)
RHF Annual Statement FFY 2008 (501) (ma002r02)
RHF Annual Statement FFY 2008 (502) (ma002s02)
Required Plan Certifications (ma002t02)
Admissions and Continued Occupancy Policy – Final 1/15/08 (ma002u02)
Section 8 Project Based Voucher Attachment Property Description (ma002w02)
FY 2008 Capital Fund Financing Program Annual Statement Part I and II (ma002x02)
FY 2008 Capital Fund Financing Program Annual Statement Part III Implementation Schedule (ma002y02)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program (Monitoring Committee)	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]; 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. 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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	eradication of pest infestation (including cockroach infestation)	
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
Attached to Plan	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attached to Plan	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans (in Real Estate Development)	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	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
N/A	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)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	(list individually; use as many lines as necessary)	
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 submission to HUD	Annual Plan: Operation and Management
X	Section 8 Welfare-to-Work Grant Application Bricks and Mortar Faith and Action	Annual Plan: Community Service Program
X	Seniors in Public Housing report from Gerontology Institute	Annual Plan: Community Service Program
X	BHA Police Department Manual	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	The D.R.E.A.Y.M. Program: Developing Resources by Educating Adult & Youth Minds: BHA ROSS application Executive Summary	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
X	Memorandum of Agreement with the Workforce Investment Board	Annual Plan: Operation and Management
X	2007 Boston Housing Authority EITC Campaign Taxpayer Data Report	Annual Plan: Other Information
X	EIV Security Manual	Annual Plan: Operation and Management

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

* No information available upon which to base this assessment.

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 7/1/2003 to 6/30/2008

☒ 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 staff 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 Turnover
Waiting list total	3790		3000**
Extremely low income <=30% AMI	3478	91.8%	
Very low income (>30% but <=50% AMI)	280	7.4%	
Low income (>50% but <80% AMI)	32	0.8%	
Families with children*	1287	34.0%	
Elderly families*	97	2. 6%	
Families with Disabilities*	868	22.9%	
White Hispanic	698	18.4%	
White Non-Hispanic	868	22.9%	
Black Hispanic	171	4.5%	
Black Non-Hispanic	1931	51.0%	
American Indian Hispanic	5	0.1%	
American Indian Non-Hispanic	39	1.0%	
Asian/Pacific Island Hispanic	2	0.1%	
Asian/Pacific Island Non-Hispanic	76	2.0%	

*The BHA had 1804 Single applicants on the waiting list. In addition there were 266 instances of families that fit into more than one category.

**The number of clients BHA processed for final eligibility for leased housing.

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? ☒ No *see footnote below ☐ Yes If yes: How long has it been closed? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes Please Note: BHA implemented site-based waiting lists for Section 8 Project-Based and Moderate Rehabilitation Housing Programs effective May 2007 and the waiting lists are only open for Priority One Applicants only. In addition, the Section 8 Tenant Based waiting list is only open for Super Priority, PBV applicants switching to tenant-based vouchers after a year.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	20241		8000**
Extremely low income <=30% AMI	17877	88.3%	
Very low income (>30% but <=50% AMI)	1992	9.8%	
Low income (>50% but <80% AMI)	372	1.8%	
Families with children*	9029	44.6%	
Elderly families*	1976	9.8%	
Families with Disabilities*	4661	23.0%	
White Hispanic	5033	24.9%	
White Non-Hispanic	3767	18.6%	
Black Hispanic	1004	5.0%	
Black Non-Hispanic	8069	39.9%	
American Indian	71	0.4%	

Housing Needs of Families on the Waiting List			
Hispanic			
American Indian Non-Hispanic	168	0.8%	
Asian/Pacific Island Hispanic	27	0.1%	
Asian/Pacific Island Non-Hispanic	2102	10.4%	
*The BHA had 4941 Single applicants on the waiting list. In addition there were 366 instances of families that fit into more than one category. **The number of clients, BHA processed for final eligibility for public housing.			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	9804	48.4%	
2 BR	6972	34.4%	
3 BR	2961	14.6%	
4 BR	430	2.1%	
5 BR	65	0.3%	
6+ BR	9	0.0%	
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
☒ Reduce turnover time for vacated public housing units
☒ Reduce time to renovate public housing units

☒ Seek replacement of public housing units lost to the inventory through mixed finance development

☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

☒ Other (list below)

Continue the Mayor's "Leading the Way" Initiative as amended. Continue to develop and implement the BHA's Approach to Preservation.

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

Select all that apply

☒ Apply for additional section 8 units should they become available

☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing

☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.

☒ Other: (list below)

Utilize Replacement Housing Factor funds to create new public housing units. BHA is eager to pursue any and all sources for the preservation and/or creation of new public housing units. This may include private and public sources, funds for housing specific populations (i.e. HOPWA or other special needs funding), funds for "green" (energy-efficient and healthy) affordable housing, funds for Assisted Living for our elders, etc. We welcome specific suggestions.

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 public housing 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 (in Leased Housing Programs)
☒ 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

☒ Implementing designation of public housing for families with disabilities
☒ Carry out the modifications needed in public housing (federal and state) 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)

- Provide preference to developers seeking Section 8 Project Based Vouchers in developments that provide services for families with disabilities.
- HOPWA in Public Housing
- Supported Housing Programs in Public Housing
- Section 8 Moderate Rehab Supported Housing Programs

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: (list below)

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: (list below)

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	$63,333,156	
1b. Public Housing Capital Fund	$27,274,967	
1c. HOPE VI Revitalization	-----	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	$156,893,162	
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. Project Based Section 8	$5,738,609	
2. Prior Year Federal Grants (unobligated funds only)		
2a. CGP/RHF	$9,986,182	
2b. HOPE VI	$2,956,794	
2c. Resident Opp. and Self Sufficiency	$500,000	Supportive Services
3. Public Housing Dwelling Rental Income	$32,318,986	Operations
4. Other income, Vending /Laundry, Cell Towers	$200,000	Operating
4a. Investment income	$250,000	Operations
4b. Non-dwelling rent	$50,000	Operations, Social Services
5. Non-federal sources (list below)		
CFFP	$81,315,000	Capital
Donations	$5,200	Social Services
Total resources	$380,822,056	

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. In addition the BHA verifies eligibility for admission for proposed additions to current households family composition and for residual tenancy applicants.

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? 50 public housing and 4 HOPE VI and 1 at Franklin Hill privately operated

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 maintain and establish their own waiting lists (Franklin Hill – BHA will maintain the Section 8 project-based waiting list portion of Franklin Hill and private management will maintain all other lists at the site.)

(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
☐ Two
☐ Three or More
Please Note: BHA is in the process of revisiting this policy. If there is a change, BHA will go through a public process.

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) Elderly/Disabled living in family housing transfer to elderly/disabled housing; Non-Elderly Disabled residing in Elderly/Disabled Housing transferring to Family Housing
☐ 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 reprisals or hate crimes
☒ Victims of domestic violence

☐ Substandard housing
☒ Homelessness
☒ High rent burden (rent is > 50 percent of income) (for Elderly/Disabled Program only)
☒ Imminent Landlord displacement (for Elderly/Disabled housing 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
☒ Other preference(s) (list below)

- Disabled head or co-head (family 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, victims of reprisals or hate crimes
1 Victims of domestic violence
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

☒ Other preference(s) (list below)

- Disabled head or co-head (family housing program only)
- Designated Housing Preference (for Elderly/Disabled housing program only)

4. Relationship of preferences to income targeting requirements:

☒ The PHA applies preferences within income tiers: Income tiers are used in our HOPE VI redevelopment sites and at our non-HOPE VI redevelopment sites, including West Broadway and Franklin Hill. We will consider implementing income tiers at any future redevelopment sites as well, including Washington Beech and Orient Heights. However, as with our current redevelopment projects, income tiering is in effect only after existing residents in good standing have the opportunity to return to the redeveloped site, regardless of their income.

☒ 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

Note: The Deconcentration Policy is attached (see table of contents)

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 (describe below) 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.bostonhousing.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

(Numbers taken from Section 8 Administrative Plan, ex 7.2.1 refers to Chapter 7.)

7.2.1 Term Length

A Voucher has an initial term of 120 days. The term of the Voucher is the amount of time that a Family has to find approvable housing. Vouchers will expire 120 days from the date of the issuance unless the BHA suspends or extends the term of the Voucher. See sections 7.2.4 and 7.2.5. The Voucher will state the expiration date.

7.2.2 Expiration

The Voucher expires automatically on the date indicated on the Voucher unless the Voucher term changes due to an extension or suspension. See section 7.2.4. The initial Voucher states the expiration date

7.2.3 Withdrawal

The BHA may withdraw the Family's Voucher at any time if the BHA finds that the Family violated any of the Family obligations as listed in 24 CFR 982.551 or section13.4 of this Administrative Plan.

7.2.4 Voucher Suspension Policy

For the purposes of this section Suspension or Tolling means that the term of a Voucher does not continue to run when a Family submits the Request for Tenancy Approval (RTA) until the time the BHA approves or denies the request, or the RTA expires.

The RTA will expire if the Owner does not schedule an inspection appointment within sixty (60) days from the date the RTA is received by the BHA Inspection Department. The Suspension time will accrue until the RTA is no longer valid. The BHA will process one RTA per Family at a time. A Family may withdraw a RTA at any time. The BHA will notify the Family in writing of the new expiration date and the Suspension calculations by sending the Family an Agency Determination Form.

Suspension Example:

i. Voucher issued: May 1; Expiration date: August 31

ii. Family submits the RTA: May 15

iii. BHA denies the RTA: May 24 (Tolling/Suspension Time: 9 days)

iv. New Voucher expiration date: September 9

(a) *Calculation of new term*. If the Voucher was suspended because the Voucher holder submitted a RTA that is no longer valid, the Leasing Officer will use the Agency Determination Form to notify the Voucher holder in writing of the new Voucher expiration date. The BHA calculates the new expiration date by adding the number of days between the date the RTA was submitted and the date the RTA became invalid to the initial expiration date.

(b) *Additional suspension time for repairs to the unit*, If a Family submits a RTA, but the Apartment 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 Inspections Department will give the Owner 30 days to make repairs. The BHA has sole discretion to decide if such additional time shall be granted.

7.2.5 Extension of Search Time

(a) *Generally*. A Family may apply for an extension by notifying the BHA in writing that they require more time to search for an Apartment. The BHA shall use its discretion to grant a Family requesting an extension of their Voucher term. The BHA will not grant a Voucher extension after the initial Voucher term expires. The BHA will give the Family written notice of an extension and the new expiration date by using the Agency Determination Form.

(b) *Circumstances for extension*. The BHA may grant extensions under each of the following non-exhaustive list of categories as circumstances warrant:

(1) The Voucher Holder was not able to actively search for housing due to extenuating circumstances beyond the control of the Voucher Holder (such as fire, flood, or other natural disaster, or death in the Family that required that the Voucher Holder travel out of the state). If these circumstances are verified, the BHA will extend the Voucher term for the number of days that the Voucher Holder was unable to actively search for housing;

(2) A Voucher Holder suffered from severe medical difficulties, an unexpected illness or hospitalization (including entering a rehabilitation program). Under these circumstances, the BHA will extend the Voucher term 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.

Pending discrimination action. 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),a municipality's Fair Housing Commission, or filing a discrimination complaint in court, the BHA will extend the Family's Voucher for an additional one hundred and eighty (180) days pending resolution of the matter or a finding of probable cause.

(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 reprisals or hate crimes
☒ 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

☒ Other preference(s) (list below)

1. Project-Based Residents who have completed 1 Year residency and are in good standing may opt for a tenant-based voucher when available.
2. Condemnation
3. Transfer from BHA public housing because of health, safety, BHA rehabilitation programs, and humanitarian reasons
4. One or two-persons both elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over other singles.
5. 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.
6. Chronically Homeless

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), victims of reprisals or hate crimes

1 Victims of domestic violence

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

☒ Other preference(s) (list below)

Priority	Category
PBV	Project-Based Voucher Residents who have completed 1 Year residency and are in

	good standing may opt for a tenant-based voucher when available.*
Super	Transfer from BHA public housing because of health, safety, BHA rehabilitation programs, and humanitarian reasons
1	Condemnation
1	Homeless families and individuals residing in shelters
1	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.
Preference Points	One or two-person elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over other singles.
Preference Points	Chronically Homeless

*The Section 8 Housing Choice Voucher waiting list is closed except for current BHA residents who are determined to qualify for a Super Priority One status and for current Project Based Housing Choice Voucher participants who meet the eligiblity requirements as established an the Administrative Plan and they are ranked above all other Section tenant-based Housing Choice waiting list applicants.

The following chart further demonstrates the BHA's priority/preference categories and how they are ranked:

Section 8 Admissions Point System

(a) The **Priority point system** used by BHA to process new Admissions on all waiting lists is as follows:

PBV w/ 1 Year residency	**95 points**
Super Priority Applicants	**75 points**
Priority One Applicants	**30 points**
Standard Applicants	**0 points**

(b) **Preference points** will be added to Priority points as follows for Applicants for Admission only:

Single Non-Elderly Disabled Chronically Homeless Preference	**6 points**
Single Elderly or Disabled	**5 Points**
Disabled Veterans Preference	**4 points**

Families of Deceased Veterans Preference	**3 points**
All Other Veterans Preference	**2 points**
Working Families, Single Disabled, Single Elderly Preference	**1 points**

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: Section 8 Moderate Rehabilitation Administrative Plan, Individual program mailings (i.e. FSS program marketing), advocacy group meetings, support service groups, www.bostonhousing.org

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 (list/describe below) 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.

A fixed rent determined for each unit size based on a market analysis of comparable units. Flat rents for most public housing units are established at 70% of the Section 8 Fair Market Rent Levels. The Flat rent amount by bedroom size will be updated yearly each October and become effective each 1st of April. The BHA will maintain a current listing of its flat rent schedule as an appendix to the BHA Rent Manual and will provide this list to residents at least annually as part of the TSR process.

A. Financial Hardship: Residents who choose flat rents may request to change to an income-based rent at any time if the family is unable to pay the flat rent because of financial hardship. A financial hardship exists for these purposes when a family's income is reduced or their deductions are increased to the extent that an income-based rent is lower than the flat rent.

B. Annual Recertifications: Residents who choose flat rents will be asked to update their family information every year, but will only have to re-certify income verification once every three years.

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 (list below) 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.

☐ A brief description of the management structure and organization of the PHA follows:

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	
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
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
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	

DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
Malone	11 Gordon Avenue, Hyde Park, MA 02136	X	
Mary Ellen McCormack	354 Old Colony Avenue, South Boston, MA 02127	X	
Maverick Landing	42 Border 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 Main	43 Smith Street, Roxbury, MA 02120		X
Old Colony	255 East Ninth Street, South Boston, MA 02127	X	
Orchard Commons	2315 Washington Street, Roxbury, MA 02119		X
Orchard Gardens	25 Ambrose Street, Roxbury, MA 02119		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 Turnover
Public Housing	9400*	1400
Section 8 Vouchers	11947**	600
Section 8 Certificates	0	
Section 8 Project Based voucher Program	1111****	100*****
Section 8 Mod Rehab	821	60
Section 8 New Construction / Substantial Rehab Program	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mainstream Housing Program	300***	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
NAACP	400***	20
Grandfamilies Program	50***	3
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		N/A
Elderly and Disabled Resident Services Program	3469	N/A
Supportive Housing Services Program	77	15
HOPE VI Resident Services Program	1091	N/A
Family Self-Sufficiency Program	700	N/A
Resident Employment Program	136	N/A
Resident Services Program (ROSS funded)	500	N/A

* total federal development only anticipated occupancy on 4/1/08. If the proposal to reposition 500 units from public housing to project based voucher program is approved during this Plan year, the ACC number would be reduced.
**This figure includes number from Sec. 8 Project Based Voucher Program, Mainstream Housing Program, Designated Housing Program, Family Unification Program, NAACP, and Grandfamilies Program.
***These figures represent the maximum units which may be utilized under each Annual Contributions Contract.
****Includes 500 new units expected to lease due to repositioning of PH units to PBV.
***** Projected turnover number for PBV is high due to availability of tenant based vouchers to participants residing in PBV units for at least one year
-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): (list below)

- Cash Management and Investment Policy
- Civil Rights Protection Plan
- Confidentiality & Confidentiality Agreement Policy
- Drug Free Workplace Policy
- EIV Security Manual
- Minority Participation Policy
- Procurement Policy
- Resident Employment Provision
- Sexual Harassment Policy
- Storm Policy for Staff Attendance
- Technology Resources Usage Policy (E-mail)
- Tenant Grievance Procedures
- Tobacco Free Workplace Policy
- Violence Against Women Act Policy (see attached in table of contents)

(1) Public Housing Maintenance and Management:

- (Site-Based) Admissions and Continued Occupancy Policy (ACOP)
- Community Service Policy
- Deconcentration Policy
- Demolition/Disposition Policy
- Designated Housing Plan
- Pest Control Policy
- Pet Policy for the Elderly/Disabled Program
- Pet Policy for the Family Program
- Reasonable Accommodation Policy for Public Housing

- Rent Manual
- Resident Relocation and Rehousing Policy
- Site Based Purchasing System Policy
- Standard Operating Procedures for Maintenance
- Tenant Participation (LTO) Policy

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Reasonable Accommodations in Rental Assistance Policies and Procedures
- Section 8 Moderate Rehabilitation Administrative Plan

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:

Please refer to Section 8 Administrative Plan

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 or BHA Leased Housing Division
52 Chauncy Street, 4th, 5th or 9th Floors
(617) 988-4098 or (617) 988-4535

☐ 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

Mission Main is in the process of being closed out.

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: Washington Beech

☒ 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) If awarded HOPE VI for Washington Beech
(ii) As part of the Orchard Gardens HOPE VI grant
(iii) With RHF monies (at Maverick and Franklin Hill)
(iv) (Possible) pursuant to other Asset Management planning activities

☒ 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:

- Using RHF funds as part of a larger redevelopment strategy at Franklin Hill.

Increment	Grant Year	RHF Grant Number	Dollar Amount	Obligation/Expenditure Status	Use
1	FFY 1998		$364,823	Expended	Modernization
1	FFY 1999	MA06-R002-501-99	$463,668	Expended	Modernization
1	FFY 2000	MA06-R002-501-00	$993,551	Expended	Maverick
1	FFY 2001	MA06-R002-501-01	$3,005,618	Expended	Maverick
1	FFY 2002	MA06-R002-501-02	$2,915,327	Expended	Maverick
1	FFY 2003	MA06-R002-501-03	$1,139,649	Expended	Franklin Hill
2	FFY 2003	MA06-R002-502-03	$1,123,746	Expended	Franklin Hill
1	FFY 2004	MA-06-R002-501-04	$1,458,761	Expended	Franklin Hill
2	FFY 2004	MA-06-R002-502-04	$1,386,008	Expended	Franklin Hill
1	FFY 2005	MA-06-R002-501-05	$989,373	Obligated	Franklin Hill
2	FFY 2005	MA-06-R002-502-05	$1,060,400	Expended	Franklin Hill
1	FFY 2006	MA-06-R002-501-06	$1,206,846	Obligated	Franklin Hill
2	FFY 2006	MA-06-R002-502-06	$928,594	Obligated	Franklin Hill
1	FFY 2007	MA-06-R002-501-07	$475,543	Obligated	Franklin Hill
2	FFY 2007	MA-06-R002-502-07	$1,570,549	Obligated	Franklin Hill
1	FFY 2008	MA-06-R002-501-08	$820,693	Obligated	Franklin Hill
2	FFY 2008	MA-06-R002-501-08	1,038,296	Obligated/Projected*	Franklin Hill

$339,858 obligated and $698,438 projected
As of 6/4/08

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: 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: 3/19/2003
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: 12/31/08
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: 4/18/2006
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: 2006 b. Projected end date of activity: 2010
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: 7/07 Designation b. Projected end date of activity: Fall 2010
Note: The BHA, in collaboration with the Bromley Heath Tenant Management Corporation (TMC), issued a Request for Proposals (RFP) in January, 2007 for the disposition and redevelopment of the former Martha Eliot Health Center at 33-41 Bickford Street. The RFP requires the selected Developer to execute a 99-year Ground Lease for the property, and to operate a daycare facility as well as optional compatible services or uses. The disposition and final transaction are subject to HUD approval. The BHA received one Proposal in response to the RFP in April, 2007 from Associated Early Care and Education. The Proposal proposes that after the BHA disposes of the site to Associated, they will demolish the existing building and construct a new 3-story daycare facility at the site, with some office use on the top floor. BHA granted tentative designation to the Associated Team in July, 2007. A disposition application will be submitted to HUD in early 2008. The Associated team will be responsible to secure funding for the project entirely without financial assistance from BHA. BHA will review and approve designs.

Demolition/Disposition Activity Description

1a. Development name: Washington Beech 1b. Development (project) number: 113
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒ (as part of the HOPE VI Application due to HUD Nov. 7, 2007)
4. Date application approved:
5. Number of units affected: 265 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Planning process underway July, 2007 b. Projected end date of activity: estimated late 2011
Note:

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 ☐
4. Date this designation approved, submitted, or planned for submission: (06/18/07)
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: 3781
7. Coverage of action (select one)

☐ Part of the development
☒ Total development (See supplemental table below)

Update to 2008 plan: The BHA will monitor the percentages of elderly and non-elderly disabled households living in each Elderly/Disabled Development on a monthly basis. When the percentage of elderly households occupying a development reaches 65%, the development will be flagged so that each subsequent offer of housing will be reviewed by a Manager in the Occupancy Department. When the percentage of elderly households occupying a development reaches 70%, the BHA will turn off Designated Housing preference points to elderly applicant households for this development. If the percentage of elderly households occupying a development falls below 70%, the BHA will turn on Designated Housing Preference points to elderly applicant households for this development.

Designation of Public Housing: Supplemental Table

Dev	Development	Elderly Preference*	Available Units	Elderly 70%	Non-elderly Disabled 30%
MA002119	BROMLEY PARK E/D**	Y	46	30	15
MA002026	POND STREET	Y	43	27	16
MA002027	ANNAPOLIS STREET		54	42	11
MA002028	ASHMONT STREET		52	40	10
MA002029	HOLGATE APARTMENTS	Y	79	53	25
MA002030	FOLEY APARTMENTS		87	65	21
MA002032	GROVELAND	Y	53	34	19
MA002034	DAVISON	Y	46	28	18
MA002035	WASHINGTON STREET	Y	80	54	25
MA002036	WEST NINTH STREET		79	59	20
MA002037	J J CARROLL		62	44	18
MA002038	MEADE APARTMENTS	Y	39	22	17
MA002040	MLK TOWERS	Y	99	60	39
MA002041	EVA WHITE		97	69	26
MA002042	WALNUT PARK	Y	143	81	60
MA002126	FREDERICK DOUGLAS	Y	71	48	22
MA002045	AMORY STREET	Y	154	81	73
MA002047	GENERAL WARREN	Y	89	62	27
MA002049	TORRE UNIDAD		172	121	50
MA002050	ROCKLAND TOWERS	Y	62	38	24
MA002051	CODMAN APARTMENTS	Y	85	57	28
MA002052	HERITAGE APARTMENTS***	Y	248	145	100
MA002053	ST. BOTOLPH STREET	Y	119	71	48
MA002054	PASCIUCCO	Y	82	51	31

MA002057	LOWER MILLS	Y	165	115	49
MA002061	AUSONIA HOMES	Y	93	59	34
MA002062	HASSAN APARTMENTS	Y	97	61	36
MA002070	SPRING STREET	Y	99	67	30
MA002071	PATRICIA WHITE		206	168	38
MA002072	ROSLYN APTS	Y	117	74	42
MA002077	BELLFLOWER STREET		108	77	30
MA002083	PEABODY SQUARE		99	77	21
MA002090	MALONE APTS		93	66	25
MA002095	COMMONWEALTH ELDERLY	Y	111	74	36
MA002098	HAMPTON HOUSE	Y	72	45	27
MA002127	WASHINGTON MANOR	Y	68	45	22
	Total		3469	2310	1133

*Elderly Preference as of September 1, 2007

**Only Includes units at 295 and 297 Centre Street, units #'s BP0003 - BP00028 and BP0033 - BP0056. Overall, this is a family development but these units are set aside for the elderly and non-elderly disabled and have their own site-based waiting list.

***Excludes unit #'s HE0001 through HE0020. These units are part of Heritage Clippership which serves families.

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.)

Please Note: There are, however, homeownership programs associated with the BHA's HOPE VI sites at Orchard and Maverick which do not meet the above description but which may be of interest to community members reading this Plan. The Maverick program has ended , but information about the Orchard program, which is not run by BHA, can be accessed via the Madison Park Development Corporation.

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.

- 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)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Elderly and Disabled Resident Services Program	3469	Open to all residents	Development Office; case manager's office	Public Housing
Supportive Housing Services Program	77	Waiting list	Justice Resource Institute (16) Vinfen (18) Latino Health Institute (18) Elders Living at Home (25)	Public Housing
HOPE VI Resident Services Program	1091	Recruited on site; wait list if necessary	MissionWorks@Orchard staff; Maverick development office	Public Housing
NAACP*	400	Specific criteria	PHA Main Office	Section 8
Family Self-Sufficiency Program	700**	Open to Section 8 participants	PHA Main Office	Section 8
Resident Services Program (ROSS Program)	500***	Specific Criteria	Beech Street, Charlestown, Franklin Field, Mary Ellen McCormack, Old Colony,Lower Roxbury Developments primarily	Public Housing
Resident Employment Program	136	Specific criteria	PHA Main Office Development Offices	Public Housing

*pending litigation; may change budget and duties of the group
**Number based upon expected increase in participation due to fall 2007 outreach.
***Number served from 2006 to 2007

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	0	200 as of 093007

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

C. Welfare Benefit Reductions

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

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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
Review of Civil Rights Administration Report Forms
Consultation with Boston Police Department Community Disorders Unit
Security assessments conducted by ISD

3. Which developments are most affected? (list below) Family and Elderly/Disabled 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. Bicycle and motorcycle patrol
8. Participate in Safe Neighborhood Dialogues (ex. Lenox-Camden, Bromley Heath, Franklin Hill, Franklin Field, Cathedral and Charlestown) Police Youth Dialogues will continue in 2008.

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 [BHA Police remain committed to this coordination effort despite the loss of the HUD DEP Grant.]
☒ 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 force geared to addressing violent crime, youth and gang violence in identified "Hot spots" and drug interdiction.

2. Which developments are most affected? (list below) All developments [including – Bromley Heath, Charlestown, Mission Hill, Alice Taylor, Orchard Gardens, Franklin Hill, Franklin Field, Lenox Camden, and Cathedral.]

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 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?

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) strategic redevelopment planning
Approach to Preservation

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: See changes identified in response to comments.

For a complete list of the extensive comments received from the Resident Advisory Board and the general public and the changes the BHA made, 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 Capital Fund Plan, a new and enhanced preventative maintenance policy, the new proposed CFFP bond initiative, and the Authority's energy programs the BHA endeavors to preserve the existing public housing stock. The BHA is actively involved with the Mayor's Housing Strategy Team, a collaboration between key City agencies focused upon affordable housing preservation and production. This is the team that developed and implemented the Leading the Way initiative and the Housing 2012 conference.**

The City has also committed to provide the BHA the proceeds for the sale of the Winthrop Square garage, estimated to be $70-100 million over several years. The BHA has initiated a community conversation about the best way to apply these proceeds, and will continue this public process over the next two years before funds become available.

- 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. In addition, the BHA is responsible for the ongoing administration of 400 NAACP 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 staff are working with a local East Boston-based community development corporation to assist 50 income-eligible households purchase a home. This Maverick Loan-to-Purchaser Program provides up to $20,000 of Maverick HOPE VI funds to income-eligible households to be used for downpayment or closing cost assistance. In addition to these funds, participants receive pre- and post-purchase counseling services. Eligible purchasers are households who live in BHA public housing, receive a BHA-issued Section 8 voucher or who are income-eligible and live in the City of Boston. All households must have incomes between 50-80% of AMI. Fifty closings took place between July 2005 and October 2006.**

- 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. The City of Boston is required to develop a plan to assist those who are chronically homeless. While this plan has not yet been finalized by the City as of this writing, the BHA's new priority for the chronically homeless in its Section 8 Administrative Plan is one result of the collaboration in the development of this plan. BHA staff also participate in the Mayor's new Homeless Prevention Clearinghouse to develop initiatives to help prevent public housing and Section 8 tenants from becoming homeless and to link up with appropriate services. BHA also participates in the Boston Housing Court's Tenancy Preservation Program, which helps to identify cases in which persons with disabilities are at risk of losing public housing or Section 8 subsidies and may be able preserve their housing with appropriate services.**
    - 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 52 units of supportive housing at three Elderly/Disabled sites. The BHA has also partnered to create a supported housing program with the Department of Neighborhood Development and the AIDS Action Committee which involves a total of 15 HOPWA units in the Family housing program. In addition, through the Moderate Rehabilitation Program and the Project Based Certificate program, the Leased Housing Division administers 26 single room occupancy (SROs) units for persons living with HIV/AIDS. The Section 8 Project-Based Program provides subsidies for an additional 19 units set aside for persons with HIV/AIDS. In addition, the Leased Housing Division administers 20 subsidies for persons with AIDS via the Massachusetts Rental Voucher 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 studying models and feasibility 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.

- 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. Since 2001, the BHA's Community Services Department have been participating 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 continue its expansion of the services offered to increase families' financial literacy and to serving individuals with disabilities. The Section 8 program also administers a family self-sufficiency program. In addition, the BHA 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 will continue to work with LTO's to have 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 helped 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 not included in the current Annual Statement, 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 by development or by program or throughout the portfolio.

- 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.

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 2006 / Updated September 2007

Title	First Name	Last Name	Section 8/ Family/ Elderly/Disabled	Development/Section8
Ms.	Dolly	Battle	F	Whittier Street Apartments
Ms.	Lilly	Berry	F	West Broadway
Ms.	Jean	Burke-Patterson	E	Peabody Englewood
Ms.	Phyllis	Corbitt	F	Old Colony
Mr.	Tim	Corrigan	S8	Section 8
Ms.	Donna	Criel	F	Faneuil
Ms.	Damaris	Cuello	F	Bromley
Ms.	Jane	D'Angelo	F	Mission Main
Ms.	Remona	Davis	F	Gallivan
Ms.	Yahfreisy	Delcarmen	F	Franklin Field
Ms.	Jeanne	Dever	F	Gallivan
Mr.	Anthony	Dorato	E	Patricia White Apts.
Ms.	Helen	Ellison	F	Mission Main
Mr.	Theodore	Hampton	E	St. Botolph
Ms.	Monica	Henry	S8	Section 8
Mr.	Romulos	Hernandez	S8	Section 8
Ms.	Portia	Holman	F	Commonwealth
Ms.	Princess	Johnson	F	Commonwealth
Ms.	Donna	Lacey	S8	Section 8
Mr.	Stephen	Laverty	E	St. Botolph
Ms.	Carol	Leary	E	MM Collins (Pond St.)
Ms.	Susan	Lenardis	F	Old Colony
Mr.	Daniel	Lestrade	E	Patricia White Apts.
Ms.	Joyce	McAfee	S8	Section 8
Mr.	Joseph	McGee	E	Hassan
Ms.	Helen	McNamee	E	Patricia White Apts.
Ms.	Safia	Mohamed	F	Roxbury Condos
Ms.	Jannie	Nelson	S8	Section 8
Ms.	Bernice	Pattow	E	Patricia White
Ms.	Joan	Porter	F	Orchard Gardens
Ms.	Jocelyne	Sablon	S8	Section 8

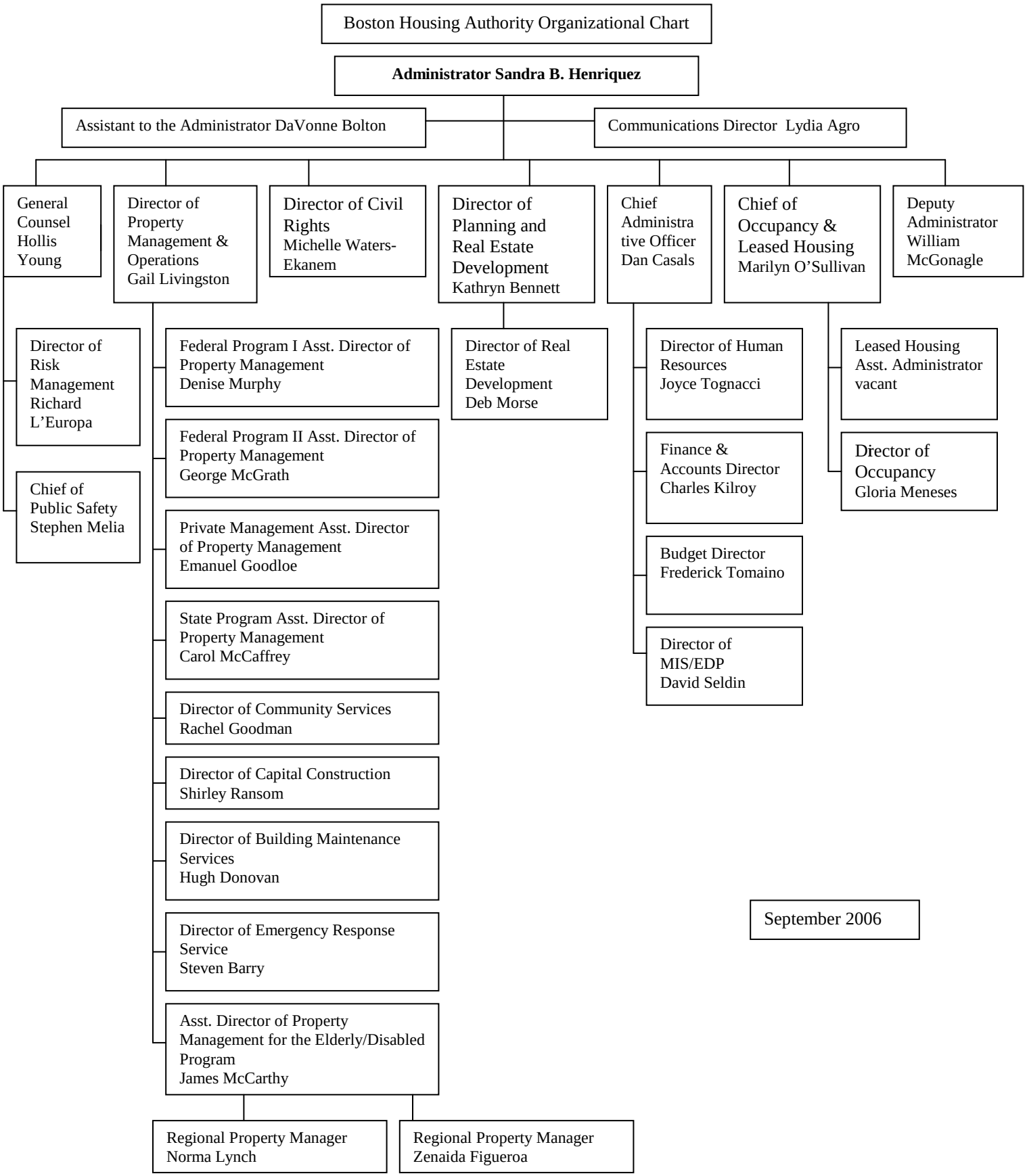
Title	First Name	Last Name	Section 8/ Family/ Elderly/Disabled	Development/Section8
Ms.	Ernestine	Simmons	S8	Section 8
Mr.	Brian	Smith	E	General Warren
Mr.	Joseph	Stanowski	E	St. Botolph
Mr.	Curtis	Shelnut	E	St. Botolph
Mr.	Ignus	Thomas	E	Hassan
Ms.	Stephanie	Thomas	F	Whittier St.
Ms.	Sonia	Toledo	F	Mission Main
Ms.	Mary	Van Gordon	F	West Broadway
Ms.	Ruth	Villard	E	Annapolis
Mr.	Raymond	Wallis	E	Ausonia
Ms.	Cora	Watson	S8	Section 8
Mr.	Austin	Whitehorn	S8	Section 8
Ms.	Edna	Willrich	S8	Section 8

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.



form **HUD 50075** (03/2003)

RASS Score Improvement Plan

Please Note: HUD did not conduct a Resident Survey for 2007, but will report on the status of the ongoing activities described in the 2007 Annual Plan.

Scores for FY2006
Submission required for Communications, Safety, and Neighborhood Appearance with 2007 BHA annual Plan

Communications

Results for the BHA were slightly below the national average on for this section (71.1% vs. 73.8%). The Authority will continue to try to use the RASS results to identify issues and improve communications at specific sites. However, the RASS survey questions tend to be fairly broad and general, so the BHA may explore internal methods of gathering more specific information regarding resident concerns.

The BHA will continue to emphasize the need for:

-Flyers to residents before all utility shut downs whenever 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 exist, and with residents at large to discuss issues and complaints.

The BHA will also review adherence to established communication protocols with site staff to be sure that procedures are followed with uniformity. The BHA will continue to publish the newsletter, *BHA TODAY*, which provides information to both residents and staff. BHA will also continue to provide information in regular rent bills, under doors, by posting information in hallways, through the internet, and other means as appropriate and needed. In addition, BHA will explore various methods of receiving regular feedback from residents on a broad range of issues in the hopes of improving service delivery.

The BHA has implemented a maintenance customer service initiative, to provide an additional channel for feedback regarding the level of service provided in response to work order requests. A random sample of residents receive mail-in surveys or follow-up phone calls. They will be asked to rate the level of service and the quality of work for the latest maintenance work orders completed in their unit.

Safety

Security remains a concern for BHA residents, but steps are being taken to address these issues. A look at the BHA's overall scores on the various questions indicates that residents do not feel as safe as we would wish at our properties. However, 75.6% said that they feel safe in their unit. That percentage drops when rating safety in the building (65.4%), and still further for the parking area (52.4).

BHA will continue to be vigilant about conducting regular light surveys at each site and making sure that the locks on entry doors that lead to common hallways can be secured, and encourage residents to keep the doors locked. At elderly properties, BHA is in the process of replacing key/hardware building entry with electronic keycard access. This will eliminate the possibility of key duplication, which compromises access to lobbies and common areas. It is telling that 40.3% of residents surveyed cited resident apathy as a leading contributor to crime in the developments. Safety efforts can only be sustained with the continued support and cooperation of the residents in each building. To that end BHA continues to work with LTOs and the Boston Police Department to establish Crime Watch committees at developments where apathy can be overcome.

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.

The BHA takes safety concerns very seriously. Reductions in funding from all sides – Operating, Capital, and the elimination of PHDEP, continue to impact our ability to maintain policing levels, youth programming, and other on-going efforts to ease crime rates. Despite reduced funding, BHA remains committed to improving security through enhanced technology, strategic surveillance and vigilance and cooperation on the part of residents.

Neighborhood Appearance

The BHA has intensified efforts to improve curb appeal of developments in recent years through enhanced landscape care and deployment of regional Landscape Crews. Sites have made the clearance of vegetation from the walkways a priority. In reviewing resident responses to questions, three of the more significant impacts on this score appear to be noise levels, the presence of pests indoors, and trash and litter.

The BHA has intensified extermination efforts to control and eliminate roach and rodent infestations and will continue to seek new and better methods of pest control. Infestation work orders are dealt with within 14 days and other measures, such as development-wide "clean-outs" have been implemented to reduce infestation. These will continue. In addition, the BHA in partnership with the Boston Public Health Commission and the Committee for Boston Public Housing has received a three-year, $2,000,000 grant from the Kellogg Foundation to promote the implementation of Integrated Pest Management (IPM) at fifteen (15) developments throughout the BHA portfolio, including Charlestown, the largest development in the portfolio. IPM

promotes a comprehensive approach to pest control, with an emphasis on unit preparation, non-toxic pest management substances and the sealing of potential entrances for pests. BHA is using the lessons learned at these sites to complement and/or replace traditional pest management with IPM wherever it is deemed practical and appropriate. A standard IPM bid specification has been developed and is being used at a number of developments.

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. Unfortunately, many noise disturbances occur after-hours and on weekends, so BHA must rely on residents to consistently report noise offenders so that they can be dealt with appropriately.

In recent years, the BHA has taken a more aggressive approach to the inspection of grounds, hallways and common areas for safety and cleanliness. This is yet another area where BHA needs the support and cooperation of residents to help keep sites clean by properly disposing of trash. BHA will continue its program of regular care of grounds, including landscaping, daily cleaning, etc., to continue to upgrade the appearance of all developments.

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 ($770) and capital ($196) for a total of $966 PUM as of September 2007. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to $1266 PUM as of September 2007. Therefore, the change to tenant-based assistance would not be cost effective. None of the general occupancy developments in the BHA's portfolio 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. The BHA is not subject to computing the mandatory conversion calculation because none of our developments meet the 15% vacancy standard for identifying public housing developments subject to the required conversion. Finally, residents strongly oppose any conversion.

The above formula applies to the following developments:

Development Name	Number of Occupied Units*
Alice Taylor	344
Bromley Park	519
Cathedral	404
Charlestown	1011
Commonwealth	269
Franklin Field	340
Franklin Hill	197
Heath Street	209
Lenox Street	272
Mary Ellen McCormack	971
Old Colony	807
Washington / Beech	256
West Newton Street	130
Whittier Street	195

*As of September 2007

Boston Housing Authority
Section 8 Project Based Voucher Program
Agency Plan Attachment

Background

As a result of the Fiscal Year 2001 HUD Appropriations Act, regulations were issued incorporating the Project Based Assistance requirements into the merged voucher program. These regulations were originally published in the Federal Register on January 16, 2001 and permitted the BHA to enter into a housing assistance payments (HAP) contracts with otherwise qualified owners provided the HAP contracts were in congruence 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. Subsequently, HUD promulgated the Project Based Voucher Program; Final Rule on October 13, 2005, incorporating therein the sum and substance of the January, 2001 Initial Guidance. The following discusses the BHA's implementation of this important policy tool.

PHA Plan

HUD's initial guidance published January, 2001 and again incorporated into the October, 2005 final rule specifies that PHAs that wish to use the project-based voucher option 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 Project Based Voucher (PBV) 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 11,947 tenant-based units, 20% would equate to 2,389 units.

By the end of Fiscal Year 2009, the BHA anticipates that it will have 1111 units under contract its PBV Program. This number includes 500 new units the BHA expects to lease in FY 2009 as part of the BHA's repositioning of units from ACC to PBV. All of these units are 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. For further information on the location of Projects please consult the table of contents for an attachment named Section 8 Project Based Voucher Attachment Property Description.

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.

Assessment of Site-Based Waiting List Development Characteristics

The following table details the percentages of current residents at BHA federal developments as of September 2007 by percentage for race/ethnicity/disability-related characteristics according to HUD categories and compares it to the previous year. Please Note: Applicants are allowed to apply for as many developments as they wish so long as they meet the eligibility requirements.

The column headings are as follows:

Development: development name
Date: month/year information was collected
N: Number of Heads of Household (includes Co-Heads)
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
D%: Disability Related Characteristics

Resident Race/Ethnicity/Disability Percentages in BHA Developments as of September 2007

Development	Date	N	WH%	WNH%	BH%	BNH%	AIH%	AINH%	AH%	ANH%	U%	D%
Alice Taylor	Sep-06	347	44.70%	2.60%	7.80%	40.60%	0.00%	0.90%	0.30%	2.90%	0.30%	27.70%
Alice Taylor	Sep-07	343	44.61%	3.21%	8.75%	39.07%	0.00%	0.87%	0.29%	2.92%	0.29%	39.94%
			-0.21%	23.35%	12.13%	-3.78%	0.00%	-2.82%	-2.82%	0.53%	-2.82%	44.19%
Amory Street	Sep-06	148	35.80%	15.50%	5.40%	40.50%	0.00%	0.00%	0.00%	0.70%	2.00%	48.30%
Amory Street	Sep-07	159	35.85%	13.84%	5.66%	42.14%	0.00%	0.00%	0.00%	0.63%	1.89%	76.73%
			0.14%	-10.73%	4.82%	4.05%	0.00%	0.00%	0.00%	-10.15%	-5.66%	58.86%
Annapolis Street	Sep-06	55	14.50%	27.30%	3.60%	23.60%	0.00%	0.00%	0.00%	30.90%	0.00%	20.40%
Annapolis Street	Sep-07	54	18.52%	24.07%	1.85%	24.07%	0.00%	0.00%	0.00%	31.48%	0.00%	64.81%
			27.71%	11.82%	48.56%	2.01%	0.00%	0.00%	0.00%	1.88%	0.00%	217.72%
Ashmont Street	Sep-06	53	18.90%	17.00%	3.80%	43.40%	0.00%	0.00%	0.00%	17.00%	0.00%	21.20%
Ashmont Street	Sep-07	53	20.75%	16.98%	1.89%	39.62%	0.00%	0.00%	0.00%	20.75%	0.00%	66.04%
			9.81%	0.11%	50.35%	-8.70%	0.00%	0.00%	0.00%	22.09%	0.00%	211.50%
Ausonia Homes	Sep-06	97	3.10%	84.50%	0.00%	9.30%	0.00%	1.00%	0.00%	2.10%	0.00%	35.50%
Ausonia Homes	Sep-07	92	3.26%	83.70%	0.00%	8.70%	0.00%	2.17%	0.00%	2.17%	0.00%	61.96%

			5.19%	-0.95%	0.00%	-6.50%	0.00%	117.39%	0.00%	3.52%	0.00%	74.53%
Beech Street	Sep-06	255	38.40%	11.00%	7.50%	38.40%	0.00%	0.80%	0.00%	3.50%	0.40%	14.90%
Beech Street	Sep-07	250	38.00%	10.40%	8.40%	38.80%	0.00%	0.40%	0.00%	3.20%	0.80%	22.80%
			-1.04%	-5.45%	12.00%	1.04%	0.00%	-50.00%	0.00%	-8.57%	100.00%	53.02%
Bellflower Street	Sep-06	111	4.50%	73.90%	0.90%	15.30%	0.00%	0.00%	0.00%	5.40%	0.00%	26.20%
Bellflower Street	Sep-07	110	4.55%	71.82%	0.91%	17.27%	0.00%	0.00%	0.00%	5.45%	0.00%	52.73%
			1.01%	-2.82%	1.01%	12.89%	0.00%	0.00%	0.00%	1.01%	0.00%	101.25%
Bromley Park	Sep-06	519	38.90%	3.50%	9.10%	45.90%	0.20%	0.20%	0.40%	1.20%	0.80%	20.80%
Bromley Park	Sep-07	518	39.58%	4.05%	7.72%	46.33%	0.00%	0.19%	0.19%	1.16%	0.77%	35.14%
			1.74%	15.83%	-15.14%	0.94%	-100.00%	-3.47%	-51.74%	-3.47%	-3.47%	68.92%
Cathedral	Sep-06	407	44.20%	6.90%	8.60%	36.60%	0.00%	0.00%	0.50%	3.20%	0.00%	29.50%
Cathedral	Sep-07	404	44.31%	6.44%	8.91%	36.14%	0.00%	0.25%	0.25%	3.71%	0.00%	41.58%
			0.24%	-6.73%	3.62%	-1.26%	0.00%	0.00%	-50.50%	16.03%	0.00%	40.96%
Charlestown	Sep-06	1009	31.80%	16.40%	9.90%	27.20%	2.00%	0.50%	0.90%	11.00%	0.40%	17.50%
Charlestown	Sep-07	1015	30.54%	16.45%	9.75%	28.18%	1.77%	0.59%	0.89%	11.33%	0.49%	24.53%
			-3.96%	0.32%	-1.48%	3.59%	-11.33%	18.23%	-1.48%	3.00%	23.15%	40.18%
Codman Apartments	Sep-06	93	6.50%	3.20%	1.10%	83.90%	0.00%	2.20%	0.00%	3.20%	0.00%	32.60%
Codman Apartments	Sep-07	83	6.02%	4.82%	1.20%	81.93%	0.00%	2.41%	0.00%	3.61%	0.00%	60.24%
			-7.32%	50.60%	9.53%	-2.35%	0.00%	9.53%	0.00%	12.95%	0.00%	84.79%
Commonwealth	Sep-06	268	28.40%	17.20%	3.70%	38.10%	0.00%	0.00%	0.00%	12.30%	0.40%	1810.00%
Commonwealth	Sep-07	270	29.26%	15.56%	4.44%	38.15%	0.00%	0.00%	0.00%	12.59%	0.00%	29.63%
			3.03%	-9.56%	20.12%	0.13%	0.00%	0.00%	0.00%	2.38%	-100.00%	-98.36%
Commonwealth Elderly	Sep-06	110	10.00%	63.60%	0.00%	17.30%	0.00%	0.00%	0.00%	9.10%	0.00%	31.90%
Commonwealth Elderly	Sep-07	113	7.08%	65.49%	0.00%	17.70%	0.00%	0.00%	0.00%	9.73%	0.00%	65.49%
			-29.20%	2.97%	0.00%	2.31%	0.00%	0.00%	0.00%	6.97%	0.00%	105.29%
Davison	Sep-06	46	23.90%	26.10%	4.30%	45.70%	0.00%	0.00%	0.00%	0.00%	0.00%	40.00%
Davison	Sep-07	46	23.91%	21.74%	6.52%	45.65%	0.00%	0.00%	0.00%	0.00%	2.17%	78.26%
			0.05%	-16.71%	51.67%	-0.10%	0.00%	0.00%	0.00%	0.00%	0.00%	95.65%
Eva White	Sep-06	97	8.20%	15.50%	0.00%	12.40%	0.00%	1.00%	1.00%	61.90%	0.00%	27.60%
Eva White	Sep-07	99	11.11%	14.14%	0.00%	12.12%	0.00%	1.01%	0.00%	61.62%	0.00%	47.47%
			35.50%	-8.77%	0.00%	-2.25%	0.00%	1.01%	-100.00%	-0.46%	0.00%	72.01%
Foley Apartments	Sep-06	91	0.00%	97.80%	0.00%	1.10%	0.00%	1.10%	0.00%	0.00%	0.00%	21.60%
Foley Apartments	Sep-07	88	0.00%	97.73%	0.00%	1.14%	0.00%	1.14%	0.00%	0.00%	0.00%	56.82%
			0.00%	-0.07%	0.00%	3.31%	0.00%	3.31%	0.00%	0.00%	0.00%	163.05%
Franklin Field	Sep-06	336	44.90%	1.20%	6.30%	44.90%	0.30%	0.30%	0.00%	1.80%	0.30%	19.60%
Franklin Field	Sep-07	335	43.88%	0.60%	8.06%	44.78%	0.30%	0.30%	0.00%	1.49%	0.60%	29.25%
			-2.27%	-50.25%	27.93%	-0.28%	-0.50%	-0.50%	0.00%	-17.08%	99.00%	49.25%
Franklin Hill	Sep-06	234	38.00%	1.30%	11.10%	47.90%	0.00%	0.00%	0.40%	0.90%	0.40%	20.80%
Franklin Hill	Sep-07	187	38.50%	0.53%	8.56%	50.80%	0.00%	0.00%	0.53%	1.07%	0.00%	32.62%
			1.32%	-58.86%	-22.92%	6.06%	0.00%	0.00%	33.69%	18.84%	-100.00%	56.83%
Frederick Douglas	Sep-06	75	12.00%	16.00%	1.30%	50.70%	0.00%	0.00%	1.30%	18.70%	0.00%	32.00%
Frederick	Sep-07	69	13.04%	18.84%	0.00%	49.28%	0.00%	0.00%	1.45%	17.39%	0.00%	72.46%

Douglas												
			8.70%	17.75%	-100.00%	-2.81%	0.00%	0.00%	11.48%	-7.00%	0.00%	126.45%
General Warren	Sep-06	92	6.50%	83.70%	1.10%	3.30%	0.00%	0.00%	0.00%	5.40%	0.00%	31.50%
General Warren	Sep-07	88	6.82%	84.09%	1.14%	2.27%	0.00%	0.00%	0.00%	5.68%	0.00%	63.64%
			4.90%	0.47%	3.31%	-31.13%	0.00%	0.00%	0.00%	5.22%	0.00%	102.02%
Groveland	Sep-06	55	1.80%	5.50%	1.80%	87.30%	0.00%	3.60%	0.00%	0.00%	0.00%	40.70%
Groveland	Sep-07	54	1.85%	5.56%	1.85%	87.04%	0.00%	3.70%	0.00%	0.00%	0.00%	68.52%
			2.88%	1.01%	2.88%	-0.30%	0.00%	2.88%	0.00%	0.00%	0.00%	68.35%
Hampton House	Sep-06	73	16.40%	16.40%	6.80%	49.30%	0.00%	1.40%	1.40%	8.20%	0.00%	37.00%
Hampton House	Sep-07	71	16.90%	15.49%	5.63%	47.89%	0.00%	1.41%	1.41%	11.27%	0.00%	63.38%
			3.06%	-5.53%	-17.15%	-2.87%	0.00%	0.60%	0.60%	37.41%	0.00%	71.30%
Hassan Apartments	Sep-06	95	6.30%	5.30%	2.10%	85.30%	0.00%	1.10%	0.00%	0.00%	0.00%	38.10%
Hassan Apartments	Sep-07	97	6.19%	5.15%	2.06%	85.57%	0.00%	1.03%	0.00%	0.00%	0.00%	68.04%
			-1.82%	-2.74%	-1.82%	0.31%	0.00%	-6.28%	0.00%	0.00%	0.00%	78.59%
Heath Street	Sep-06	216	34.70%	2.30%	4.60%	53.70%	0.00%	0.00%	0.00%	4.20%	0.50%	20.70%
Heath Street	Sep-07	210	34.76%	2.38%	5.24%	52.86%	0.48%	0.00%	0.00%	3.81%	0.48%	31.43%
			0.18%	3.52%	13.87%	-1.57%	0.00%	0.00%	0.00%	-9.30%	-4.76%	51.83%
Heritage Apartments	Sep-06	277	17.70%	61.00%	1.80%	10.10%	0.00%	0.40%	0.00%	8.70%	0.40%	40.20%
Heritage Apartments	Sep-07	270	20.37%	57.78%	1.85%	10.74%	0.00%	0.37%	0.00%	8.52%	0.37%	66.67%
			15.09%	-5.28%	2.88%	6.34%	0.00%	-7.41%	0.00%	-2.09%	-7.41%	65.84%
Highland Park	Sep-06	25	32.00%	0.00%	16.00%	44.00%	0.00%	4.00%	0.00%	0.00%	4.00%	15.40%
Highland Park	Sep-07	25	36.00%	0.00%	20.00%	40.00%	0.00%	0.00%	0.00%	0.00%	4.00%	16.00%
			12.50%	0.00%	25.00%	-9.09%	0.00%	-100.00%	0.00%	0.00%	0.00%	3.90%
Holgate Apartments	Sep-06	78	11.50%	2.60%	6.40%	76.90%	0.00%	0.00%	0.00%	2.60%	0.00%	33.80%
Holgate Apartments	Sep-07	79	10.13%	2.53%	6.33%	78.48%	0.00%	0.00%	0.00%	2.53%	0.00%	62.03%
			-11.94%	-2.63%	-1.11%	2.06%	0.00%	0.00%	0.00%	-2.63%	0.00%	83.51%
J J Carroll	Sep-06	61	8.20%	62.30%	0.00%	16.40%	0.00%	0.00%	0.00%	13.10%	0.00%	30.20%
J J Carroll	Sep-07	63	6.35%	63.49%	0.00%	17.46%	0.00%	0.00%	0.00%	12.70%	0.00%	63.49%
			-22.57%	1.91%	0.00%	6.47%	0.00%	0.00%	0.00%	-3.07%	0.00%	110.24%
Lenox Street	Sep-06	261	46.40%	6.10%	7.30%	36.80%	1.10%	0.40%	0.00%	1.90%	0.00%	18.10%
Lenox Street	Sep-07	273	45.05%	4.76%	8.42%	37.00%	1.10%	0.00%	0.00%	3.30%	0.37%	33.33%
			-2.90%	-21.94%	15.41%	0.53%	-0.10%	-100.00%	0.00%	73.51%	0.00%	84.16%
Lower Mills	Sep-06	166	3.60%	39.20%	1.20%	42.80%	0.00%	2.40%	0.00%	10.80%	0.00%	31.30%
Lower Mills	Sep-07	166	3.01%	35.54%	1.81%	45.78%	0.00%	2.41%	0.00%	11.45%	0.00%	62.65%
			-16.33%	-9.33%	50.60%	6.97%	0.00%	0.40%	0.00%	5.98%	0.00%	100.16%
Malone Apts	Sep-06	94	14.90%	47.90%	4.30%	29.80%	0.00%	1.10%	0.00%	1.10%	1.10%	26.30%
Malone Apts	Sep-07	94	13.83%	44.68%	5.32%	32.98%	0.00%	1.06%	0.00%	1.06%	1.06%	55.32%
			-7.18%	-6.72%	23.70%	10.67%	0.00%	-3.29%	0.00%	-3.29%	-3.29%	110.34%
Mary E. Mccormack	Sep-06	996	29.20%	27.70%	6.30%	23.00%	0.20%	0.70%	0.20%	12.30%	0.30%	19.20%
Mary E. Mccormack	Sep-07	965	28.81%	27.25%	6.01%	23.73%	0.31%	0.73%	0.21%	12.54%	0.41%	27.36%

			-1.34%	-1.61%	-4.60%	3.18%	55.44%	3.63%	3.63%	1.94%	38.17%	42.49%
Meade Apartments	Sep-06	37	8.10%	5.40%	2.70%	78.40%	0.00%	0.00%	0.00%	5.40%	0.00%	43.20%
Meade Apartments	Sep-07	39	10.26%	7.69%	2.56%	74.36%	0.00%	0.00%	0.00%	5.13%	0.00%	76.92%
			26.62%	42.45%	-5.03%	-5.15%	0.00%	0.00%	0.00%	-5.03%	0.00%	78.06%
Mlk Towers	Sep-06	97	11.30%	6.20%	3.10%	78.40%	0.00%	0.00%	0.00%	0.00%	1.00%	41.00%
Mlk Towers	Sep-07	98	12.24%	5.10%	3.06%	78.57%	0.00%	0.00%	0.00%	0.00%	1.02%	70.41%
			8.36%	-17.71%	-1.25%	0.22%	0.00%	0.00%	0.00%	0.00%	2.04%	71.73%
Old Colony	Sep-06	814	28.60%	26.80%	8.10%	23.00%	0.20%	0.20%	0.50%	11.90%	0.60%	20.50%
Old Colony	Sep-07	813	29.52%	24.35%	8.61%	23.74%	0.37%	0.25%	0.49%	12.05%	0.62%	28.17%
			3.22%	-9.13%	6.30%	3.21%	84.50%	23.00%	-1.60%	1.30%	2.50%	37.40%
Pasciucco	Sep-06	80	13.80%	15.00%	3.80%	58.80%	1.30%	0.00%	0.00%	6.30%	1.30%	37.40%
Pasciucco	Sep-07	83	13.25%	14.46%	2.41%	62.65%	1.20%	0.00%	0.00%	4.82%	1.20%	69.88%
			-3.96%	-3.61%	-36.59%	6.55%	-7.32%	0.00%	0.00%	-23.50%	-7.32%	86.84%
Patricia White	Sep-06	214	5.10%	81.80%	0.50%	8.40%	0.00%	0.00%	0.00%	4.20%	0.00%	18.60%
Patricia White	Sep-07	206	5.83%	81.55%	0.00%	8.25%	0.00%	0.00%	0.00%	4.37%	0.00%	64.56%
			14.22%	-0.30%	-100.00%	-1.76%	0.00%	0.00%	0.00%	4.02%	0.00%	247.11%
Peabody Square	Sep-06	97	10.30%	18.60%	1.00%	50.50%	0.00%	1.00%	0.00%	18.60%	0.00%	23.50%
Peabody Square	Sep-07	98	9.18%	18.37%	1.02%	53.06%	0.00%	1.02%	0.00%	17.35%	0.00%	60.20%
			-10.84%	-1.25%	2.04%	5.07%	0.00%	2.04%	0.00%	-6.74%	0.00%	156.19%
Pond Street	Sep-06	43	27.90%	41.90%	4.70%	23.30%	0.00%	0.00%	0.00%	2.30%	0.00%	37.20%
Pond Street	Sep-07	43	27.91%	41.86%	4.65%	23.26%	0.00%	0.00%	0.00%	2.33%	0.00%	69.77%
			0.03%	-0.09%	-1.04%	-0.19%	0.00%	0.00%	0.00%	1.11%	0.00%	87.55%
Rockland Towers	Sep-06	61	9.80%	67.20%	0.00%	16.40%	0.00%	0.00%	0.00%	4.90%	1.60%	38.70%
Rockland Towers	Sep-07	62	9.68%	66.13%	0.00%	17.74%	0.00%	0.00%	0.00%	4.84%	1.61%	70.97%
			-1.25%	-1.59%	0.00%	8.18%	0.00%	0.00%	0.00%	-1.25%	0.81%	83.38%
Roslyn Apts	Sep-06	111	21.60%	40.50%	0.90%	36.00%	0.00%	0.00%	0.00%	0.00%	0.90%	35.30%
Roslyn Apts	Sep-07	114	21.05%	40.35%	0.88%	36.84%	0.00%	0.00%	0.00%	0.00%	0.88%	69.30%
			-2.53%	-0.37%	-2.53%	2.34%	0.00%	0.00%	0.00%	0.00%	-2.53%	96.31%
Rutland	Sep-06	12	50.00%	8.30%	0.00%	41.70%	0.00%	0.00%	0.00%	0.00%	0.00%	7.70%
Rutland	Sep-07	12	50.00%	8.33%	0.00%	41.67%	0.00%	0.00%	0.00%	0.00%	0.00%	16.67%
			0.00%	0.40%	0.00%	-0.08%	0.00%	0.00%	0.00%	0.00%	0.00%	116.45%
Spring Street	Sep-06	101	5.90%	75.20%	0.00%	13.90%	0.00%	2.00%	0.00%	2.00%	1.00%	30.70%
Spring Street	Sep-07	95	5.26%	78.95%	0.00%	11.58%	0.00%	2.11%	0.00%	1.05%	1.05%	54.74%
			-10.79%	4.98%	0.00%	-16.70%	0.00%	5.26%	0.00%	-47.37%	5.26%	78.30%
St. Botolph Street	Sep-06	118	7.60%	40.70%	0.00%	37.30%	0.00%	0.00%	0.00%	13.60%	0.80%	40.20%
St. Botolph Street	Sep-07	118	7.63%	41.53%	0.00%	36.44%	0.00%	0.00%	0.00%	13.56%	0.85%	65.25%
			0.36%	2.03%	0.00%	-2.30%	0.00%	0.00%	0.00%	-0.30%	5.93%	62.32%
Torre Unidad	Sep-06	179	19.60%	15.60%	2.20%	20.70%	0.60%	1.10%	0.00%	39.70%	0.60%	30.00%
Torre Unidad	Sep-07	168	19.05%	11.90%	2.38%	21.43%	0.60%	0.60%	0.00%	43.45%	0.60%	52.98%
			-2.82%	-23.69%	8.23%	3.52%	-0.79%	-45.89%	0.00%	9.45%	-0.79%	76.59%
Walnut Park	Sep-06	148	36.50%	2.70%	5.40%	54.10%	0.00%	0.00%	0.00%	0.00%	1.40%	45.10%
Walnut Park	Sep-07	143	36.36%	2.10%	4.90%	55.24%	0.00%	0.00%	0.00%	0.00%	1.40%	74.83%
			-0.37%	-22.30%	-9.35%	2.12%	0.00%	0.00%	0.00%	0.00%	-0.10%	65.91%
Washington	Sep-06	67	19.40%	13.40%	4.50%	46.30%	0.00%	0.00%	0.00%	16.40%	0.00%	31.30%

Manor												
Washington Manor	Sep-07	68	19.12%	14.71%	4.41%	44.12%	0.00%	0.00%	0.00%	17.65%	0.00%	64.71%
			-1.46%	9.75%	-1.96%	-4.71%	0.00%	0.00%	0.00%	7.60%	0.00%	106.73%
Washington Street	Sep-06	76	6.60%	67.10%	1.30%	5.30%	0.00%	0.00%	0.00%	19.70%	0.00%	29.90%
Washington Street	Sep-07	79	5.06%	68.35%	1.27%	7.59%	0.00%	0.00%	0.00%	17.72%	0.00%	63.29%
			-23.28%	1.87%	-2.63%	43.30%	0.00%	0.00%	0.00%	-10.04%	0.00%	111.68%
West Newton Street	Sep-06	128	43.80%	10.90%	6.30%	37.50%	0.00%	0.00%	0.00%	1.60%	0.00%	25.20%
West Newton Street	Sep-07	127	39.37%	10.24%	6.30%	40.94%	0.00%	0.79%	0.00%	2.36%	0.00%	37.80%
			-10.11%	-6.09%	-0.01%	9.19%	0.00%	0.00%	0.00%	47.64%	0.00%	49.98%
West Ninth Street	Sep-06	79	2.50%	91.10%	0.00%	1.30%	0.00%	1.30%	0.00%	3.80%	0.00%	25.00%
West Ninth Street	Sep-07	79	1.27%	93.67%	0.00%	1.27%	0.00%	1.27%	0.00%	2.53%	0.00%	55.70%
			-49.37%	2.82%	0.00%	-2.63%	0.00%	-2.63%	0.00%	-33.38%	0.00%	122.78%
Whittier Street	Sep-06	198	37.90%	2.00%	9.60%	47.50%	1.00%	0.00%	0.50%	1.50%	0.00%	19.40%
Whittier Street	Sep-07	193	37.82%	2.07%	7.25%	49.74%	1.04%	0.00%	0.52%	1.55%	0.00%	31.09%
			-0.20%	3.63%	-24.44%	4.72%	3.63%	0.00%	3.63%	3.63%	0.00%	60.25%
Grand Total	Sep-06	11736	29.60%	22.70%	6.10%	32.20%	0.30%	0.50%	0.30%	7.80%	0.50%	23.10%
Grand Total	Sep-07	9381	27.05%	23.26%	5.72%	34.14%	0.35%	0.47%	0.23%	8.33%	0.44%	42.68%
			-8.60%	2.47%	-6.16%	6.04%	17.26%	-6.19%	-21.83%	6.74%	-12.59%	84.77%

The following table details the percentages of Applicants on waiting lists at specific BHA developments as of September 2007 and compares it to the previous year.
The column headings are as follows:

Waiting List Name: development name
Date: month/year information was collected
N: Number of Heads of Household (includes Co-Heads)
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
Disb%: Disability-related Characteristics Percent

Applicant Race/Ethnicity/Disability Percentages of BHA Waiting Lists as of September 2007

Waiting List Name	Date	N	WH	WNH	BH	BNH	AIH	AINH	AH	ANH	Disb

Alice Heyward Taylor	Sep-06	5585	27.60%	9.00%	5.30%	51.10%	0.40%	0.90%	0.10%	5.70%	15.20%
Alice Heywood Taylor	Sep-07	7668	27.26%	9.77%	5.97%	50.21%	0.42%	0.97%	0.14%	5.27%	13.63%
			-1.25%	8.53%	12.70%	-1.74%	4.33%	7.23%	43.45%	-7.57%	-10.34%
Amory Street	Sep-06	490	23.10%	20.40%	1.40%	50.60%	0.60%	2.40%	0.20%	1.20%	86.20%
Amory Street	Sep-07	1038	24.86%	22.25%	5.01%	44.41%	0.29%	1.35%	0.10%	1.73%	84.01%
			7.60%	9.09%	257.83%	-12.23%	-51.83%	-43.80%	-51.83%	44.51%	-2.54%
Annapolis Street	Sep-06	328	14.60%	22.60%	0.90%	50.30%	0.60%	1.50%	0.30%	9.10%	84.10%
Annapolis Street	Sep-07	630	17.46%	22.86%	3.33%	49.05%	0.16%	1.11%	0.32%	5.71%	84.13%
			19.59%	1.14%	270.37%	-2.49%	-73.54%	-25.93%	5.82%	-37.21%	0.03%
Ashmont Street	Sep-06	522	11.50%	23.00%	0.80%	56.30%	0.60%	1.50%	0.20%	6.10%	81.40%
Ashmont Street	Sep-07	961	13.84%	21.96%	2.71%	55.36%	0.42%	1.25%	0.21%	4.27%	82.52%
			20.35%	-4.54%	238.19%	-1.67%	-30.63%	-16.75%	4.06%	-30.06%	1.37%
Ausonia Homes	Sep-06	480	12.30%	51.00%	0.60%	27.10%	0.80%	2.10%	0.00%	6.00%	82.10%
Ausonia Homes	Sep-07	958	13.15%	50.73%	1.88%	25.47%	0.31%	1.77%	0.00%	6.68%	81.73%
			6.93%	-0.53%	213.15%	-6.02%	-60.86%	-15.50%	0.00%	11.34%	-0.45%
Beech Street	Sep-06	4463	26.80%	12.40%	4.80%	48.90%	0.40%	0.90%	0.20%	5.60%	15.10%
Beech Street	Sep-07	6282	27.00%	13.44%	5.54%	47.56%	0.45%	0.92%	0.14%	4.95%	13.96%
			0.74%	8.35%	15.41%	-2.73%	11.43%	2.59%	-28.37%	-11.60%	-7.55%
Bellflower Street	Sep-06	444	11.30%	31.80%	0.90%	49.30%	0.50%	1.40%	0.20%	4.70%	80.70%
Bellflower Street	Sep-07	816	13.85%	30.02%	2.94%	48.16%	0.25%	1.10%	0.12%	3.55%	82.60%
			22.55%	-5.58%	226.80%	-2.31%	-50.98%	-21.22%	-38.73%	-24.38%	2.35%
Bromley Park	Sep-06	4579	30.00%	11.30%	5.20%	46.40%	0.50%	0.80%	0.20%	5.60%	16.80%
Bromley Park	Sep-07	6490	30.35%	12.13%	6.09%	44.82%	0.49%	0.86%	0.17%	5.08%	14.98%
			1.18%	7.31%	17.04%	-3.40%	-1.39%	7.86%	-15.25%	-9.20%	-10.85%
Bromley Park - Elderly	Sep-06	369	23.30%	24.10%	1.60%	46.60%	0.50%	1.60%	0.00%	2.20%	86.20%
Bromley Park - Elderly	Sep-07	738	27.10%	24.53%	5.42%	38.48%	0.41%	1.76%	0.00%	2.30%	83.33%
			16.31%	1.77%	238.75%	-17.42%	-18.70%	10.09%	0.00%	4.71%	-3.33%
Cathedral	Sep-06	5517	25.90%	13.30%	4.70%	41.40%	0.40%	0.90%	0.10%	13.30%	16.70%
Cathedral	Sep-07	7817	25.41%	14.55%	5.46%	39.90%	0.42%	0.88%	0.12%	13.27%	15.57%
			-1.91%	9.36%	16.22%	-3.62%	5.54%	-1.92%	15.13%	-0.26%	-6.77%
Charlestown	Sep-06	4205	23.10%	18.20%	4.70%	37.80%	0.50%	0.90%	0.20%	14.60%	15.60%
Charlestown	Sep-07	5835	22.86%	20.43%	4.78%	36.02%	0.46%	0.79%	0.10%	14.55%	14.86%
			-1.03%	12.24%	1.73%	-4.70%	-7.46%	-12.41%	-48.59%	-0.34%	-4.75%
Codman Apartments	Sep-06	407	15.00%	17.70%	1.20%	60.70%	0.50%	1.50%	0.20%	3.20%	84.60%
Codman Apartments	Sep-07	820	15.73%	18.17%	3.66%	57.93%	0.24%	1.34%	0.12%	2.80%	82.93%
			4.88%	2.66%	204.88%	-4.57%	-51.22%	-10.57%	-39.02%	-12.35%	-1.98%
Commonwealth Elderly	Sep-06	628	12.10%	42.00%	0.50%	37.30%	0.30%	1.10%	0.00%	6.70%	76.50%
Commonwealth Elderly	Sep-07	1202	12.98%	41.68%	2.83%	32.95%	0.33%	1.83%	0.00%	7.40%	76.29%
			7.26%	-0.76%	465.72%	-11.68%	10.93%	66.39%	0.00%	10.51%	-0.28%
Commwealth Family	Sep-06	5688	21.60%	15.70%	4.00%	43.80%	0.40%	1.00%	0.10%	13.40%	16.30%
Commwealth Family	Sep-07	8162	21.54%	17.42%	4.59%	41.89%	0.43%	1.05%	0.09%	12.99%	15.23%
			-0.28%	10.97%	14.86%	-4.36%	7.20%	5.37%	-14.24%	-3.08%	-6.57%
Davison Apartments	Sep-06	307	17.30%	26.10%	2.00%	51.10%	0.30%	1.60%	0.00%	1.60%	87.80%
Davison	Sep-07	639	18.15%	30.52%	4.38%	42.88%	0.47%	1.88%	0.00%	1.72%	86.85%

Apartments											
			4.93%	16.92%	119.09%	-16.09%	56.49%	17.37%	0.00%	7.59%	-1.08%
Eva White	Sep-06	570	15.40%	28.60%	0.90%	38.10%	0.40%	1.40%	0.00%	15.30%	77.30%
Eva White	Sep-07	1091	17.87%	29.24%	3.57%	32.63%	0.37%	1.56%	0.00%	14.76%	75.71%
			16.06%	2.24%	297.19%	-14.36%	-8.34%	11.30%	0.00%	-3.55%	-2.06%
Foley Apartments	Sep-06	437	9.80%	63.80%	0.50%	18.30%	0.20%	1.40%	0.00%	5.90%	75.40%
Foley Apartments	Sep-07	813	12.79%	56.83%	2.58%	20.66%	0.25%	1.85%	0.00%	5.04%	79.95%
			30.53%	-10.93%	416.61%	12.92%	23.00%	31.79%	0.00%	-14.52%	6.04%
Franklin Field	Sep-06	3680	27.30%	11.40%	5.20%	47.60%	0.50%	0.80%	0.20%	7.20%	16.60%
Franklin Field	Sep-07	5246	25.91%	12.16%	5.83%	47.94%	0.44%	0.97%	0.21%	6.54%	15.50%
			-5.11%	6.68%	12.17%	0.72%	-12.31%	21.52%	4.84%	-9.19%	-6.64%
Franklin Hill	Sep-06	3040	25.30%	12.00%	5.50%	48.00%	0.60%	0.70%	0.10%	7.80%	14.20%
Franklin Hill	Sep-07	2870	25.19%	13.34%	5.26%	46.66%	0.52%	0.73%	0.14%	8.15%	11.78%
			-0.43%	11.21%	-4.34%	-2.80%	-12.89%	4.53%	39.37%	4.53%	-17.06%
Frederick Douglass	Sep-06	457	13.80%	29.50%	0.90%	44.00%	0.40%	2.00%	0.40%	9.00%	81.60%
Frederick Douglass	Sep-07	903	15.84%	30.01%	3.32%	39.87%	0.33%	1.99%	0.11%	8.53%	81.73%
			14.75%	1.73%	269.14%	-9.39%	-16.94%	-0.33%	-72.31%	-5.25%	0.16%
General Warren	Sep-06	314	9.90%	53.80%	0.30%	29.30%	0.60%	1.60%	0.00%	4.50%	86.60%
General Warren	Sep-07	649	13.25%	50.39%	3.39%	26.35%	0.31%	1.69%	0.00%	4.62%	83.67%
			33.85%	-6.35%	1029.94%	-10.07%	-48.64%	5.93%	0.00%	2.72%	-3.39%
Groveland Apartments	Sep-06	239	11.30%	15.50%	0.40%	69.90%	0.40%	1.30%	0.00%	1.30%	84.60%
Groveland Apartments	Sep-07	500	14.20%	18.20%	2.60%	61.20%	0.40%	2.20%	0.00%	1.20%	85.80%
			25.66%	17.42%	550.00%	-12.45%	0.00%	69.23%	0.00%	-7.69%	1.42%
Hampton House	Sep-06	408	15.40%	29.40%	1.00%	45.80%	0.50%	2.00%	0.00%	5.90%	83.60%
Hampton House	Sep-07	843	17.08%	29.77%	3.32%	39.50%	0.47%	2.02%	0.00%	7.83%	82.68%
			10.92%	1.27%	232.15%	-13.75%	-5.10%	0.83%	0.00%	32.70%	-1.10%
Hassan Apartments	Sep-06	290	11.00%	14.80%	1.00%	69.70%	0.70%	1.70%	0.00%	1.00%	84.50%
Hassan Apartments	Sep-07	615	14.96%	16.59%	3.90%	61.14%	0.33%	1.95%	0.00%	1.14%	83.25%
			35.99%	12.06%	290.24%	-12.28%	-53.54%	14.78%	0.00%	13.82%	-1.48%
Heath Street	Sep-06	4146	30.20%	11.70%	5.50%	43.80%	0.50%	0.80%	0.20%	7.30%	16.60%
Heath Street	Sep-07	5832	30.16%	12.77%	6.21%	42.85%	0.50%	0.91%	0.15%	6.45%	15.07%
			-0.13%	9.18%	12.86%	-2.17%	-0.55%	13.60%	-22.84%	-11.68%	-9.20%
Heritage	Sep-06	693	35.50%	13.00%	5.10%	35.20%	0.30%	0.40%	0.10%	10.40%	10.50%
Heritage	Sep-07	920	36.41%	15.76%	5.98%	29.78%	0.54%	0.43%	0.11%	10.98%	7.83%
			2.57%	21.24%	17.22%	-15.39%	81.16%	8.70%	8.70%	5.56%	-25.47%
Heritage Apartments	Sep-06	429	17.00%	44.10%	0.70%	31.70%	0.50%	1.20%	0.00%	4.90%	84.90%
Heritage Apartments	Sep-07	842	18.65%	44.06%	3.56%	26.84%	0.24%	2.02%	0.00%	4.63%	82.66%
			9.68%	-0.09%	408.99%	-15.33%	-52.49%	68.25%	0.00%	-5.47%	-2.64%
Highland Park	Sep-06	2318	26.40%	10.00%	5.60%	49.80%	0.40%	0.80%	0.10%	6.90%	9.00%
Highland Park	Sep-07	3129	27.10%	10.35%	6.17%	48.42%	0.48%	0.80%	0.10%	6.58%	7.19%
			2.66%	3.55%	10.14%	-2.78%	19.85%	-0.13%	-4.12%	-4.59%	-20.10%
Holgate Apartments	Sep-06	242	16.90%	15.70%	2.10%	62.80%	0.40%	0.80%	0.00%	1.20%	87.80%
Holgate Apartments	Sep-07	516	16.67%	17.64%	4.84%	57.56%	0.19%	1.55%	0.00%	1.55%	86.24%
			-1.38%	12.33%	130.71%	-8.35%	-51.55%	93.80%	0.00%	29.20%	-1.78%
J J Carroll	Sep-06	502	12.40%	48.20%	0.80%	30.10%	0.40%	0.80%	0.20%	7.20%	78.30%

J J Carroll	Sep-07	971	12.36%	46.96%	2.27%	29.87%	0.10%	1.34%	0.10%	7.00%	76.42%
			-0.34%	-2.57%	183.21%	-0.78%	-74.25%	67.35%	-48.51%	-2.73%	-2.41%
Lenox Street	Sep-06	4604	25.40%	13.50%	5.20%	42.20%	0.40%	0.80%	0.10%	12.40%	16.40%
Lenox Street	Sep-07	6479	24.79%	15.06%	5.56%	40.33%	0.46%	0.80%	0.12%	12.87%	15.34%
			-2.41%	11.59%	6.85%	-4.43%	15.76%	0.32%	23.48%	3.81%	-6.45%
Lower Mills	Sep-06	538	10.80%	26.80%	0.90%	55.00%	0.40%	1.70%	0.20%	4.30%	81.10%
Lower Mills	Sep-07	1034	13.35%	26.69%	2.22%	52.42%	0.19%	1.84%	0.10%	3.19%	83.27%
			23.58%	-0.40%	147.15%	-4.69%	-51.64%	8.09%	-51.64%	-25.78%	2.67%
Malone Apartments	Sep-06	329	18.20%	23.70%	1.50%	52.60%	0.60%	1.50%	0.00%	1.80%	85.80%
Malone Apartments	Sep-07	714	20.17%	28.99%	4.20%	43.42%	0.42%	1.68%	0.00%	1.12%	85.99%
			10.81%	22.33%	180.11%	-17.46%	-29.97%	12.04%	0.00%	-37.75%	0.23%
Mary Ellen McCormack	Sep-06	4569	24.10%	19.30%	4.60%	35.50%	0.40%	0.90%	0.20%	14.90%	16.20%
Mary Ellen McCormack	Sep-07	6460	23.48%	20.96%	5.06%	34.02%	0.43%	0.96%	0.17%	14.91%	14.94%
			-2.56%	8.60%	10.04%	-4.16%	8.36%	6.64%	-14.86%	0.05%	-7.79%
Meade Apartments	Sep-06	308	14.30%	22.40%	1.00%	54.20%	0.60%	1.60%	0.30%	5.50%	86.40%
Meade Apartments	Sep-07	643	14.62%	23.33%	2.95%	53.65%	0.16%	2.02%	0.16%	3.11%	83.83%
			2.23%	4.14%	195.49%	-1.01%	-74.08%	26.36%	-48.16%	-43.45%	-2.98%
MLK	Sep-06	312	14.40%	13.50%	2.20%	68.30%	0.30%	0.60%	0.00%	0.60%	85.90%
MLK	Sep-07	604	15.40%	15.56%	4.14%	61.09%	0.17%	1.99%	0.00%	1.66%	85.10%
			6.93%	15.28%	88.14%	-10.55%	-44.81%	231.13%	0.00%	175.94%	-0.93%
Old Colony	Sep-06	4965	24.70%	18.30%	4.60%	35.80%	0.40%	0.90%	0.20%	15.10%	16.50%
Old Colony	Sep-07	6926	24.36%	19.48%	5.08%	34.44%	0.45%	0.88%	0.17%	15.15%	15.06%
			-1.39%	6.43%	10.48%	-3.81%	11.90%	-2.14%	-13.37%	0.30%	-8.73%
Pasciuccio Apartments	Sep-06	241	14.50%	23.20%	2.90%	52.30%	0.40%	1.20%	0.40%	5.00%	86.00%
Pasciuccio Apartments	Sep-07	522	15.33%	23.37%	3.45%	53.26%	0.38%	1.15%	0.19%	2.87%	87.93%
			5.69%	0.74%	18.91%	1.83%	-4.21%	-4.21%	-52.11%	-42.53%	2.25%
Patricia White	Sep-06	721	9.30%	56.00%	0.80%	26.90%	0.30%	0.80%	0.10%	5.70%	67.00%
Patricia White	Sep-07	1243	11.67%	50.44%	2.57%	27.19%	0.16%	1.13%	0.08%	6.76%	73.61%
			25.43%	-9.92%	221.80%	1.09%	-46.37%	40.79%	-19.55%	18.56%	9.87%
Peabody Square	Sep-06	399	12.30%	25.10%	1.00%	52.90%	0.50%	1.30%	0.30%	6.80%	81.60%
Peabody Square	Sep-07	750	15.87%	23.47%	2.67%	50.80%	0.27%	1.33%	0.27%	5.33%	83.47%
			29.00%	-6.51%	166.67%	-3.97%	-46.67%	2.56%	-11.11%	-21.57%	2.29%
Pond Street	Sep-06	519	22.50%	28.30%	1.20%	43.70%	1.00%	1.30%	0.00%	1.90%	82.60%
Pond Street	Sep-07	1062	24.58%	29.00%	3.95%	38.04%	0.38%	2.07%	0.00%	1.98%	83.24%
			9.23%	2.48%	229.57%	-12.95%	-62.34%	59.35%	0.00%	4.07%	0.77%
Rockland Towers	Sep-06	270	15.20%	36.30%	0.70%	43.30%	0.40%	0.70%	0.00%	3.30%	85.90%
Rockland Towers	Sep-07	632	17.09%	36.87%	3.16%	38.61%	0.16%	2.06%	0.00%	2.06%	85.60%
			12.43%	1.56%	352.08%	-10.84%	-60.44%	193.85%	0.00%	-37.67%	-0.35%
Rosyln Apartments	Sep-06	402	19.70%	26.90%	1.50%	48.00%	0.70%	1.70%	0.00%	1.50%	84.10%
Rosyln Apartments	Sep-07	805	22.86%	27.83%	3.98%	41.49%	0.62%	1.99%	0.00%	1.24%	83.23%
			16.03%	3.44%	165.01%	-13.56%	-11.27%	16.92%	0.00%	-17.18%	-1.03%
Rutland - East Springfield	Sep-06	5017	23.10%	13.70%	4.60%	45.30%	0.30%	0.90%	0.10%	12.00%	16.50%
Rutland - East Springfield	Sep-07	7050	23.04%	14.82%	4.96%	43.62%	0.38%	0.99%	0.10%	12.09%	15.69%
			-0.28%	8.19%	7.92%	-3.72%	27.66%	10.32%	-0.71%	0.71%	-4.92%
Spring Street	Sep-06	438	14.60%	40.20%	1.10%	39.50%	0.70%	1.10%	0.00%	2.70%	79.60%
Spring Street	Sep-07	876	17.69%	37.79%	3.08%	37.10%	0.23%	1.71%	0.00%	2.40%	80.71%

			21.19%	-6.01%	180.20%	-6.07%	-67.38%	55.67%	0.00%	-11.21%	1.39%
St Botolph Street	Sep-06	571	12.60%	36.30%	0.70%	37.80%	0.50%	1.10%	0.00%	11.00%	79.30%
St Botolph Street	Sep-07	1151	13.12%	38.05%	2.35%	34.75%	0.26%	2.09%	0.09%	9.30%	79.93%
			4.12%	4.83%	235.11%	-8.06%	-47.87%	89.56%	0.00%	-15.49%	0.80%
Torre Unidad	Sep-06	363	15.20%	29.50%	0.60%	39.70%	0.80%	1.40%	0.00%	12.90%	80.30%
Torre Unidad	Sep-07	795	18.11%	31.19%	3.14%	34.97%	0.63%	1.76%	0.00%	10.19%	81.13%
			19.17%	5.75%	424.11%	-11.92%	-21.38%	25.79%	0.00%	-21.02%	1.04%
Walnut Park	Sep-06	334	21.00%	14.40%	2.10%	59.60%	0.60%	1.20%	0.00%	1.20%	86.90%
Walnut Park	Sep-07	666	21.17%	17.12%	4.50%	53.60%	0.15%	1.35%	0.00%	2.10%	84.83%
			0.82%	18.87%	114.50%	-10.06%	-74.97%	12.61%	0.00%	75.18%	-2.38%
Washington Manor	Sep-06	436	13.30%	28.70%	1.10%	46.80%	0.50%	1.80%	0.00%	7.80%	80.10%
Washington Manor	Sep-07	907	17.42%	30.43%	3.53%	38.37%	0.33%	1.98%	0.00%	7.94%	80.93%
			30.98%	6.03%	220.74%	-18.02%	-33.85%	10.25%	0.00%	1.77%	1.03%
Washington Street	Sep-06	546	12.60%	43.20%	0.70%	34.80%	0.40%	0.70%	0.20%	7.30%	75.60%
Washington Street	Sep-07	1090	13.39%	42.02%	2.75%	31.93%	0.09%	1.47%	0.00%	8.35%	74.22%
			6.31%	-2.74%	293.18%	-8.26%	-77.06%	109.70%	-100.00%	14.36%	-1.83%
West Newton	Sep-06	5963	23.30%	13.40%	4.40%	45.70%	0.30%	1.00%	0.10%	11.90%	16.20%
West Newton	Sep-07	8400	22.82%	15.15%	4.89%	43.64%	0.37%	0.95%	0.08%	12.08%	15.54%
			-2.05%	13.10%	11.20%	-4.50%	23.02%	-4.76%	-16.67%	1.54%	-4.10%
West Ninth Street	Sep-06	482	14.10%	56.20%	0.40%	20.70%	0.60%	1.70%	0.00%	6.20%	79.10%
West Ninth Street	Sep-07	928	14.44%	53.56%	2.59%	21.98%	0.11%	1.72%	0.00%	5.60%	79.31%
			2.41%	-4.70%	546.55%	6.20%	-82.04%	1.42%	0.00%	-9.62%	0.27%
Whittier Street	Sep-06	4522	26.90%	9.80%	5.70%	49.60%	0.50%	0.80%	0.20%	6.50%	15.70%
Whittier Street	Sep-07	6399	26.88%	10.55%	6.22%	49.27%	0.44%	0.89%	0.16%	5.59%	14.71%
			-0.08%	7.64%	9.12%	-0.66%	-12.49%	11.35%	-21.86%	-13.93%	-6.33%

The BHA has four HOPE VI developments that currently operate site-based wait lists (SBWL): Maverick, Mission Main, Orchard Commons, and Orchard Gardens. The BHA, as required, has assessed changes in the racial/ethnic/disability-related characteristic 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 has 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 September 2005, Orchard Gardens reopened its waiting list for 1,2,3,4, and 5 BR units in the 41-60% 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/disability resident composition and change in the racial/ethnic/disability applicant composition at the four developments. BHA staff will work with the sites to provide data in a consistent manner for residents/applicants as well as a standard format from year to year and across sites.

Please Note that 2008 is the baseline year the Annual Plan is capturing the disability-related characteristics. Future Plan years will show the percent change for the disability column. When a person applies to a HOPE VI site, the HOPE VI sites do not ask about disability status unless the applicant has requested a handicap accessible unit. So, when a HOPE VI site is reporting on the number of disabled on

the waiting list, they are reporting the number of requested handicap accessible units. However, once an applicant goes through the final screening process, the income source is verified. When the HOPE VI sites are reporting on the number of disabled residents they are reporting on the number of residents in handicap accessible units as well as disabled residents who receive SSI. From a data perspective this means that one can expect that the number of disabled residents will be higher than the number of disabled applicants.

The column headings below are as follows: Development: development name; Date: month/year information was collected; AI: American Indian; A: Asian; B: Black; H: Hispanic; W: White; U: Unknown; D: Disability

Mission Main Residents Race/Ethnicity Percent Change

Development	Date	AI	A	B	H	W	U	D
Mission Main	June-06	.2	6.5	35.7	42.6	9.0	6.0	
N= 1117	Sept-07	.1	5.9	43.6	47.7	2.1	.6	16.0
	% Change	-55.2	.9.1	22.1	12.0	-77.1	-89.6	

The column headings below are as follows: Development: development name; Date: month/year information was collected; AI: American Indian; A: Asian; B: Black; BH: Black Hispanic; HW: Hispanic White; H/N Hispanic/No race given; W: White; U: Unknown; D: Disability

Mission Main Waiting List Race/Ethnicity Percent Change

Development	Date	AI	A	B	BH	HW	H/N	W	U	D
Mission Main	Jun-06	.7	7.7	42.7	2.3	8	20.8	2.7	15.1	
N= 953	Sept-07	.4	6.0	44.7	.7	2.7	36.2	2.2	7.0	.5
	% Change	-40.0	-22.3	4.7	-68.1	-65.9	74.0	-18.4	53.4	

The column headings below are as follows: Development: development name; Date: month/year information was collected; WNH: White (not of Hispanic origin); BNH: Black (not of Hispanic origin); H: Hispanic; A/PI: Asian or Pacific Islander; AI: American Indian or Alaskan Native; U: Unknown; D: Disability

Orchard Gardens Residents Race/Ethnicity Percent Change

Development	Date	WNH	BNH	H	A/PI	AI	U	D
Orchard Gardens	Oct-06	1	61.3	35.3	1.4	0	1	
N=805	Sept-07	.9	64.3	32.8	1.2	0.0	.7	2.7
	% Change	-13.0	5.0	-7.1	-11.3	0.0	-25.5	

The column headings below are as follows: Development: development name; Date: month/year information was collected; WNH: White (not of Hispanic origin); BNH: Black (not of Hispanic origin); H: Hispanic; A/PI: Asian or Pacific Islander; AI: American Indian or Alaskan Native; U: Unknown; D: Disability

Orchard Gardens Race/Ethnicity Waiting List Percent Change

Development	Date	WNH	BNH	H	A/PI	AI	U	D
Orchard Gardens	Oct-06	.9	43.3	40.1	4.4	.2	11.2	
N=671	Sept-07	.7	42.9	41.0	3.6	.3	11.5	2.1
	% Change	-17.2	-0.9	2.2	-18.7	49	2.5	

The column headings below are as follows: Development: development name; Date: month/year information was collected; WNH: White (not of Hispanic origin); WH: White/Hispanic; BNH: Black (not of Hispanic origin); BH: Black/Hispanic; A/PI: Asian or Pacific Islander; AI: American Indian or Alaskan Native; U: Unknown; D: Disability

Orchard Commons Residents Race/Ethnicity Percent Change

Development	Date	WNH	WH	BNH	BH	A/PI	AI	U	D
Orchard Commons	Oct-06	1.3	1.3	65.4	32.1	0.0	0.0	0.0	
N=78	Sept-07	1.3	3.8	60.3	34.6	0.0	0.0	0.0	26.9
	% Change	-1.4	195.9	-7.9	7.8	0.0	0.0.	0.0	

The column headings below are as follows: Development: development name; Date: month/year information was collected; U: Unknown; W: White; B: Black; AI: American Indian; A: Asian/Pacific; H: Hispanic; Disability.

Orchard Commons Race Waiting List Percent Change*

Development	Date	U	W	B	AI	A/P	H	D
Orchard Commons	Oct-06*	7.6	43.8	44	.3	4.3	39.1	
N=226	Sept-07	0.0	1.8	35.4	0.0	4.4	58.4	0
	% Change	-100	-96	-19.5	-100	2.9	49.4	

*In 2006 OC provided wait list data by race: Unknown, White, Black, American Indian, and Asian/Pacific and by Ethnicity: Unknown, Hispanic and NonHispanic. In 2007, OC provided data by combining race and ethnicity as follows: Hispanic, Black, Asian, and White. In trying to match up this year's data against last year's the tables have been combined which is why the percents in the Oct 2006 line do not add up to 100%. BHA staff will work with the site to provide data in a consistent manner for residents/applicants as well as a standard format from year to year. In addition, Orchard Commons updated their wait list in 2007which led to a significant decrease in the total number of applicants on the waiting list.

The column headings below are as follows: Development: development name; Date: month/year information was collected; AI: American Indian; A: Asian/Pacific; B: Black (not of Hispanic origin); H: Hispanic; W: White (not of Hispanic origin); D: Disability

Maverick Residents Race/Ethnicity Percent *

Development	Date	AI	A/P	B	H	W	D
Maverick	Sept-06	0	19.1	25.3	29.2	26.4	
N=308	Sept-07	0.0	15.9	23.7	36.0	24.4	10.7
	% change	0.0	-16.7	-6.3	23.4	-7.8	

The column headings below are as follows: Development: development name; Date: month/year information was collected; AI: American Indian; A: Asian/Pacific; B: Black (not of Hispanic origin); H: Hispanic; W: White (not of Hispanic origin); U: Unknown; D: Disability

Maverick Waiting List Race/Ethnicity Percent*

Development	Date	AI	A/P	B	H	W	U	D
Maverick	Sept-06	1.9	11.4	24.2	9.4	38.6	14.5	
N=1294	Sept-07	1.8	13.8	23.0	9.5	38.5	13.4	2.5
	% change	-6.5	21.3	-4.8	1.1	-0.3	-7.8	

BOSTON HOUSING AUTHORITY
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth BHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by BHA of all its federally subsidized public housing and Section 8 rental assistance programs under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.*).*

II. Goals and Objectives

This Policy has the following principal goals and objectives:

A. Maintaining compliance, including training of appropriate staff managing BHA properties, with all applicable legal requirements imposed by VAWA;

B. Participating, with others, in protecting the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by BHA;

C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, or stalking;

D. Cooperating, with others, in formation and maintenance of collaborative arrangements between BHA, law enforcement
authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by BHA; and

E. Responding in accordance with BHA policies and procedures to incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by BHA.

III. Other BHA Policies and Procedures

This Policy shall be referenced in and attached to BHA's Five-Year Public Housing Agency Plan and, where appropriate, provisions consistent with this Policy shall be incorporated in and made a part of BHA's Admissions and Continued Occupancy Policy (ACOP), BHA's Section 8 Administrative Plan (Admin Plan), and other BHA policies. BHA's annual public housing agency plan shall also contain information concerning BHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall contradict any previously adopted policy or procedure of BHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

***C.* Stalking – *means* –**

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Denial of Assistance*. BHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. *Admissions Preference.* Applicants for Public Housing and Section 8 housing assistance from BHA will receive a priority in admission by virtue of their status as victims of domestic

violence. This priority is described for Public Housing in the BHA's ACOP and for Section 8 in its Admin Plan.

C. *Mitigation of Disqualifying Information*. When requested by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, dating violence and/or stalking, BHA, may take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, BHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence, dating violence and/or stalking and its probable relevance to the potentially disqualifying information. BHA may disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence, dating violence and/or stalking.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents, and persons assisted under the Section 8 rental assistance program, have the following specific protections, which will be observed by BHA in administration of its programs:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by BHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or a member of the household is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

    (a) Nothing contained in this paragraph shall limit any otherwise available authority of BHA' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither BHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.

    (b) Nothing contained in this paragraph shall be construed to limit the authority of BHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or BHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator*. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, BHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by BHA. Leases used for all public housing operated by BHA and leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by BHA, shall contain provisions setting forth the substance of this paragraph or as required by the U.S. Department of Housing & Urban Development.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification. For those seeking protection under this Policy, t*he law allows, but does not require, BHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., BHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by BHA. If there is reason to believe that verification is incomplete or inaccurate, the BHA may require additional documentation of the incident(s). Such documentation requirement shall not place the victim in danger. As necessary, the BHA shall work with the victim to identify appropriate sources of documentation. Section 8 owners or managers receiving rental assistance administered by BHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking can be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to BHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD) and available from BHA, that the individual is a victim of domestic violence, dating violence or stalking; that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator. If there is reason to believe that the certification is incomplete or inaccurate, the BHA may require additional documentation of the incident(s). Such documentation requirement shall not place the victim in danger. As necessary, the BHA shall work with the victim to identify appropriate sources of documentation.
2. *Other documentation* - by providing to BHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. A form is available from BHA. The

professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to BHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by BHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action. Time for response will be extended upon a showing of good cause.

C. *Waiver of verification requirement*. The Administrator of the BHA or her Designee, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Administrator/Designee, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to BHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall not be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by BHA shall be notified in writing concerning their right to confidentiality and the limits on such right to confidentiality.

IX. Transfer to New Residence

A. *Application for transfer*. The opportunity to transfer in Public Housing due to incidents of domestic violence, dating violence and/or stalking is described in the BHA's Admissions and Continued Occupancy Policy (ACOP). The opportunity to relocate in the Section 8 rental assistance program due to incidents of domestic violence, dating violence and/or stalking is described in the BHA Administrative Plan. Except with respect to portability of Section 8 assistance, as provided in section B below, the decision to approve or disapprove a transfer shall be made in accordance with the ACOP or Administrative Plan, as applicable. This policy does not create any additional right on the part of any public housing tenant or Section 8-assisted tenant to be granted a transfer.

B. *Portability*. Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit in another location (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

A. Court orders. *It is BHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by BHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.*
B. Family break-up *Other BHA policies regarding family break -up are contained in BHA's ACOP and its Section 8 Administrative Plan.*

XI. Relationships with Service Providers

It is the policy of BHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence, dating violence and/or stalking. If BHA staff become aware that an individual assisted by BHA is a victim of domestic violence, dating violence or stalking, BHA will provide the victim with written materials about such providers of shelter or services. However, and notwithstanding the foregoing, this Policy does not create any legal obligation requiring BHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence, dating violence and/or stalking or to make a referral in any particular case. BHA's annual public housing agency plan shall describe those providers of shelter or services to victims of domestic violence, dating violence and/or stalking known to BHA.

XII. Notification

BHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by BHA as approved by its Administrator following an opportunity for notice and comment by interested parties.

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
5/24/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	FFY08

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	-	-		
2	1406 Operations (May not exceed 20% of line 20)	4,894,384		-	-
3	1408 Management Improvements Soft Costs	2,465,289		-	-
	1408 Management Improvements Hard Costs	-		-	-
4	1410 Administration	2,422,192		-	-
5	1411 Audit	25,000		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	1,847,000			
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	320,000		-	-
10	1460 Dwelling Structures	8,280,356		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	140,000		-	-
13	1475 Nondwelling Equipment	173,317		-	-
14	1485 Demolition	-		-	-
15	1492 Moving to Work Demonstration	-		-	-
16	1495.1 Relocation Costs	100,000		-	-
17	1499 Development Activities*	-		-	-
18a	1501 Collateralization or Debt Service paid by PHA	-			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	3,679,382			
19	1502 Contingency (may not exceed 8% of line 20)	125,000		-	-
20	Amount of Annual Grant (Sum of lines 2-19)	24,471,920		-	-
21	Amount of line 20 Related to LBP Testing	600,000		-	-
22	Amount of line 20 Related to Section 504 Compliance	-		-	-
23	Amount of line 20 Related to Security Soft Costs	1,095,702		-	-
24	Amount of line 20 Related to Security Hard Costs	-			
25	Amount of line 20 Related to Energy Conservation Measures	200,735		-	-
26	Collateralization Expenses or Debt Service	3,679,382		-	-

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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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		4,894,384					
2-00	AUTHORITY WIDE-MIP FUNDS	1408		10,000			-	-	
2-00	MIS	1408		266,312			-	-	
2-00	PUBLIC SAFETY	1408		1,095,702			-	-	
2-00	STAFF TRAINING	1408		-			-	-	
2-00	INTERNAL AUDIT	1408		-			-	-	
2-00	ELDERLY SERVICES	1408		401,669			-	-	
2-00	OCCUPANCY	1408		189,423			-	-	
2-00	FAMILY SERVICES	1408		-			-	-	
2-00	COMMUNITY SERVICES	1408		269,612			-	-	
2-00	GRIEVANCE PANEL	1408		69,208			-	-	
2-00	RISK MANAGEMENT	1408		111,810			-	-	
2-00	RENT COLLECTION	1408		51,553			-	-	
2-00	VACANCY REHAB	1408		-			-	-	
2-00	YOUTH SERVICES	1408		-			-	-	
2-00	ADMINISTRATIVE	1410		2,422,192			-	-	
2-00	AUDIT	1411		25,000			-	-	
2-00	ARCH / ENG(USTs)	1430		-			-	-	
2-00	ARCH / ENG (Lead)	1430		-			-	-	
2-00	ARCH / ENG (Environmental)	1430		-			-	-	
2-00	ARCH / ENG (Building Envelope)	1430		-			-	-	
2-00	CONSULTANTS	1430		-					
2-00	CONSULTANTS(504 Compliance)	1430		-					
2-00	CONSULTANTS(Development)	1430		-					
2-00	UNDERGROUND STORAGE	1450		-			-	-	
2-00	LEAD PAINT ABATEMENT	1460		-			-	-	
2-00	ASBESTOS ABATEMENT	1460		-			-	-	
2-00	VACANT UNIT REHAB	1460		-			-	-	
2-00	OFFICE EQUIPMENT	1475		23,692			-	-	
2-00	COMPUTERS	1475		99,625			-	-	
2-00	VEHICLES	1475		50,000			-	-	
2-00	RELOCATION	1495		100,000			-	-	
2-00	RELOCATION(Lead)	1495		-			-	-	
2-00	RELOCATION(504 Compliance)	1495		-			-	-	
2-00	DEBT SERVICE	9000		3,679,382			-	-	
2-00	CONTINGENCY	1502		125,000			-	-	
				13,884,564	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	CHARLESTOWN								
2-01	CONSULTANTS	1430		60,000					
2-01	ARCH / ENG (Building Envelope)	1430		60,000		-	-	-	
2-01	ARCH / ENG (Fire Protection)	1430		60,000		-	-	-	
2-01	ARCH / ENG (Electrical)	1430		40,000		-	-	-	
2-01	ARCH / ENG (Stairs)	1430		80,000		-	-	-	
2-01	BUILDING EXTERIOR	1460	Buildings 1, 10, 11, 12, 46 (combined w/CFFP fu	632,293		-	-	-	
2-01	HVAC	1460	all buildings (combined w/CFFP funds)	200,735		-	-	-	
				1,133,028	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	LENOX STREET								
2-04	CONSULTANTS	1430		60,000					
2-04	ARCH / ENG (Roof)	1430		70,000					
2-04	ARCH / ENG (HVAC)	1430		40,000					
2-04	ARCH / ENG (Fire Protection)	1430		25,000					
2-04	FIRE PROTECTION	1460	all buildings	150,000					
2-04	ROOFS	1460	all buildings	1,400,000					
				1,745,000	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	CATHEDRAL								
2-06	CONSULTANTS	1430		10,000					
2-06	ARCH / ENG (Roof)	1430		25,000		-	-	-	
2-06	ARCH / ENG (HVAC)	1430		60,000		-	-	-	
2-06	ARCH / ENG (Fire Protection)	1430		25,000		-	-	-	
2-06	ARCH / ENG (Electrical)	1430		50,000		-	-	-	
2-06	FIRE PROTECTION	1460	FACPs at two buildings	150,000		-	-	-	
2-06	ROOFS	1460	26 entry canopy roofs	125,000		-	-	-	
				445,000	-	-	-	-	

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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	
FRANKLIN HILL									
2-09				-		-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WHITTIER STREET								
2-11	ARCH / ENG (Building Envelope)	1430		50,000		-	-	-	
2-11	ARCH / ENG (HVAC)	1430		60,000		-	-	-	
				110,000	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	BEECH STREET								
2-13	A/E(Basements)	1430		5,000			-	-	
2-13	SITE	1450	~~one retaining wall~~				-	-	
2-13	STAIRS	1460	two interior stair runs	20,947			-	-	
2-13	BASEMENTS	1460	~~two buildings~~; ventilation two buildings	10,000			-	-	
				35,947	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	ALICE TAYLOR								
2-14	CONSULTANTS	1430		62,000					
2-14	ARCH / ENG (Building Envelope)	1430		80,000		-	-	-	
2-14	ARCH / ENG (Stairs)	1430		60,000		-	-	-	
2-14	ARCH / ENG (Lead)	1430		5,000					
2-14	LEAD PAINT ABATEMENT	1460	exterior of high-rise bldg. #4	10,000					
2-14	BUILDING EXTERIOR	1460	Masonry at six buildings	1,385,000		-	-	-	
2-14	NON-RESIDENTIAL AREAS	1470	one boiler room chimney - demo	90,000		-	-	-	
				1,692,000	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	BROMLEY HEATH								
2-19	ARCH / ENG (Lead)	1430		80,000					
2-19	LEAD PAINT ABATEMENT	1460	170 hallways/landings; 2757 exterior lintels	430,000		-	-	-	
				510,000	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	MARY ELLEN McCORMACK								
2-23	ARCH / ENG (Stairs)	1430		40,000		-	-	-	
2-23	ARCH / ENG (Site)	1430		40,000		-	-	-	
2-23	ARCH / ENG (Non-Residential Areas)	1430		15,000		-	-	-	
2-23	ARCH / ENG (Lead)	1430		10,000					
2-23	LEAD PAINT ABATEMENT	1460	abate 24 units upon turn-over	50,000					
2-23	NON-RESIDENTIAL AREAS	1470	weatherproof one boiler building	50,000		-	-	-	
				205,000	-	-	-	-	

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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	
	OLD COLONY								
2-24	ARCH / ENG (Lead)	1430		5,000					
2-24	LEAD PAINT ABATEMENT	1460	abate 2 ubits; misc. common areas	10,000		-	-	-	
				15,000	-	-	-	-	

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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	
MARGARET COLLINS									
2-26				-		-	-	-	-

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PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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									
2-29					-	-	-	-	
				-	-	-	-	-	

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PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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	CONSULTANTS	1430		5,000					
2-29	ARCH / ENG (Site)	1430		5,000		-	-	-	
2-29	SITE	1450	re-pave entire parking and drive	50,000		-	-	-	
				60,000	-	-	-	-	

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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					-	-	-	-	
				-	-	-	-	-	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	FFY08

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	CONSULTANTS	1430		10,000					
2-32	ARCH / ENG (Site)	1430		5,000		-	-	-	
2-32	SITE	1450	storm/sewer from all units	30,000		-	-	-	
				45,000	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
DAVISON									
2-34					-	-	-	-	
				-	-	-	-	-	

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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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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					-	-	-	-	
				-	-	-	-	-	

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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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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	MARTIN LUTHER KING								
2-40	CONSULTANTS	1430		5,000					
2-40	ARCH / ENG (Site)	1430		2,000		-	-	-	
2-40	SITE	1450	re-pave entire parking and drive	20,000		-	-	-	
				27,000	-	-	-	-	

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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						-	-	-	
				-		-	-	-	

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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				-		-	-	-	
				-		-	-	-	

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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						-	-	-	
				-	-	-	-	-	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GENERAL WARREN								
2-47				-		-	-	-	
				-	-	-	-	-	

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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	CONSULTANTS	1430		50,000					
2-49	BUILDING EXTERIOR	1460	all units	1,749,381		-	-	-	
				1,799,381	-	-	-	-	

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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						-	-	-	
				-		-	-	-	

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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						-	-	-	
				-	-	-	-	-	

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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				-		-	-	-	
				-		-	-	-	

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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						-	-	-	
				-	-	-	-	-	

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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						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS								
2-58	CONSULTANTS	1430		20,000					
2-58	A/E (Basements)	1430		30,000		-	-	-	
2-58	A/E (Site)	1430		20,000		-	-	-	
2-58	SITE	1450	one retaining wall, re-grading , fencing	100,000		-	-	-	
2-58	BASEMENTS	1460	24 rowhouse buildings	200,000		-	-	-	
				370,000	-	-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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						-	-	-	
				-		-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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						-	-	-	
				-		-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	PATRICIA WHITE								
2-71	CONSULTANTS	1430		10,000					
2-71	A/E (Roofs)	1430		5,000		-	-	-	
2-71	ROOFS	1460	all balcony roofs	44,000		-	-	-	
				59,000	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	BELLFLOWER								
2-77	CONSULTANTS	1430		30,000					
2-77	A/E (Roofs)	1430		40,000		-	-	-	
2-77	ROOFS	1460	all buildings	338,000		-	-	-	
				408,000	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	COMMONWEALTH FAMILY								
2-82	CONSULTANTS	1430		30,000					
2-82	A/E (UST)	1430		100,000					
2-82	A/E (HVAC)	1430		32,000		-	-	-	
2-82	A/E (Storm & Sewer)	1430		60,000		-	-	-	
2-82	UST	1450	Replace two USTs	100,000		-	-	-	
2-82	HVAC	1460	DHW tanks at all buildings	720,000		-	-	-	
				1,042,000	-	-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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									
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	FRANKLIN FIELD								
2-89	CONSULTANTS	1430		40,000					
2-89	A/E (HVAC)	1430		35,000		-	-	-	
2-89	A/E (Basements)	1430		25,000					
2-89	A/E (Stairs)	1430		50,000					
2-89	FIRE PROTECTION	1460	all building basements	200,000					
2-89	STAIRS	1460	four interior runs	50,000					
2-89	BASEMENTS	1460	doors and stairs all buildings	225,000					
				625,000	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	HIGHLAND PARK								
2-93	CONSULTANTS	1430		30,000					
2-93	STORM & SEWERS	1450	rear drainage all addresses	20,000					
2-93	BUILDING EXTERIOR	1460	pointing all addresses	100,000					
				150,000	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised	Difference	Obligated	Expended	Status of Work
	COMMONWEALTH ELDERLY								
2-95	CONSULTANTS	1430		8,000					
2-95	A/E (HVAC)	1430		8,000		-	-	-	
2-95	A/E (Storm & Sewer)	1430		15,000		-	-	-	
2-95	HVAC	1460	DHW tanks, all buildings	80,000		-	-	-	
				111,000	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 - PHASES 1 & 2									
2-113						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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								
2-114						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 GARDENS - PHASE 3									
2-115						-	-	-	
				-	-	-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 GARDENS - OFF-SITE PHASE 1								
2-116						-	-	-	
				-	-	-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 MAIN - PHASE 2								
2-117						-	-	-	
				-	-	-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 MAIN - PHASE 3								
2-118						-	-	-	
				-	-	-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 - OFF-SITE PHASE 2 (Long Glen)								
2-119						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 LANDING - PHASE 1									
2-121						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 LANDING - PHASE 2									
2-122						-	-	-	
				-	-	-	-	-	

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

5/23/2008

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 LANDING - PHASE 3								
2-123						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 LANDING - PHASE 4									
2-124						-	-	-	
				-	-	-	-	-	

Annual Statement/Performance and Evaluation Report 5/23/2008
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY08

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 - PHASE 1B									
2-131						-	-	-	
				-	-	-	-	-	

FIVE-YEAR ACTION PLAN--FY08-FY12

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 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
	FAMILY DEVELOPMENTS					
2-00	AUTHORITY-WIDE	**See**	5,310,082	8,965,582	8,765,582	8,451,582
2-01	CHARLESTOWN	**Annual**	3,000,000	0	1,080,000	60,000
2-04	LENOX STREET	**Statement**	500,000	0	0	0
2-06	CATHEDRAL		1,910,000	0	0	0
2-07	HEATH STREET		0	0	0	1,430,000
2-08	MAVERICK		0	0	0	0
2-09	FRANKLIN HILL		0	0	0	0
2-11	WHITTIER STREET		1,200,000	0	376,000	185,000
2-13	WASHINGTON-BEECH		0	0	0	0
2-14	ALICE H. TAYLOR		0	500,000	1,000,000	0
2-19	BROMLEY PARK		0	0	0	1,100,000
2-23	MARY ELLEN McCORMACK		0	3,080,000	0	850,000
2-24	OLD COLONY		0	0	0	11,000
2-58	W. NEWTON/RUTLAND/E. SPRINGFIELD STREETS		45,000	853,000	575,000	0
2-82	COMMONWEALTH		80,000	0	455,000	1,150,000
2-89	FRANKLIN FIELD		750,000	0	850,000	0
2-93	HIGHLAND PARK		0	40,000	0	100,000

FIVE-YEAR ACTION PLAN--FY08-FY12

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 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
	ELDERLY & DISABLED DEVELOPMENTS					
2-26	MARGARET COLLINS	**See**	71,000	0	0	0
2-27	ANNAPOLIS	**Annual**	66,000	0	0	165,000
2-28	ASHMONT	**Statement**	22,000	0	0	33,000
2-29	HOLGATE		0	0	0	0
2-30	FOLEY		0	82,000	0	0
2-32	GROVELAND		0	0	0	0
2-34	DAVISON		0	0	0	0
2-35	WASHINGTON STREET		0	21,000	15,000	0
2-36	WEST NINTH STREET		0	0	0	55,000
2-37	JOHN CARROLL		55,000	0	0	66,000
2-38	J. J. MEADE		0	55,000	0	0
2-40	MARTIN LUTHER KING JR. TOWERS		0	0	0	0
2-41	EVA WHITE		0	0	0	0
2-42	WALNUT PARK		0	60,000	600,000	7,000
2-45	AMORY STREET		150,000	750,000	750,000	218,000
2-47	GENERAL WARREN		0	0	0	330,000
2-49	TORRE UNIDAD		0	0	0	0
2-50	ROCKLAND		0	15,000	150,000	0

FIVE-YEAR ACTION PLAN--FY08-FY12

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 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-51	CODMAN	**See**	1,620,000	0	0	0
2-52	HERITAGE	**Annual**	0	0	0	10,000
2-53	ST. BOTOLPH STREET	**Statement**	0	0	0	0
2-54	PASCIUCCO		0	0	0	0
2-57	LOWER MILLS		0	0	70,000	700,000
2-61	AUSONIA		60,000	600,000	0	0
2-62	HASSAN		0	0	0	0
2-70	SPRING STREET		0	0	0	0
2-71	PATRICIA WHITE		0	0	0	0
2-72	ROSLYN		82,500	0	0	0
2-77	BELLFLOWER		80,000	0	0	0
2-83	PEABODY/ENGLEWOOD		0	0	0	0
2-90	JOSEPH C. MALONE		0	0	0	0
2-95	COMMONWEALTH ELDERLY		20,000	0	335,000	100,000
2-98	HAMPTON HOUSE		0	0	0	0
2-126	FREDERICK DOUGLASS		0	0	0	0
2-127	WASHINGTON MANOR		0	0	0	0

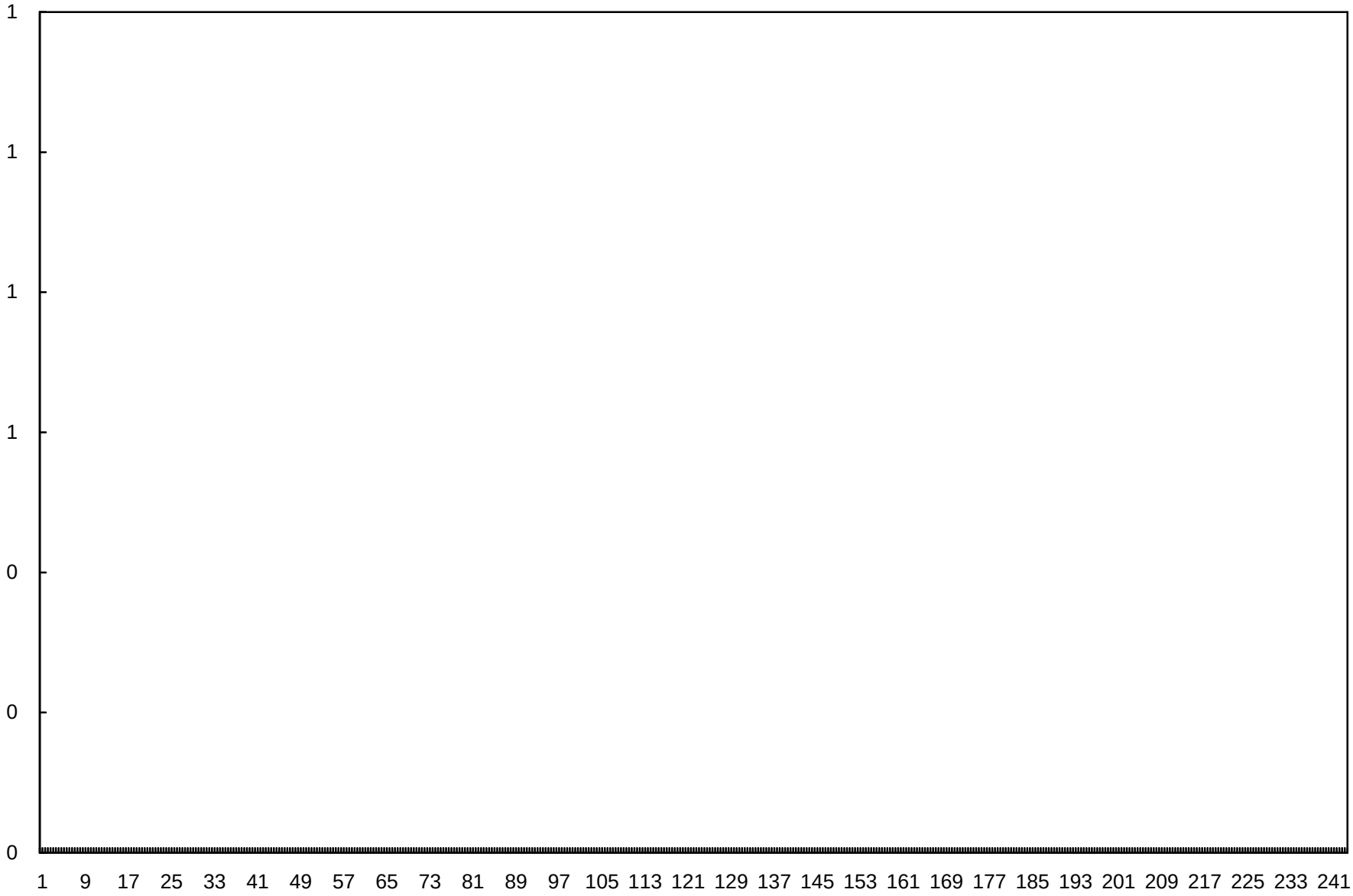
FIVE-YEAR ACTION PLAN--FY08-FY12

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 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
B. Physical Improvements Subtotal		**See Annual Statement**	13,369,265	13,960,265	13,157,790	13,852,050
C. Management Improvements			2,465,289	2,465,289	2,465,289	2,465,289
D. HA-Wide Nondwelling Structures & Equipment			173,317	173,317	173,317	173,317
E. Administration			2,497,912	2,497,912	2,497,912	2,497,912
F. Other			1,677,317	1,086,317	1,888,792	1,194,532
G. Operations			5,045,775	5,045,775	5,045,775	5,045,775
H. Demolition						
I. Replacement Reserves						
J. Mod Used for Development						
K. Total CFP Funds			25,228,875	25,228,875	25,228,875	25,228,875
L. Total Non-CFP Funds						
M. Grand Total						
Signature of Executive Director & Date:						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Comments and Responses to the BHA FY 2008 Annual Plan.

The following document contains the comments and responses received on the BHA's FY 2008 Annual Plan. The Plan was put out for public comment on November 2, 2007 and the Comment period closed on December 17, 2007 with a public hearing held December 11, 2007 in the 125 Amory St. Training Room at 2 PM and a second hearing held later that same day at 6 pm at Roxbury Community College.

The BHA took several steps to notify the public of the FY 2008 Annual Plan and the opportunity to comment. The BHA placed an advertisement in the Boston Globe and mailed out over 20,000 flyers to public housing residents and Section 8 participants notifying them of the Public Hearing and the proposed Plan. The BHA also sent letters to many local officials and advocacy groups. The Plan was made available for review both at BHA's headquarters at 52 Chauncy St., on its website www.bostonhousing.org as well as in the Government Documents section of the Copley Branch of the Boston Public Library.

Please Note: AP refers to Annual Plan and PR refers to Progress Report

Comment: AP p. 1: Executive Summary—says "if approved" on Capital Fund Financing Program (CFFP)—won't we know by time this is submitted whether HUD has approved this (this was part of the FY 2007 PHA Plan resubmission in the summer)?

Response: The bond has not yet been approved although BHA staff hope to hear in the near future.

Comment: AP pp. 3-4: Will there be reports on CFFP performance in the future as attachments? There should be, so that all developments can keep track of their work & any reallocations.

Response: The BHA will continue to provide to the RAB, Monitoring Committee, LTO's and other stakeholders an annual reporting of capital spending and capital plans. We will work with all these groups to aid in their understanding of this information.

Comment: AP pp. 3-4: This refers to an ACOP redline version—are there further changes to the ACOP being proposed? Know there was changes proposed as part of the summer FY 2007 resubmission, but those should be finalized & approved/disapproved.

Response: BHA is proposing further changes to the ACOP with the 2008 Annual Plan submission.

Comment: AP pp. 4-7: The No Trespassing policy (as it is finalized) should be added to the supporting documents available for review.

Response: At such time as a new No Trespass Policy is finalized and promulgated, the BHA will add it to the supporting documents available for review and to the list of Public Housing Maintenance & Management Policies.

Comment: p. 8: Check chart against DHP data. (Senior renter figure seems high & families with disabilities seems low, but this may have been what it was.) Also says Con Plan to 6/30/07—is there anything newer? Was existing Con Plan extended?

Response: Data is consistent with Designated Housing Plan. Consolidated Plan was extended to June 2008.

Comment: AP p. 9: Why is the % on Section 8 waiting list so low for elderly? Similarly, there appear to be major disparities between these percentages and both the eligible populations and the public housing waiting lists for particular demographic groups, and worth an analysis.
In addition, the 50-80% of AMI on the Section 8 waiting list seems high-there are very few people who would qualify for this under the Admin Plan-and should be checked.

Response: Many elderly do not qualify for the priority one category that is required to apply for the Section 8 tenant based program. In addition, it is possible that the elderly are more drawn to apply to the public housing program than to the Section 8 program. If these waiting lists opened for standard applicants the

elderly population would likely increase.
With regard to the number of applicants in the 50-80% of AMI, 32 or .8% of the Section 8 waiting list, BHA staff re-checked the figures as of early January 2008 and the figures were consistent.

Comment AP p. 10: Add under "Please Note"—"for those programs, the waiting lists…"

Response: BHA staff have clarified the section.

Comment: AP p. 14: Update on Analysis of Impediments and Fair Housing Plan for the City of Boston?

Response: The last Analysis of Impediments was done in 1997. The Boston Fair Housing Commission plans on updating the Analysis in 2008 and will invite BHA participation.

Comment: AP p. 16 (and p. 22): Status of FBI criminal history record checks-understand that there was some glitch so this isn't yet in effect. Also should deal with some of the questions that GBLS/CASLS raised regarding CORI related notices (i.e., that the client should be given a copy of the CORI where there is a denial, and BHA should identify what, in particular, is raising the concern on eligibility). Need to rectify differences between HUD regulations & CHSB regulations.

Response: BHA has made the appropriate corrections in its latest ACOP submission which was subsequently approved by HUD. The BHA already provides clients with the specific charges that are raising eligibility concerns or reason for denial. CORI copies are available to clients upon their request. The BHA continues to work with the Boston Police Department regarding the access to the FBI criminal record check. Staff resources is an issue that needs to be resolved first.

Comment: AP p. 17: This says that BHA is revisiting the one offer system (i.e., if you refuse an offer, you are removed from the waiting list). What is the thinking on this (pros and cons)? A client should not be limited to just one choice; instead, should be guaranteed two choices of available units in the development of choice. This should be revisited!

Response: Under the proposed ACOP if approved the BHA will:

-make two housing offers to all Emergency Transfers and Priority One applicants. If both offers are rejected the client will be withdrawn from all waiting lists.

- non-Priority One applicants will recieve one housing offer. If the client rejects the offer he/she will be removed only from the specific site to where the housing offer was made. The client will remain active on all other waiting lists of choice.

AP p. 20: It's not true to say that income tiers are not used for non-HOPE VI-they are used for West Broadway. Are they going to be used for Franklin Hill? Some revision required here.

Response: BHA has added the following clarification : Income tiers are used in our HOPE VI redevelopment sites and at our non-HOPE VI redevelopment sites, including West Broadway and Franklin Hill. We will consider implementing income tiers at any future redevelopment sites as well, including Washington Beech and Orient Heights. However, as with our current redevelopment projects, income tiering is in effect only after existing residents in good standing have the opportunity to return to the redeveloped site, regardless of their income.

Comment: AP pp. 25-27: For the PBV participants switching to tenant-based vouchers after a year, this should make clear that the family does not have to go through the Section 8 tenant-based lottery or already be on the tenant-based waiting list; the same is true for the Super Priority. For all other priority applicants for the tenant-based voucher program, they must have applied during the lottery & have been eligible for Priority 1 status both at the time of the lottery and at the time their eligibility is checked. As noted above (on p. 10), the waiting lists are open for the Section 8 mod rehab and PBV programs, but not for the tenant-based voucher program.

Response: The suggested language has been added to clarify the waiting list organization. The BHA

has also revised page 10 of the Plan to indicate that the Section 8 Tenant Based waiting list is open with a footnote clarifying that the list is only open for Super Priority, PBV applicants switching to tenant-based vouchers after a year and for the Priority One Applicants to the PBV Program only.

Comment: AP p. 28, item 4: The box next to the lottery should be checked. (The lottery sorts the order in which vouchers will be assigned to those who applied during the lottery period who were eligible for Priority 1 status.)

Response: The lottery process was used only once to establish the initial ranking for each applicant (given an application date and time per the result of the random lottery). However, once the waiting list was established, the clients are pulled into screening based on their application date and time, and priority and preference status. Therefore the suggested box should not be checked off.

Comment: p. 31: Any flat rent changes anticipated? It's now been more than 3 years since BHA last reviewed & revised the flat rents.

Response: The BHA will adjust flat rents under the current policy, which assigns these rents by bedroom size as a percentage of the Section 8 Fair Market Rents. The new rents will be effective 4/1/08, and notice will be provided.

Comment: AP p. 32: What are the current success rates and rent burdens for the Section 8 program? Does this vary by bedroom size?

Response: The BHA continues to issue new vouchers to eligible households on its Section 8 tenant based waiting list. To date, all voucher holders who have actively sought housing have been successful. The BHA regularly monitors the percentage of income Section 8 participants are paying towards rent and utilities, as well as changes in the FMR and the housing market and adjusts its Payment Standards, within allowable limits, to minimize the rent burden of participants whenever possible. The BHA will be happy to attend a future RAB meeting and provide updated information about current rent burdens by voucher size.

Comment: AP p. 35: Can we see the management assessment forms used to evaluate private management or on-site managers. We should also check with LTOs to see if this is happening.

Response: BHA will make a set of management assessment forms available in the Planning Library at 52 Chauncy St. on the 11th floor.

Comment: AP pp. 36-37: Note plan to convert 500 public housing units to Section 8 project-based voucher assistance, as discussed in the Approach to Preservation. Appears there may be some double-counting here, as BHA is counting the full number of public housing units as of 4/1/07, but adding 500 Section 8 PBV units for the anticipated conversion of public housing units.

Response: At this point the repositioning of 500 units from PH to PBV is a proposal. BHA staff has clarified the information in the table.

Comment: AP pp. 36-37: Didn't more Section 8 Family Unification Program (FUP) funding become available to the BHA over the past year?

Response: BHA staff are unaware of any new funding for FUP.

Comment: AP p. 37: The No Trespassing Policy (as it is revised) should be added to the list of Public Housing Maintenance & Management Policies. Moreover, other documents/manuals referred to in the progress report-the Occupancy Operations Manual, and the internal operations manual for Section 8-should be included here.

Response: At such time as a new No Trespass Policy is finalized and promulgated, the BHA will add it to the supporting documents available for review and to the list of Public Housing Maintenance & Management Policies.

Comment: AP p. 43: Should there be a place-holder here for Section 8 project-based voucher conversion of elderly/disabled public housing units, and a question of how ACC units from

such conversion, and/or other ACC placement (such as in conjunction with Washington-Beech) will be done with new development.

Response: To the extent that any developments change subsidy from ACC to Project-based Section 8, they will fall under a different regulatory and reporting environment than the BHA's ACC units. The BHA will provide information to residents and other stakeholders about capital plans at these sites as needed, but they will be removed from the jurisdiction of the Agency Plan.

Comment: AP pp. 45-46: As was discussed at the public hearing on the FY 2007 Plan amendment for the HOPE VI for Washington-Beech, if the HOPE VI is not approved, BHA will need to engage in a public process with residents and the RAB on any other non-HOPE VI redevelopment strategy for Washington-Beech that would result in demolition and/or disposition. Also, if there is a Section 8 project-based voucher conversion related to elderly/disabled public housing, the PHA Plan here would have to be amended. Moreover, the specifics of the Washington-Beech plan were still in flux at the time of the FY 2007 amendment presentation to the RAB, and so when more details are available, BHA should discuss this further with the RAB.

Response: The BHA agrees that further discussion and a public hearing will be required if we proceed with a non-HOPE VI disposition and redevelopment at Washington Beech. We also agree that public process and an Agency Plan hearing will be needed as we move forward on the ACC-PBV respositioning of two elderly sites. Finally, we will work with John Kane on the best timing for an update to the RAB on the final Washington Beech HOPE VI Plan, submitted Nov. 7, 2007.

Comment: AP pp. 50-51: Although Subsections B-C say that they are "reserved" on the HUD template, believe that these types of conversions do require a specific discussion in the body of the PHA Plan, and that the proposed conversion of elderly/disabled public housing to project-based Section 8 voucher assistance would need to be reported here if it's happening during the plan year. (Check PIH notices.) Obviously BHA could hold off on that until there was a specific proposal, and then do a mid-year amendment with public/RAB process.

Response: We plan to engage in an amendment process once the plans are more developed for the proposed disposition and repositioning of some elderly units from ACC subsidy to project-based voucher subsidy. The amendment and public hearing will follow more informal discussion and planning with relevant sites, the RAB, LTOS and Monitoring Committee.

Comment: AP p. 57: This indicates that there is pending litigation on the NAACP Section 8 program. Could BHA describe for the RAB further what this litigation involves and likely impact?

Response: NAACP and a subsequent Modification Agreement signed by NAACP, HUD, the City of Boston and BHA. The litigation relates solely to 500 vouchers (the Skinner Vouchers) issued by HUD as part of the Settlement under the Consent Degree. It is the opinion of BHA staff that the NAACP Litigation should have no impact on the Section 8 Program.

Comment: AP p. 59: This refers to family developments being most affected by need for security measures. However, a number of elderly/disabled developments have also reported serious safety/security needs, and these, too, should be included here. If there are different strategies or approaches for the two types of developments (due to differences in design, staffing, or issues encountered), this should be discussed here.

Response: BHA staff have made the change to include elderly/disabled developments.

Comment: AP p. 60: Under lease enforcement, BHA may want to note that the Supreme Judicial Court has found that, in BHA's federal public housing developments, the state "special

circumstances" defense to eviction is pre-empted in "one strike" cases; however, BHA has the discretion, on a case-by case basis, to decide when it is appropriate to evict & when to permit a family to remain in occupancy on appropriate terms & conditions. (See BHA v. Garcia).

Response: BHA chooses not to include this reference at this time.

Comment: AP p. 65: Need to double-check the latest audit (not sure if the summary reflects the most recent one).

Response: Annual Plan reflects the latest audit. Planning library has been updated to include most recent available audit for the year ended March 31, 2007.

Comment: AP pp. 68-72: There should be a discussion here about BHA & City collaboration on the Winthrop Square garage proceeds, as well as other collaborations (Housing 2012 conference, conferring about "at risk/expiring use" properties). On p. 69, this references the NAACP program, and may need to be revised based on the litigation (see p. 57 above). On p. 70, has the chronically homeless policy for the City been finalized? Is the BHA involved in any City/State discussions about a "Housing First" policy? On p. 70, believe that the number of supportive housing units with Vinfen, JRI, and LHI is lower (check the DHP figures)-if this is going back up, should be discussed. On p. 71, there should be some kind of policy of joint discussions between BHA and RAB and/or a representative group of LTOs to discuss how the non-assigned Tenant Participation funds are utilized (where developments are not in compliance and do not receive the $25/unit funds).

Response: BHA has added text to the Plan section addressing some of these points where appropriate including BHA and City collaboration and Winthrop Square proceeds. With regard to the City homeless policy, the BHA is not the appropriate party to respond to this inquiry but will be happy to forward the question to the City of Boston for an update. As noted in the Plan, the BHA implemented a new priority status for chronically homeless applicants to its Housing Choice Voucher Program in September of 2006.
In addition, the number of units allocated to JRI, VINFEN and LHI does equal 52, but it may seem high because 12 of those units are used to support the programs (offices, laundry rooms, community space and storage). The remaining 40 units are occupied by program participants at Amory Street, Walnut Park and Groveland. There are no plans to increase these numbers. Tenant participation funds are used according to the HUD regulations. With regard to developments that have no recognized task force, there is a provision in the new Tenant Participation Policy that allows interested residents to submit proposals for the use of Tenant Participation Funds for BHA to review .

Comment: AP p. 72: We understand that BHA proposes to remove from the definition of "substantial deviation" or "significant amendment or modification", changes in CFFP funding, since the claim is that CFFP is not federally funded, but is supported from the bond. Would suggest opposing this, since the Bond funding itself derived from the Capital Fund—moreover, it's very important for RAB and LTOs to know if there are changes in how CFFP is being used (particularly at developments which may have a significant amount of work slated through CFFP). At the very least, BHA should commit to report, on an annual basis, on changes/reallocations of CFFP funding, similar to what the RAB gets on the Perfomance & Evaluation Reports for Capital Fund changes.

Response: The BHA will continue to provide to the RAB, Monitoring Committee, LTO's and other stakeholders an annual reporting of capital spending and capital plans. We will work with all these groups to aid in their understanding of this information.

Comment: AP p. 75: Community Service Requirements. All of the documents related to this should be translated into other languages for those with Limited English Profiency (LEP). This became a huge issue with Quincy Housing

Authority (QHA) this past year and presumably it could be one with BHA.

Response: BHA has a Limited English Proficiency Committee to address the above related concerns. The BHA is in the process of gathering the information necessary to complete its LEP. As part of this process, we are identifying languages spoken by our clients. As required, we are also identifying essential documents which will be translated either by the BHA or HUD. The BHA expects that a draft Plan will be available for public comment by late Spring 2008.

Comment: AP pp. 76-77: May want to finalize this list after another Attendance Report is done for the RAB and decision made whether to remove any members for repeated absences without good cause. May also want to indicate which persons are members and which alternates. Note that an additional Section 8 alternate was added at the 10/11/07 RAB meeting.

Response:BHA staff have updated the list as of 12/10/07.

Comment: AP p. 80: On the Safety portion of the RASS submission, BHA may want to update this by whatever data came in during the safety surveys done for its elderly/disabled developments by the police and/or ISD during 2007.

Response: BHA's Operations and Public Safety Departments will endeavor to put the BPD and ISD information to practical use. However, the RASS narrative is done to respond to specific items identified in the annual HUD survey. As HUD was not able to conduct a survey for 2007, the RASS narrative was not updated. However, BHA has received notice that there will be a 2008 RASS survey. If safety is identified by residents as an issue of concern, BHA will certainly incorporate any useful information provided by BPD and/or ISD and describe the actions and plans that have resulted from those observations.

Comment: AP p. 82: Voluntary Conversion analysis. Not clear if this is required every year. Moreover, BHA may want to add to this to explain why it has not chosen to do this for general occupancy (family) developments, but is considering a form of conversion for elderly/disabled developments.

Response: The Voluntary Conversion analysis is required annually. The BHA is not considering any Voluntary Conversion as it is defined by HUD for any of its developments at this time. The Authority is considering the disposition of two elderly sites, to become project-based Section 8, either within the FY 08 or FY 09 Agency Plan year, as a strategy to preserve these developments as affordable and complete needed capital repairs. We are not considering this strategy for family developments because only 25% of family units can be project-based under current regulation.

Comment AP pp. 83-85: The Project-Based Voucher attachment should, as discussed here, include the number of project-based units now (with a breakdown by locations, unit sizes, and any special eligibility criteria) and what BHA may anticipate as the PBV inventory as of the end of the Plan year.

Response: The PBV attachment does include the number of project-based units – 1111. BHA staff have added an attachment to the Plan, the Section 8 Project-Based Voucher Property Description that addresses the other points.

Comment: People asked what sort of process is used to decide what items are listed for a development. RAB members noted that, as Shirley Ransom has described it, and as occurs at some developments, there are local development meetings with local tenant organizations (LTOs) and BHA staff to determine priorities. Some of those in the meeting said that while these meetings had happened in the past, they hadn't happened over the past few years. They were concerned that where these meetings don't occur, a development could get zeroed out for funding. For example, Annapolis residents had identified a problem with the heating system, but didn't see it on the list.

One question was raised: Is there enough notice for the LTOs of these meetings? What is the schedule for these meetings? RAB members said they'd check with Shirley Ransom and John Kane of the BHA on this. In addition, there is a need for all LTO members to get these notices, and not just the chair or the LTO office.

Response: BHA understands its obligation as written in our tenant participation policy to communicate and provide for resident opportunity for input in the prioritization of capital work. BHA will make sure that all development managers and LTOs are informed of an opportunity to participate in next year's capital assessment process. It is very important to us to get relevant input from all perspectives, including residents, managers and capital staff. We hope to start holding these meetings earlier this year, thereby finding meeting times that work for everyone.

Comment: The RAB members noted that Shirley Ransom had mentioned how the priorities for the Physical Needs Assessment (PNA) and the annual plan are supposed to go through a local process with discussion with the local tenants organization, local management staff, and staff in capital planning. Annapolis residents said this hasn't happened at their development, and they're not aware of any such meetings. Other members weren't sure if it was happening at their developments. The Reading Committee said that as part of its comments, it wants to make sure that this is happening, and that Shirley Ransom and her staff are communicating with local managers to make sure these meetings happen. Annapolis tenants also mentioned the difficulty in making sure that there was follow up because of Jim McCarthy currently being on a leave of absence.

Response: See above response**.**

Comment: One suggestion was made that there be ONE chart for each development which would show everything: past expenditures and line-items, projected expenditures and line items (including CFFP items), and any changes. While this isn't required by HUD regulations, and BHA has to send in the data to HUD in a particular format, this would be the best way, on a development-by-development basis, to keep track. Otherwise, if BHA staff say, well, this is covered somewhere else, and the residents don't have that document that night, it can create trust/communication issues.

The question was asked, "If a development work-item gets pushed back because of other developments' pressing needs, does it eventually get done, or is it forgotten?" A number of Committee members thought the work item could drop out and be forgotten unless there was really a lot of pushing.

Response: The BHA will continue to provide to the RAB, Monitoring Committee, LTO's and other stakeholders an annual reporting of capital spending and capital plans. We will work with all these groups to aid in their understanding of this information.

BHA does not forget about capital items. BHA is severely challenged to meet all of its capital needs due to funding shortfalls. BHA continuously must prioritize and re-prioritize its capital projects to address the most pressing capital needs.

Comment: People noted that at Washington-Beech, a number of Capital funds were removed because it's anticipated that the development will get HOPE VI funds. However, the Reading Committee didn't understand why there would be any funding for basements, etc., since demolition is planned.

Response: Although re-development planning is underway for Washington Beech, there are still many residents in place and the physical conditions must be maintained until re-development can begin. At Washington Beech there are several crawl spaces in which it is currently very difficult and dangerous for maintenance personnel to perform plumbing, heating, electrical and other necessary life & safety repairs. Only critical improvements will be funded at this site until re-development begins.

Comment: A concern was raised about why Old Colony was having Capital Funds eliminated for the next few years, but that wasn't the case for Mary Ellen McCormack and Charlestown, who were having their funds increased. If the rationale was that CFFP was doing the work, wouldn't that be true at all three sites?

Response: The CFP 5-year plan is re-evaluated and revised every year for all federal sites. Revisions are made that reflect changes in cost estimates, changes in other funding source budgets (eg, CFFP), changes in urgency of need of particular work items, coordination with other planned work, etc. Revised CFP 5-year plans at Charlestown, Mary Ellen and Old Colony are only partly the result of changes to CFFP.

Comment: It was noted that BHA had proposed to amend the Annual Plan's definition of "substantial changes or modifications/amendments" to the PHA Plan, so that significant changes in work-items funded through the CFFP would **not** trigger the PHA Plan process. Committee members were concerned about this, because they need to keep track of changes with CFFP funds to make sure that planned work is getting done at each development. [BHA's argument is that these changes don't have to be reported because the CFFP is not federally funded. However, it is federally funded in a way, since the interest on the bond does come from the Capital Fund. The question instead may be what system can be set up so that residents and RAB members get timely notice about significant changes and an opportunity to comment on them if there are concerns.

Response: The BHA will work with RAB, Monitoring Committee, LTO's and other stakeholders to provide an annual reporting of CFFP plans and spending.

Comment: A question was raised about what would happen if a federal public housing development was switched to Section 8 project-based vouchers, and what would happen with its previously allocated Capital Funds that hadn't been spent. Mac said it was his understanding that, as part of conversion, BHA might identify what repairs were necessary for long-term viability of the development (this might require some relocation, etc.). This would then be funded out of the Section 8 funding stream, which would be more per unit than the public housing subsidy. The development would not be eligible for funds from the Capital Fund (and likely not the CFFP). This is a good question which should be posed to BHA.

Response: The commenter is correct that it would be BHA's intention to fund needed improvements at these developments from the Section 8 funding stream, which is generally more than the public housing subsidy. Such developments would not be eligible for either CFP or CFFP.

Comment: Some members said that they didn't understand why BHA spent so much money on clerks ($450,000/year) and what they do. Some also questioned what the public safety people did for the money.

Response: The Clerks are BHA employees also known as Construction Representatives. The Construction Reps are the "eyes and ears" of the Authority during a construction project and they report information to both the BHA Project Manager and the consultant Architect/Engineer. Construction Reps are assigned full-time to larger projects and part-time to most smaller projects. They help ensure quality work and safety on the job by recording all work progress and reporting any incidents.

Comment: There are places in the Performance and Evaluation reports where the "Original" column on the P&E report did not match the "Revised" column on the **last** P&E reports that the RAB received for the same time periods last fall. While it is understandable that, within each report, there will be changes—items may be added or deleted, or spending may change for an existing item—it is not clear why the two reports wouldn't mesh. We asked to follow up with BHA on this.

Response: BHA submitted a budget revision during the year.

This revision became the new "Original" in the budgets under review. So the commenter was looking at a budget that had been subsequently revised.

Comment: Phyllis and others mentioned that a lot of times, the categories are so general that it's hard to know whether an expense, or a change in an expense, is reasonable. For example, "A/E" (architect/engineering) can mean many different things, and sometimes these amounts are huge. Other categories, like "building envelope", are hard to know exactly what was needed, and why the amounts vary so much from one place to another.

Response: The Agency Plan documents and HUD reporting forms only require general descriptions and broad categories of work items. The BHA will continue to provide to the RAB, Monitoring Committee, LTO's and other stakeholders an annual reporting of capital spending and capital plans.
We will work with all these groups to aid in their understanding of this information.

Comment: Annapolis residents noted that they've had a problem with their heating system, and didn't see this on the reports. Moreover, right now they're having window work done by Lockheed, and it's not clear that this item is found AT ALL in the Performance & Evaluation reports—where is this money coming from? Neither of these items appears in the Physical Needs Assessment (PHA) that prioritizes work items to be done, and the heating system needs to be moved out (people said new valves were needed). Mac noted that sometimes smaller work items are NOT done in the Capital Budget, but in what used to be known as the Extraordinary Maintenance budget (with different amounts at each development), but that's not something the RAB sees in the Annual Plan. Annapolis residents said that the windows didn't lock previously, and also needed securing screens. In addition, HUD had cited problems with air conditions & window installation in past inspections, and so flaps were installed into the windows where an air conditioner unit might be installed.

Response: The heating problems currently being experienced at Annapolis are maintenance, not capital, issues and will be funded by the Operating budget. The boiler system at this site is only 12 years old and has many years of useful life left. However, there appear to be problems with some of the related electrical controls which the operations staff is addressing. Additionally, most heating systems have various traps and valves which need to be replaced on a periodic basis as part of routine maintenance. These items also would be funded from the Operating budget rather than Capital. The Physical Needs Assessment (PNA) is meant to record only capital needs, not routine maintenance and repair needs.
Because capital window improvements are currently under contract at Annapolis, this previous need is considered addressed and no longer shows up as a capital priority on the PNA.

Comment: Annapolis Development Capital Funding Needed: Heating System: System fails/no heat (8 times in 2007 including on 12/1/07; 2 times in 2006; 1 time in 2005) Must call emergency to send custodian (leading to another question: Why don't we have a resident custodian? Haven't had one for a year and a half.) All or most units need radiator valves replaced; most turn off/or valves do not work and residents (not having thermostats) can not regulate heat leading to use of air conditioners and residents opening windows when heat is excessive. Why wasn't this included in BHA's Capital planning in past or future years?

Recently, BHA has contracted for extensive work (which has been completed) on all units' windows to comply with a HUD REAC mandate. Where in the budgets does the funding come from? Also, this summer, much work was done on de-leading many of our buildings hallways (again, after city inspections)- where in the budgets did the funding come from? All of the common hallways are in need of renovation. This item was noted in past budgets and deleted. Why?

Response: See above response

Comment: What does BHA plan to spend on renovations and/or improvements in the next years? Why has BHA not been meeting with the Annapolis Task Force for the past several years to go over capital planning for the development?

Response: BHA understands its obligation as written in our tenant participation policy to communicate and provide for resident opportunity for input in the prioritization of capital work. BHA will make sure that all development managers and LTOs are informed of an opportunity to participate in next year's capital assessment process. It is very important to us to get relevant input from all perspectives, including residents, managers and capital staff. We hope to start holding these meetings earlier this year, thereby finding meeting times that work for everyone.

Comment: People asked if there were any limits on BHA's reprogramming of modernization funds. Mac noted that Shirley Ransom of the BHA has mentioned "fungibility" of funds—that BHA has a lot of flexibility in reprogramming—and of course there is the need to meet obligation & expenditure obligations so funding isn't recaptured by HUD. Sometimes work costs more or less (or the scope of work changes as BHA gets into a project), and sometimes unanticipated emergencies may require reprogramming, and deferral of a development's work from one year to the next. Mac noted that under the BHA's governance legislation, there is some requirement for BHA to notify local tenant organizations of significant reprogramming of modernization funds.

Response: HUD regulations allow reprogramming of work items and movement of funds as long as the work item appeared somewhere in the current 5-year plan or any of the previous five years' 5-year plan, or it is an emergency, or the Authority receives approval from HUD. "Substantial deviation" or "significant change" (as defined in the Agency Plan) require a public hearing process.

Comment: Hello everyone. My name is Theodore Hampton. I've been a RAB member for seven years with different Boards and different people, people like you and me in public housing. My main thing is to inform you today that the Resident Advisory Board has been working with the BHA since 1999. I didn't prepare for this, so you'll have to give me a little time. The Resident Advisory Board is the most utility, the best utility that you have to work with the BHA in development of how you live. Your voice means a lot to people that aren't here and means a lot to people that are here. The things that you hear today all regulate your life and how your life is lived and probably your security. It is regulated by what is said in this room today. I'm a member of the Resident Advisory Board. Until I got on the Resident Advisory Board, I didn't know all that it takes to run public housing. Public housing is trying to be eliminated. You hear all kinds of rumors going around about public housing being phased out or public housing going under. It's not going under. It's going to a war, a political war, not the war over across the way but a war here in America supporting across the land/world. They're taking money from us to send over there. I wouldn't have known that if I wasn't with the BHA.

I commend the BHA because they're fighting hard to stay on top. We have changes that are coming down that I don't agree with. I know that we'll sink like a rock, but they're trying their best to keep public housing alive. Every hearing at the State House, the BHA is there fighting for public housing. Every hearing at City Hall, the BHA is there fighting for public housing. If public housing is phased out, we're not the only ones losing. BHA, FHA will all go under. I want to say to you that in this Plan there are things we like and things we don't like. Everything that it says here today was said to HUD. We've edited it, written it out, and it goes on the back side of the BHA plan. BHA submits your words. Like you go to the polls and vote, your words are heard. These are reread and sent back. HUD actually sends a response back, their response to what you say here today. I'll say it again: I'm a proud member of the Resident Advisory Board because

it represents all of you. We have to look at not just what it does for me, but what is it doing for you. If you're in a wheelchair, we are looking out for you.
All these four papers that you get today were put together by the Resident Advisory Board. I would like to put in a word for the Resident Advisory Board because we have members that have left us. Its hard work being on the Resident Advisory Board, but I can't beat it because I know I make a difference to somebody sitting there and listening to me and hearing what I have to say. I would like you to pay attention. This is how you contact us. This is how you relate to us by phone, by text, by email your concerns. We will definitely address your concerns. My name is Theodore Hampton. I live at St. Botolph. Thank you.

Response: Thank you, Mr. Hampton. I appreciate your remarks and it's that kind of thoughtful dedication to public housing that makes our job as public housing administrators easier. Having a committed RAB is helpful to you and helpful to us. It makes our jobs easier.

Comment: Where is Plan online?

Response: You go to www.BostonHousing.org and on the left hand side, there's an option that says departments. It will open up all the different departments at the Housing Authority, and one of them is the Planning Department. You click on Planning Department, and that will bring you to a section. As you scroll down, you'll see the plan documents.

Comment: My comment is are any of these proposed transfer changes grandfathered or grandmothered? In other words, people who have their transfer already approved, will they be affected by them?

Response: If you are in screening as an applicant, there will be no change. If there are other types of transfers generated that you have already approved, you still keep the date.

Comment: Good afternoon everybody. I'm Anna Raphael. I've been in housing ten years. When I came, there was leaking water from the bathroom, down the kitchen. I'm tired of calling BHA. Whenever I call, they send someone with plastic and that's all. Then they had a meeting. In that meeting, the person at the meeting explained everything about the capital work. Three days after that meeting, I had to travel to Chicago. When I came back from Chicago, I found a letter saying that I have to move and they're going to do something called 504. I have to leave. I have to move, but they want me to go to another site. Then I have a letter signed since saying that I want to stay on the site. They just want me to move from my unit. Then the [lady] called me saying that someone would call you to show you placement on Section 8. That person never called. She called me again, the relocation, and she said you can finish this application and reject it. I didn't fill in that application. She did. She filled out the application and sent it to the manager and said I applied for Section 8. I didn't apply for Section 8. I don't know why she did that. When I came from Chicago, and they sent so many letters saying that you have to move, you have to this, the last letter sent to me was to see someone in the Section 8 department. That lady called me. When I spoke to that lady, I said, "I didn't fill out a Section 8 form." That Mrs. Blah-Blah filled this out by herself, but I didn't do it. She said, "You have your choice if you want to take Section 8." Myself, I don't want to take Section 8.

Response: Then you don't have to. The unit you live in is going to be converted to a unit that is handicap accessible, that's what 504 means. So, you will have to move out while that work is being done. We allow people to have Section 8 vouchers if they would like to do that or you can transfer to another development within BHA. There is also other work going to be done at Gallivan Boulevard. In addition to the 504, there are upgrades being made to the kitchens and bathrooms at those developments. So, I have your name and your address here. I can contact your manager or also the Assistant Director for the State Program. We can look into this. So, if you don't want a Section 8, you don't have to. We will have somebody talk to you about what your other options are.

Comment: Hi. I'm Wanda Drumgold, and comment on grandparents. My concern over there is half is elderly and half is grandparent. There is a confusion on the task force. The elderly don't run for the task force, but my grandparents are on the task force. There is friction there. That needs to be clarified, and it needs to be clarified to all in one room together. Things should be working together. The other piece of the matter is funding for federal to state, and the different capital things that happen in federal and things that happen. I think they just allocated funds at state. My concern is we all are one. All together, and we all have the same maintenance guys.

Response: They may well have. With the new governor, they are allocating more operating and capital money for state public housing. In the past, there has actually been less.

That's absolutely right, because some money comes from the federal government and some comes from the state, there is state public housing and federal public housing, and we can't mix the monies up and say, "We'll take a little of this and a little of that and do everything." We will obviously try to do the same work that's required, but it's funded from different sources.

Comment: The other question is designated housing 70 percent elderly and 30 percent disabled? The elderly they're petrified, and they won't come out of their door.

Response: There are problems. You are right. It's a difficult mix to manage, and we're working in general to get more supportive services for both elderly and non elderly disabled.

Comment: Yes. I'm Leonard German, and I live at Lower Mills. I'm a diabetic. I applied for one bedroom, and I need equipment for my arthritis. I already had an amputation on my left foot. I lost some toes. They told me to stay off of my feet. I gained weight. I'm in constant pain. I require space. I need a one bedroom apartment so that I can have this equipment. I consider myself an emergency situation. It's not life threatening, but in the near future if I don't get this equipment, my circulation will deteriorate. The thing is I'd like to stay on site. I have to move to another site, and it's prioritized. How long will I be there? A year? Two years? Do I have to move again? I'm in a catch 22 situation. There are empty apartments in my building now, one bedroom/studios. Where is the problem? They're not being used. I have a trainer that helps me a couple of days a week with my equipment.

Response: Well, if you've applied for a transfer, I can't tell you the status of it. Transfers are reviewed every Thursday. So, the process is ongoing. I really can't speak for Lower Mills, and I don't know that there are large numbers of vacancies. There are always vacancies because as people turn over and part of the issue also was this 504 work that was done in various places, and we had apartments that we were holding for relocation and whatever. Those have all gone back online. So, the studios, it's certainly possible that there are some studio apartments that have been vacant for some period of time because those are less desirable. A lot of people don't want those.

So, I don't know unless there is some particular issue with the apartment that a one bedroom should have been vacant for very long. So, if that's the case, then I'll look into those. You don't have to move to a Section 8. You can move to another BHA property. We have lots of elderly and disabled housing.
Once this transfer is approved, would we be able to give him sort of a ballpark of how long it will take for a one bedroom to become available for you where you are on the list onsite. Then you could make the decision at that time if you wanted to add other possible developments to your choices.

Gloria Meneses: It depends on what special features are required and occupancies are available at the site.

Gail Livingston: You applied for a one bedroom, and what Ms. Meneses is saying is that we review these every week. Once it's reviewed, you'll be told when it's approved. At that point, they'll

also be able to tell you how long it will take to have an assigned one bedroom unit at Lower Mills. If that's a longer period of time than you want to wait, you would have the option of adding additional choices, other developments that you might be able to move more quickly. We can't say anything more than that really until it's approved. Then we can say. If you have the information that you say that you put forward…

FEMALE: If it's documented, I doubt that there will be much of an issue.

Comment: I am Renaldo Sepulveda and my question is In Section 8 how much and how often does BHA pay your landlord?

Response: He's paid every month. We have a contract with the landlord. How much we pay him is based on the total rent of the apartment minus the amount that you can pay, which is the calculated portion of your income plus any utility allowance if you have a utility allowance taken into consideration.

Comment: I am Luba Krivosky. I live in a garden style apartment. I don't feel safe. There are disabled people who live there and don't follow the rules. It's as simple as that. There is no security. There is no manager on site.

Response: Thank you for your comments. We have to assign people to the developments where units are available. From a management perspective, which is our responsibility and which we can have some impact on, I think that we need to do a better job of orientation, especially people who may need some additional help knowing how they need to live well with others. In addition to that, it sounds like a little bit more frequent management presence would be in order because what we're talking about here is really lease and rule enforcement. It's not the people who come there to some degrees, it's how we're able to work with them to help them live better with others. That's a challenge, but communication between you and the manager about issues that arise is important. Then, perhaps, we need to be able to have an adequate management presence. It sounds like one afternoon a week may not be sufficient for Pond Street. Thank you for your comments.

I just want to add that the BHA is trying to put together marketing material, also an orientation where we have the newcomers and new rentals getting together and going over house rules. We are looking into that.

Comment: There are a few things that have been spoken on that I wanted to speak on. We're coming into a new era. This new era that we're coming into leaves me with the question of is all the things that the BHA is doing in this plan mandated by HUD or are all these things that BHA is doing utilized by BHA? There is a line between what HUD mandates and what BHA does, getting around mandates. I should say it gives me a question in my mind as to how these plans are being utilized by the BHA. Some I agree with and some I don't, but it doesn't state in the plan if this is from the BHA because HUD says it or it's being done by BHA because BHA wants to do it. I've gotten to where I can hardly read now with my illness, diabetes. My eye sight is going further and further away from me. I read that size 8.3 type in HUD regulations, and a lot of the things that I've seen being done by BHA aren't in those regulations as far as I can see. There must be some part that I haven't gotten to yet, but that's my question as to the setting of these plans. Everything is turning against the tenant.

As a tenant of the BHA, my gut tells me that where I'm living at is not going to survive this plan. What is going to happen if this plan fails? What happens to the tenants that are living in elderly handicapped family and we know HUD can cut Section 8? I'm not seeing any safeguards in this plan that will say that, "If this plan doesn't work, we'll revert back to. If this plan doesn't work, we'll have another plan that will help the people and BHA to stay in housing." I've read this plan over and over for the past six months. I was reading the plan before the BHA had the plan, before the RAB had the plan. I've been reading and keeping up on the plan. HUD allocating money and the [ways and means] cut funds. How are we going to survive if this plan does

not work? That's my question. Thank you. [Round of applause heard.]

Response: That's a very serious question, and survival of the program itself is something that we all need to think about. I appreciate your thoughtfulness. We have put out a document that talks about some things we're talking about for the future for preserving the portfolio. We've had hearings about that. I can provide you with a copy of that document if you don't have it. I think I have your name. We'll make sure that we get you one.

Comment: I'm Dorothy Smith from 37 Washington Street with Section 8. There are a lot of problems. The main problem is their elevator. It's hazardous.

Not too long ago, last week, they sent me a letter saying the building is foreclosed.

MODERATOR: I think we actually may have sent information out to all Section 8 residents to make sure that you get that. It was just for your information.

RESPONDENT: What we're really concerned about, at least me, with the elevator is that I've only been there like two years. That elevator keeps breaking down since then. There are people that have gotten trapped. It's like on a time schedule. They want it to work when they want it to work, only when there are people that have inspections around that time, when they want it to work. Then it's down for the holidays. It's working for the first of the month. Three days later after the third, it's down for weeks. I am a disabled person with braces on my legs, and I can't do the stairs on the doctor's orders. You know, they may have this a few months ago that the locks they have on the doors changed. So, they came out and changed the locks. Well, we had no say in it or anything. Ever since then, I don't feel secure in my apartment. We have no ventilation over our stove. They promised that they'd put it in, but it never got in. We're supposed to have cameras, but we don't have cameras. We can't see who rings our bells, but they tell us we have a channel on our cable that we can see who rings the bell. We don't have it.

Response: We'll get some more information, look at the letter, see who your leasing officer is, and we'll look into that.
I will get information to the Section 8 department about the condition of the elevator because your apartment has to meet certain housing quality standards as well. I have that information. That letter did not say that your building is being foreclosed.

Comment: I'm Ms. Dobson. I have filled out at least three or four transfers, and I've gotten turned down. I was wondering why it's so hard to get a transfer. They make it so hard.

Response: I can't speak about your specific situation, but the policy sets out particular reasons that people can be approved for transfers. There is a committee that looks at these on a weekly basis, and they make decisions about whether or not there is a good reason for the transfer and the reason is sufficient with respect to the policies. You can always appeal if you get a letter saying it's denied. You can appeal all of them.

Comment: Hello everybody, and happy holidays and Merry Christmas. I'm just concerned about how well the security is. They are doing a good job of finding solutions to the people that are not allowed to be in the apartment complex, the hotel. We did go through a bad fire when we first opened up about four years ago, and the fire department came and put the fire out. They did a real good job doing that and protecting us. I just wanted everybody to know that it's a very nice, comfortable place to live, and it's a very, very nice community. The people that work for the property do a very good job. That's about all I have to say. Thank you very much.

Response: Thank you.

Comment: I don't think that someone with that little income should pay that much rent at all especially for people from another country. Why keep raising the rents? She thought they would raise it more again.

Response: If the rent is more than 30 percent it is due to a mixed household due to immigration status. Only the citizens and those with immigration status are subsidized. In the federal program it is going to continue to be a mixed household and prorated until the person who doesn't have immigration status has immigration status and then become 100 percent subsidized. The family at this time could put in a transfer request to the state program. However, a transfer for prorated rent due to financial burden to the state program are very limited. She would be able to apply as an applicant for the state program under the proposed changes to the Admissions and Continued Occupancy Policy. If the family composition changes, then the rent would be 100 percent subsidized and 30 percent in the federal program and 32 in the state.

Comment: My name is Phyllis. I live in the Old Colony Housing development, and I am a RAB member. My question is I want to know in reference to asset management I'd like to see training for managers, task force people and also the Resident Advisory Board. I feel that the asset management is coming down too fast, too quick and I don't think there's enough information that has been given to tenants, the managers, and to even the RAB itself. We've gotten what seems like a last minute notice, and it was dumped on us. So, I feel that in reference to asset management we need a lot of training and a lot of help. That's one question. I don't know if I'm allowed a second. I also find a lot of the developments have a hard problem with translators. I know my development has a lot of Spanish speaking, and none of us speak Spanish that are on the task force. To try to retell to some of the other people in our development, it's hard to speak Spanish or get our paperwork translated for them to understand what's going on. So, we have a problem with translation. I guess that's it. Thanks!

Response: Asset management is something that's being foisted upon us by the current administration in Washington. The pace at which we are implementing it is the pace that we are being required, at least at this time, to implement it. We will see what the future brings in this regard particularly in the context of next November's election. They moved some of the requirements back. Portions of it are going to go into effect. There has been some movement, of course, in Congress, Barney Frank in particular I think, and some of it is to delay the implementation further. My sense is that the reason for the delay is to buy some time in the hope that there might be a new administration in Washington in January. So, this whole thing can be re-thought. So, we're kind of taking it a day at a time, a week at a time ourselves in that regard. It's certainly not something that we asked for or we welcomed. The pace we're doing it at is the pace that we're mandated to do it at. BHA would be happy to set up a time to further discuss asset management with the RAB.

As far as translators go, we do, I know, make an effort at least to the extent that we can to maintain multi-lingual manager offices. It gets very difficult. I think I've heard that there are over 100 languages spoken in Boston now. So, it can get kind of tough to have a staff person in each management office that can handle that many languages. We do make an effort to maintain at least English and Spanish speaking. In some developments we have other languages, for example Russian speakers where there is a significant population. But we do do our best given our budget limitations around those issues. We have lots of Spanish multi-lingual speakers. Gloria is just one of them. She has lots of staff that are multi-lingual as well. Me, I have trouble with English! We do our best to accommodate languages, but we are not funded at all to be able to translate. So, the majority of the translations are volunteered by staff. We've done some translating of forms on our own.

Comment: Good evening, everybody. My name is Lacretia Green. I'm currently the President of the Old Colony Tenant Association and also serve on the monitoring committee in Boston. The couple of things that the task force in Old Colony would like to see is the inspections of the

apartments to give us more authority to be able to make sure that things are right, like the inspections of other vacant apartments to make sure that everything is up to code and it's ready to be moved in. I don't know how many residents have called in and said, "This wasn't done. That wasn't done. This wasn't done." So, the task force would like to meet with management and say we'd like to be able to inspect an apartment. Work orders that aren't done in timely manners, if it's an emergency, then it gets done, but some of the work orders take a little bit more time than we'd like. If we could just work with the maintenance on the work orders, maybe just get a read-out in a timely manner so that they are taken care of, and the residents don't have to call and say, "I had this work order now in for a month. Can you help me?" That's basically about it. Then, the elderly, we'd like to see the elderly services brought back, some of the things for the elderly that can't get out or can't maneuver it anymore because they're not strong enough. They used to have services that you could to help them with their major life issues. Thank you.

Response: Thank you, Lacretia. I know that we've made significant progress in recent years in terms of bringing our work order turnaround time down. In fact, I think we're at 13 days or something like that, maybe 14 days or something like that. I know when I first came to the Housing Authority it was probably 10 or 20 times that. There is clearly some room for improvement, there's no question about it. We monitor that stuff very, very closely. All of the work orders - the emergencies we complete roughly 99 percent of our emergency work orders within 24 hours. So, I know that we're really quick in getting to those urgent matters. It's the routine matters that don't get done sometimes as quickly as we'd like to. It is something we monitor the statistics each week, excuse me, each month. The operations' folks report to the Executive Committee which includes mainly the administrator, the general counsel and a few other folks on at least a bi-monthly basis. We keep tabs on our vacancy rates, our work order turnaround time and our backlog of work orders we have and rent collection and those important operations indicators.

So, I guess the answer is at least from my perspective, I think we're making progress, but there is still room for more progress. I think one of the significant things that we were able to get a couple of years ago in our contract negotiations with the building trades was we were able to loosen up the requirements in terms of which craft person can do what work. We're able now to assign any craft person any chore with the exception of those chores that require a license; hooking up the gas stove for example or something like that. I think that has really made a difference. It's a more efficient way to deliver maintenance, and I think that has been one of the reasons why we've been able to bring that turnaround time, I think, along with some better supervision as well. So, it's something that we keep working on. I think we're making progress. Another thing BHA is doing is work order surveys, sending out a survey once the work order has been completed to see if they have been satisfied or to see if the work needs to be redone. So, it's important for the residents to respond. It matters that you tell us how well we're doing or ways we need to improve, and we do make the effort of putting it out there. You need to respond. When somebody is going to move in, it's important when they do the walk-through that the new resident go and check everything out. The management tells them it's going to be repaired or replaced before you move in, and then there's a sign-in sheet or an agreement that says, "These are the items that are outstanding." So, the client should be outspoken about the items when they move in and get the keys to inspect that it was completed. That's part of the moving in process. If you're not happy with the work order, don't sign off on it. BHA is also interested in providing services to our seniors who are aging in place at family developments although we face funding restrictions. BHA would like to develop partnerships with other service agencies to bring them in to serve this population.

Comment: I'm the Housing Director of HomeStart which serves the homeless population in

Cambridge and Boston. All of our clients are homeless. Most are disabled and many lack English proficiency. So, we find that they face a number of barriers just with that; their living situation, dealing with their disabilities and a number of other things that you have when you have no permanent house. So, there's three things that cause additional barriers and are troublesome to the housing services world. One of them was the adjustment to changing your development choices once they've entered the screening process. We find that a lot of applicants are learning much more about the developments and what they're getting themselves into during the screening process, whether it's the area or immigration status issues. So, we find that giving them the choice to change options just to make it more stable and more permanent housing is beneficial. Another thing that we thought was important to comment on was the one year ban once they've withdrawn for any reason. We find that having people track down all the documentation, make all the appointments as their transient living situation moves them from one spot to another, it's hard to keep on top of that a lot. Failure to do so brings them back to square one. We feel that a one year ban would create another year of homelessness for a lot of people. We feel like that just creates an unnecessary penalty for a lot of these folks who do have trouble putting together the right documentation, responding. We ask that you take that into consideration.

One thing that we find that can be potentially disastrous for a lot of our clients is the change in the [definition] of the homeless priority. It's our understanding through hearing feedback about what Gloria had mentioned in the last meeting about the homeless definition change. We definitely agree that that's something that should be addressed. We feel that adding a no-fault homelessness piece to the homeless priority would cause a lot of undue harm to many of our clients. We feel that just the screening process becomes much more troublesome and chaotic. We feel that a number of our clients who could be very suitable for public housing residence would be unable to get that priority. We house over 300 people each year. The BHA provides a large majority of that housing. We feel that a lot of these clients would be put into a situation where their homeless status would be dramatically increased if they weren't able to get the homeless priority at Boston Housing.

So, we feel that adding the no-fault clause would cut out a lot of folks who would either be unable to document it or who in the past and weren't able to prove that their homelessness is not their fault. So, we ask that it be reconsidered, the language around the homeless priority changes. I definitely want to highlight a few of the good things, moving the homeless priority to priority one status. Obviously that's a very welcomed change, and thank you so much for that as well as actually giving us another offer of public housing. So, we want to highlight that as well. We definitely thank you for giving us the chance to give our comments. We thank you for taking our comments into consideration. Thank you.

Response: I'll start first with the homeless one. We have received a number of comments from the various meetings that we've had before the public hearing. The no-fault, the interpretation that people have of the no-fault is not what is meant by the BHA. We want to make sure that we don't get fraudulent homelessness. We are increasing homeless priority to Priority One, which is the same level as the court ordered priority or no-fault, domestic violence. So, we want to make sure that we continue serving the clients who have the need and not for clients to create a situation when they're properly housed, they're subsidized, and they just want to get a place on their own. Even though they have a place to live, they come one day stay in the shelter and then go back home while they're waiting on the waiting list and jumping thousands of clients. We have clients who have been waiting a number of years who had the opportunity to be screened who are not [playing] the system. So, we have taken this comment into consideration and the legal department is currently looking at changing the language so that it's fair and maybe we'll

add something there about if there's fraud, intentional, there would be a three year ban. We do have that falsification of information, and it's a three year bar. So, that's on the homelessness. We're trying to get to the people who have the need and need to make sure that other people aren't taking advantage and jumping the thousands of people on the waiting list.

The one year bar may sounds harsh; however, the BHA is pretty liberal. We do work with the clients. We work with the advocates, for example, when we send out a notice for an appointment. If the client doesn't call, they have 20 days to reschedule an appointment. We don't wait 20 days. We wait three months or four months to see if the client responds. If they have not responded, we withdraw. If the client comes back right away and says, "Well, something happened," then we reopen the case without the need of a hearing, just notification of what happened with the explanation of the condition or what are the circumstances. If not, they still have the right to appeal. So, we're not closing cases just arbitrarily. We are giving people an opportunity, and we will continue to give people an opportunity. We are spending thousands and thousands of dollars on applications; people resubmitting and not going through the process, appealing the withdrawal of the application, and still not going through the process. We are spending $5,000 to $7,000 every three months on applications. The applicant doesn't take any responsibility. We have advocates who we work with, train to assist the client. We do have a lot of disabled individuals. We have people with language barriers. There are extenuating circumstances that we will continue to look at. The client is coming and moving and not really doing much, then there's nothing. We're trying to hold people responsible. It's responsibility of all parties. We have accountability to the client as well.

When someone has special circumstances, it will be reviewed. There is an appeal process. The development choice during the screening process, when clients apply we have provided all this information on the website. We have created a website to provide enough information. It's the same thing – we go out and work with the advocates providing enough information about what the programs are, what the needs are. We have expanded the application with information regarding the federal programs, the state programs, the project based programs so that clients have more information. There is a status line where people have the opportunity to call, and we give them the information. Sometimes clients will be calling all the time. They make choices adding and removing or they don't make any changes. It's rarely that we call someone immediately into screenings. They have time to make changes during that time. Even though it's development choice, take the time and look at where it is that you really want to live. That's not happening. What we're hearing back is more that the clients are not having a choice. If they're in shelters or whatever arrangement, you need to select everything. They're being forced not by the BHA, they're being forced to select everything there is so that when they come into screening, they already know that they don't want it. They have to come to an interview which means somebody else who is interested and is being interviewed for that particular site doesn't get interviewed at that time.

It becomes a financial burden to the BHA where right now we're discussing how do we do the most with the least funding that is given to the BHA so that we can also provide the services to the residents and the applicants. We have clients who come and they remove the choice of the site at the screening time, and the screener has spent an hour or two hours explaining what are the choices or all the choices they can make. They'll take some [developments] off. They come back and go through the screening again, and they'll say, "I don't want that development either." So, that's where the proposed change is coming from not as a punishment but more of please take the time, make appropriate choices. You go to a site and look at the areas. Is that really where you want to reside? Ask the questions. We need to be informed. You may think it really doesn't matter, but it does especially when we have

deadlines in occupying units. We need to be at 97 percent occupancy, and it's 97 percent occupied for each site. If a site doesn't have 97 percent occupancy we lose funding. If we lose funding, we lose resources to be able to assist the residents who are residing there and to be able to assist applicants who want to move in. So, we're asking advocates and applicants and the residents and for us to really work together with limited resources that we have and do the most.
Again, we'll change language in the ACOP regarding extenuating circumstances, reasonable acommodations. If people tell us the issues, we will address them and assist them. When we have clients that are really not having any [choice], they find a place and they know they're not going to take it, or they're not going to take temporarily and end up in the street, or they wait until that meeting to say what they're really interested in, only a particular site We're going around in circles.

Comment: My name is Adeline Lalonde. I live in Dorchester. My problem is I've lived there since 2002, and since we've been there, until this year we did not pay her the first of the month. We usually pay her every 24th. Because of that she said that she's not going to continue for the next year. I do not think it's fair for her to say that because we've been doing it. If she didn't want it that way, she could say that she doesn't want it this way, and this is the way she wants it. The point is that they have a paper saying that on the first they should get paid. Since we've been there, it has been on the 24th or something like that. We told her this is how we're going to pay her between the 18th and 24th. She agreed with us for all those years. All of a sudden this year, she got upset and feels like it's something that hadn't been that way. It looked like we did something with her. We didn't do anything. I thank God that whatever we had to pay, God let us give our little bit to her. So, we didn't have any problem. I heard her to say next year she's not going to continue. If we want to stay, we can stay. I appreciate it if they would help us as we are getting old, and it's not easy to move. If we want to, we can. It's not easy for us to move.

Response: This is a Section 8 non-renewal issue that has been referrd to the appropriate leasing officer**.**

Comment: I just found out about the meeting. So, there are several things I'd like to talk about. I hope I do it fast. One is about handicap units in our development. One is about the handicap apartment. You only have four. Three of them are off-line. So, I'd like to see a change in that. Also, I'm wondering if they still have preferences for veterans and for their families and mothers.

We have inspections, and when the people come around, the paint is peeling. The housing has offered to come in, scrape the ceilings and give us paint to paint it. The scraping and the stuff being around, and then trying to hire somebody or maybe get my grandkids or somebody to paint it. To me, it's hard for me to do and makes a mess. Whoever is working on the ceilings, it doesn't take that long for them to paint.

Another thing is Gloria talked about homeless and those that have an emergency. I wonder how veterans and whether they have a preference. I don't know. I'm curious about that. Veterans need a preference because you're going to have a lot of them coming back and still the old World War II veterans. Especially I want people to remember that the state built the houses for veterans and their families. Thank you.

Response: Thank you, Ms. Butler. You're right. The state housing was built primarily for returning veterans from World War II. That's how my family got into public housing, when my Dad returned from the war in Europe. We still provide a veteran's preference of a point. Is that correct or is it three points? This is where Gloria is invaluable. We're with you. We're aware that it's a place for our veterans coming back. We do have a veteran preference and actually we had surveys from Washington of how many housing authorities still do veteran preference, and we're one of the few that still does. If its the veteran themselves they get 4 points, if it's a family, the wife of a deceased veteran or divorce, they get three points. So, if they are homeless plus a veteran point, it

brings them up higher than someone who doesn't. In addition to that if they're disabled, non-elderly disabled, they also get points in the family program. If they are elderly, they get extra points in the elderly program where the population is less than 70 percent. We are in addition every year for I don't know how many years already, the VHA specifically every year has meeting with the veterans at the Veteran Stand Down and taking applications with them and processing. So, yes. We have and will, and we're working with the advocates with the veterans.
The 97 percent occupancy rate is for the federal program and not for the state. I'm not aware that there are wheelchair accessible vacancies at Camden Street. I'll follow up with management to see if they're vacant or what is the status. The state program, as soon as they become available, they usually are the first ones to go because there is a lot of demand for state programming. Ms. Butler, I'll have Operations staff get a hold of you about the paint issue that you raised. We'll certainly get your ceiling painted. I'll make sure of that. You asked a broader question, and I'll have Operations staff get back to you on that. You're very welcome. Thank you for coming.

Comment: Hi, I'm Mac McCreight from Greater Boston Legal Services. I spoke this afternoon, so I won't say the same things that I said this afternoon. The thing I did want to emphasize though again is the point that Christian brought out about the one year ban. There is a legal issue about whether or not it is consistent with the city plan on the homelessness. One of the standards that HUD has about whether or not an annual plan should be approved is whether or not it's consistent with the area of consolidated plans. It is true right now that if you don't keep an appointment, don't respond to a piece of paper from the BHA, the BHA does give opportunities for people to respond or reschedule and so forth, if a person does that, they get removed from the waiting list. They do reapply, but they have lost basically their original date of application. They've lost their original priority. This would impose on top of that a one year period of time that the person basically couldn't get on the BHA list. I agree with what Christian said that it's another year of homelessness for many people. That is not consistent with HUD's plan about chronic homelessness. It's not consistent with the Mayor's policy on homelessness, and I don't think it's a good idea. So, that's one thing.

A couple of other things – this one is one that I touched on this afternoon, but I think it's important enough to bring back here for this audience as well. It's on the capital plan. BHA needs to come up with a friendlier way, a user friendlier way of conveying the data about capital spending and capital planning so that each development or colony, both on the federal and state side, would know what money do we have, what are the things that are in the works, what's the plan and also maybe consolidate that with maybe the bond stuff. So, for example, if a community gets told, "You won't see it there because those are in the bond," you can look and see if it's there or is it not there or what the plan is. It's the same thing with operating. I know when Gail was at this afternoon's hearing, one of the things that came up from [Annapolis] is people were talking about their windows and about some lead paint stuff. Gail said, "Well, that window thing, was that capital or was that operating?" Nobody really knew. All we could say was, "It didn't show up in the performance and evaluation report. So, we figure it's not under one of the capital grants because you would have had to award a contract and seen it there. So, maybe it is this other thing." Then, you need to know if it's happening and why isn't it happening and will we see it down the line. Those are natural questions that people have.

There's a question that came up yesterday when I was at an advocacy meeting about swaps. The question would be under the new asset management system, where still much of it has evolved at the local level, could managers do swaps that might serve a need. For example, people that are in first floor units that in fact might not want to be in a first floor unit, now this is probably going to come up more prominently on the family side than on the elderly disabled side because people on the first

floor, the elderly disabled may want to very well stay there, but on the family side I'm aware of people that are in first floor units who say, "I don't want to be in a first floor unit. I want to be in the second floor unit." We also hear the people who are in upper floor units who say, "I can't climb the stairs anymore or what have you." I'm just wondering if that might be something where a swap arrangement might in fact work. Another thing that people raised was I'm aware of the VHA requirement in the lease that if you're in a unit that has special features, and you don't require those features, that there's a provision that you agree to transfer when somebody comes up that needs that. Somebody said, "Does that also apply if basically the feature is that you're in a first floor unit and that you don't actually need the first floor unit but there might be somebody else who does because they can't climb stairs?" If not, can that be made clear in the BHA's lease or possibly done in the lease amendment or something like that. There is in fact language in your ACOP which talks about you're required to move either for adaptation or for accessibility factor. The ACOP language is there. The real question is whether or not the lease language is there. Again, this may be seen more by doing some kind of swap arrangements where people are more willing to do this. It's just a question.

Finally, an issue on no trespass. On this one, I know I actually grazed this with Bill last year, which is the question about juveniles. I know the BHA's new no trespass policy has been put out for review, and there's going to be some public meeting at [Amory] Street on January 3rd. It actually doesn't address one of the questions I have, which is the juvenile question, which is what happens when it is kids having other kids over. I understand that there may be points of which BHA in fact wants to get into that because the "kids" might be youthful offenders. There might be other situations where you really don't want to get into ten year olds. I've actually seen the situations where at some housing authorities, they've had no trespass orders against 10 year olds, which I don't think is a really great idea. It gets you into a level of stuff that I'm not sure anybody wants to go there. The other question is as I read it, if you have a no trespass in a five year time period during which basically after the five years you can come back and ask for re-evaluation, I don't think anybody thought about what happens if that person in the meantime applies to become an addition to a household, applies themselves to be an applicant at the BHA or is going to apply at a BHA site where sometimes that's what you do. For example, there's onsite application that happens at some of the sites. There definitely has been onsite application at Amory Street from time to time both for some of the public housing programs and definitely for the Section 8 program. So, whether or not somebody would be in violation of a no trespass order just by the fact that they showed up at Amory Street to apply, that probably is not something that was planned by policy. It's something that as I was reading through it the other day, I said, "Gee, I hadn't thought about this, but this is probably not BHA's intent." Again any of these three things, if you're doing additions to the household or in fact someone is an applicant, you're then screening your suitability. You're looking at their CORI, and you're looking at everything else and deciding is this somebody that I either want to have join the household or is it somebody that we're going to ultimately give an apartment to. So, applying the five year ban in those situations really probably doesn't make sense. You would decide whether or not you thought they were suitable or not for an addition to the household. Once you decided that, then they're obviously going to be a resident of BHA housing. Those are a few more things. Thanks.

Response: Thank you, Mac. We'll certainly have an opportunity to talk about the no trespass, however it is not part of this Plan submission. I don't know if you want me to comment tonight, but those are some things we didn't think of. We're certainly going to have another vibrant discussion and comment period on that policy. On the one-year ban, BHA has reconsidered the one year ban on reapplication for those removed from the waiting list. The one year restriction will not be implemented

and the current ACOP policy for those who are removed from the waiting list for rejecting a housing offer will remain in place which means that the applicant will not be able to reapply for the same priority for a period of 12 months. The BHA will continue to provide to the RAB, Monitoring Committee, LTO's and other stakeholders an annual reporting of capital spending and capital plans. We will work with all these groups to aid in their understanding of this information.

BHA has had experience with "swaps" in the past and it was not cost effective and brought out liability issues.

Comment: I have a question related to maintenance. Maintenance and also security at the Cathedral Housing Project. I'm not a tenant there, but my father is there. One time they did have security there for the people, and I don't know. Maybe it was a budget problem or something like that, and they ran out of funding. They removed those security officers. The last time that I was over there, the main door there's no lock on there. So, basically anybody could come off the street and walk in there. So, they not only lost security, but they don't have any security installed as far as locks on the door. I was just curious what could be done about it, and why has nobody resolved that problem.

Response: BHA still maintains a police force but does not have officers stationed all the time in all the developments. Officers move around. The issue of the door was referred to Cathedral staff.

Comment: PR p. 1:On High Point Village and Camelot Court, discuss pros and cons of this (i.e., BHA did not specifically seek this funding, but is participating with Enhanced Vouchers where owner pre-paid on mortgage and/or did not agree to extent HUD Section 8 contract, in order to avoid displacement of residents). May also want to discuss BHA's strategy for reusing these subsidies to create more project-based voucher opportunities to the extent funding is not fully required by existing residents.

Response: The BHA has edited its update in this area in response to the above comment:

The BHA has received additional Section 8 funding in the form of replacement or relocation vouchers granted in connection with redevelopment efforts at Maverick, Bickford Street and Franklin Hill as well as city-wide Section 504 Compliance. As vouchers issued for these purposes turn over, they are issued to eligible households on the waiting list.

In addition, the BHA has received enhanced vouchers for High Point Village and Camelot Court as a result of the private owner's prepayment on mortgage and/or opt out of Section 8 contract with HUD. These vouchers were issued to eligible current residents of the properties in order to avoid displacement due to the owner's opt out/prepayment. In an effort to maintain and/or increase the number of affordable units in the City, the BHA has agreed to reuse these subsidies to create more project-based voucher opportunities to the extent initial funding provided is not fully required by existing residents.

Comment: Vacancies: The Committee agreed that we should look at vacancies (pp. 1-2 of the Progress Report) and ask what the goal is for FFY 08—what percentage does BHA want to achieve? We also noted that while vacancies should improve because of the completion of the 504 work (units won't have to be held open for possible relocation), there will also be substantial relocation needs if the HOPE VI proposal for Washington-Beech is approved which could affect this. Will the Rapid Reoccupancy crew be made available for Washington-Beech relocation? We also wanted to know what the current average turnaround time was, what the barriers might be for turning around vacant units quickly, and what the strategy is for addressing those barriers. Page 2 indicates a decline in performance, and that it's taking too long.

Response: The occupancy goal remains 97% for FFY08. BHA does not anticipate using a Rapid Reoccupancy Crew for relocation or setting aside units which would contribute to the vacancy rate. BHA will opt to follow the model

used with the Franklin Hill Redevelopment and attempt to house relocated residents using regular turnover vacant units. This is working well without compromising the vacancy rate. The current average turnaround time is 125 days. Unit Turnaround is the only MASS sub-indicator for which the BHA does not receive maximum points, and with Asset Management imminent it has become an even more important priority. BHA is working on strategies for decreasing turnaround time, including with property-based goals for improvement and the portfolio-wide utilization of the "best practices" employed by the top performing sites.

Response: PR p. 3: Please provide a breakdown on the new PBVs added to the inventory-locations & development names, BR sizes at each, and any special characteristics necessary for admission.

Response: Please see PBV Attachment to Annual Plan. The BHA has added a copy of Property Descriptions.

Comment: PR p.3 --May want to add a piece on the Approach to Preservation as an ongoing process to establish a public dialogue about where BHA is going.

--Add something about the Winthrop Square Garage proceeds?

--Discuss collaborations between the BHA and other City agencies, such as the Housing 2012 conference?

Response: BHA has added text addressing these points to the 5 Year Progress Report.

Comment: Assisted Living: This is discussed on PR p. 3. How many units does BHA plan on including in this? For the consultants that are hired (here and elsewhere), we'd like to know what their experience is in these areas, as well as any success that they've had, particularly with public housing residents.

Response: There are no specific plans (and therefore no number of units identified) for the Assisted Living program. The consultants are helping BHA to develop a strategy to put a stronger continuum of care in place for BHA elders across the portfolio. The consultant team (VIVA Consulting) was selected in a competitive process according to experience and track record relevant to the scope of work identified in a BHA-issued Request for Proposals. Feel free to contact Kate Bennett, Special Assistant to the Administrator for Planning at 617-988-4108, for more information.

Comment: PR p.4: Rent roll performance seems down—any explanation? Important in light of impending implementation of project-based budgeting.

Response: The rent collection percentage is captured in September and as such, it is often subject to other factors. Rent collection is usually down slightly in one or two of the months in the fall due to back-to-school expenses. It was only one percent below the previous year. It typically rebounds in October, as it did this past year (101% collection). BHA is certainly aware of the importance of achieving more consistency with rent collection, and will continue to explore ways to increase collection.

Comment: PR p.4: Is the revised rent manual available now for review by RAB, advocates, and residents/public? Can it be posted on BHA's web-site? Could we review the training materials developed on non-citizens? (See also p. 14 below.)

Response: The Rent Manual update is still underway, but it will be posted and available for public review upon completion. The manual itself will be the primary training tool.

Comment: PR p.5: Update on PIC reporting rate? Big factor in funding with HUD. Appears that there is slippage on the public housing side (see also p. 7.)

Response: There is variation from month to month. BHA staff are working to maintain or surpass the required reporting rate of 95%.

Comment: PR p.5: Which agency is doing the site-based monitoring? When will this be completed? What is the cost? Also PR p. 27:Timetable for report to Occupancy on site-based waiting lists?

Response: The Greater Boston Fair Housing Center was hired to do monitoring of both BHA programs and the HOPE VI sites. The contract was completed in the Fall, 2007. The total contract amount was $38,500.

Comment: PR pp. 6-7: Could BHA describe for the RAB what having high performer status may mean, on practical level, for Section 8 program and for BHA?

Response: High Performer status would result in extra points for the BHA in certain grant applications (HOPE VI, for example), a Capital Fund Bonus, and eligibility to forgo PASS-Physical Inspections for a year.
BHA staff members have made previous presentations to the RAB on SEMAP, its indicators, scoring and impacts. We will be happy to attend a future RAB meeting to provide a SEMAP presentation and to discuss how our status as a High Performer impacts both our Section 8 Program and the BHA.

Comment: PR p. 7: Could BHA describe which communities it administers vouchers in and how it decided which would be covered and which would not?

Response: The BHA administers its own vouchers in the following HUD defined Metropolitan areas: Boston-Cambridge -Quincy, Brockton, Eastern Worcester County, Easton-Raynham, Lawrence, Lowell, New Bedford, Providence, Fall River and Taunton-Mansfield-Norton. These areas are where BHA voucher holders have most often chosen to live. The BHA also considered which areas were administratively feasible to cover.

Comment: PR p. 8: Good to see BHA/MBHP collaboration on meetings for owners. Having similar payment standards will help in avoiding owners picking and choosing between the programs-should explore further collaborations that may be beneficial to both agencies, such as development of LEP materials, initiatives where there are foreclosures (MBHP is identifying these through Banker & Tradesman), etc.

Response: The BHA is always open to collaborations with other agencies in order to better serve our clients.

Comment: PR p. 9: Can the RAB participate in the development of the Section 8 survey related to recertification and inspections (wouldn't actually be work-orders), similar to the feedback RAB gave to BHA on the public housing work-order survey?

Response: Yes, although this survey is related to the recertification process only, not inspections.

Comment: PR p. 11: Can the results of the public housing work-order survey be shared with the RAB once final?

Response: Yes. BHA would like to schedule time with the RAB to review the results and how they were addressed.

Comment: PR p. 12: Can't remember if applicant survey was shared with the RAB and RAB feedback was obtained-if not, this should happen.

Response: To date BHA staff have not shared the "Applicant Satisfaction Survey" but will work with John Kane, to schedule time with the RAB when we can provide the Board with a copy of the Survey and have a discussion.

Comment: PR p. 13: Does BHA know when the priority listing of documents to be translated into other languages will be available, and what the timetable will be to produce the translated documents? See also PR pp. 36-37: when in 2008 will this happen?
&
PR p. 17: Same question on the timetable, sharing recommendations, and getting RAB, advocate, tenant/participant and public feedback on the Limited English Proficiency (LEP) and Violence Against Women Act (VAWA) policies.

Response: BHA has a Limited English Proficiency Committee to address the above related concerns. The BHA is in the process of gathering the information necessary to complete its LEP. As part of this process, we are identifying languages spoken by our clients. As required, we are also identifying essential documents which will be translated either by the BHA or HUD. The BHA expects that a draft Plan will be available for public comment by late Spring 2008. VAWA comments are addresses elsewhere in the Responses.

Comment: PR p. 14: Time frame to finalize Maintenance Standard Operating Procedure and Rent Manual update, and can these be shared with the RAB?

Response: BHA views these as works-in-progress, and as such, they are never completely final. Both are under constant review with sections and forms changing as necessary. The Rent Manual, however, is currently under a more comprehensive review. The current version is available and the update will be made available as soon as the review is complete. The current Maintenance SOP can also be made available.

Comment: PR p. 16: Can the internal procedures manual for Section 8 be shared with RAB, advocates, and participants?

Response: The BHA develops internal procedures to assist its staff in the performance of their daily duties. As always, we are happy to discuss the RAB, advocates and participants any specific concern they may have about one of the BHA's procedures.

Comment: PR p. 16: Timetable for Occupancy Operations Manual to be out-can it be shared with RAB, advocates and residents/public?

Response: The Occupancy Operations Manual is a work-in-progress document that addresses how BHA Occupancy staff complete data entry on a day by day basis using the Elite System. BHA staff along with staff from Emphasys will work on the document. It may be done by the end of 2008. The BHA develops internal procedures to assist its staff in the performance of their daily duties. As always, we are happy to discuss the RAB, advocates and participants any specific concern they may have about one of the BHA's procedures.

Comment: PR p.17: What is the timetable for property-based funding recommendations (Asset Management)? These should be shared with the RAB, advocates and residents/public, and an opportunity given for feedback.

Response: The conversion to Asset Management is an iterative process that continues to evolve. The exercise began as a means to identify areas that needed to be addressed in order to comply with Asset Management, but it became an opportunity to take a more general approach to improving business practices and achieving efficiency. Some of the recommendations have been as minor as simple changes to internal forms and procedures. Unless the timing/cycle is prohibitive, BHA will continue to use the Annual Plan as the vehicle to provide information on proposed major changes. BHA will conduct an Asset Management workshop to provide the RAB with an overview of the conversion and discuss the requirements and BHA's approach.

Comment: PR p. 19: This indicates that the Emphasys system has dramatically reduced the time it takes to offer and show units-can BHA provide specifics here (what was the situation before this was implemented, and what's the current situation)?

Response: Before the Emphasys automated offer system it would take BHA staff 3 or 4 days to finalize the offers and about a week for the managers to actually get the housing offer notification. Currently the entire process takes at the most two days. Therefore we are able to run offers twice a week with all the proper notifications to management so they could schedule and show units within the same week.

Comment: PR p. 22: How does the VRS system work for the status lines-what specific information can callers get? Give some examples.

Response: Ocupancy staff are still working with MIS staff on the implementation of VRS. The goal is for clients to be able to call and check what is their current status and their shortest wait time to enter the screening process. BHA staff hope to have this done by the end of 2008.

Comment: PR p. 25: What is the current baseline of Section 8 units?

Response: As of January 2, 2008, the BHA's baseline for its HCVP is 12087

Comment: PR p. 26: Not sure that this is true (that neighborhood exception standards are no longer available as a matter of HUD policy), but with BHA going to 110% of FMR, this may matter less. Depending on what final outcome is of SEVRA, BHA may need to consider whether there are some submarkets that require higher payment standards in order to encourage de-concentration of poverty and fair housing opportunities.

Response: The BHA will continue to monitor FMR and the housing market and make adjustments to its Payments standards, as permitted by HUD regulations.

Comment: PR pp. 27-29: Discuss at greater length the public safety funding crisis at both family and elderly/disabled sites, initiatives (technology), and challenges (City ordinance, concerns of residents). Discuss no trespass policy change? Any way to get another grant for public safety officers? It looks like the Capital Fund covers security in the family developments. Can the income be supplemented at all. How will elderly/disabled public safety people be funded? Where will that come from? There's an ongoing issue of funding after Winthrop Square garage funds and/or City Council funds go away.

Response: BHA is facing tremendous ongoing challenges to sustain funding for our public safety efforts as the federal and state government have not provided any funding for public safety initiatives. In addition our operating budget continues to be inadequately funded as well. The No Trespass Policy is not a part of the 2008 Annual Plan submission and comments on this topic are currently being internally vetted at the BHA. This process is ongoing. BHA would be happy to collaborate with partners to apply for grants that would provide public safety funding.

Comment: PR p. 31: Anything more to report on exploration for FSS for public housing?

Response: In 2008, BHA staff from Community Services will begin participating in the Leased Housing FSS Coordinators Monthly meetings to become more familiar with the FSS program for Public Housing.

Comment: <u>Services for Residents</u>: This is discussed on PR pp. 33-35. On p. 33, there's mention of "additional programs"--where will the additional programs be provided. In addition, because resident service coordinators (like managers) are clustered, and often serve several developments, it is often difficult to reach them or find out the schedule of when they're on site-is there a way to improve this? Would it be possible to have someone there every day? On p. 35, what's the timetable and specifics for the plan for enhancing services to frail elders city-wide (regardless of whether they're in family or elderly/disabled housing)?

Response: Resident Services is continuing to discuss additional programming for several sites around the city. The first of these planned programs will open at the end of the month at the Malone Apartments called "Summer House", a frail elders program with enhanced services. Resident Service Coordinators are assigned to sites at all elderly / disabled developments. They all have office phones and walkietalkies or in case of emergency, please have folks call 988-5335. The Community Service Committee is currently reviewing further options. A plan for a pilot is in the works. Depending on the negotiations and funding availability maybe this spring. In addition, we will be doing a pilot program as a part of the EITC Disability Work Group where we'll be offering free tax preparation at Amory Street a day a week for individuals with disabilities.

Comment: p. 35: Latest on BPOA/Commission on Elderly initiative for services to frail elderly-how likely is something to happen this year?

Response: The BPOA initiative is on hold for the next few months to allow BPOA to address their own funding issues.

Comment:**VAWA General Comments *A*** 1a. BHA should design its system so that as many individuals as possible receive notice of the availability of relief under the policy

Response: A1b. BHA agrees that all members of resident and Section 8 households above the age of 12 should receive notice (draft copies of which have been shared with the commentors) of the terms of the Policy

Comment: A2a. BHA staff and owners should be advised and trained that if the person seeking help is not the head of household, they should not turn the individual away (or say that the request needs to come from the head of household).

Response: A2b. BHA agrees with this comment

Comment: A3a. BHA staff should also insure that adequate contact information is obtained.

Response: A3b. BHA staff cannot "insure" anything, but in its internal administrative materials will provide that the individual seeking assistance should be asked how s/he wants to be contacted.

Comment: B 1a. While we recognize that VAWA was amended at one point to remove a reference to sexual assault, BHA is free to adopt a policy which protects victims/survivors of sexual assault as well. We would ask BHA to include this in as many places as it may fit.

Response: B1b. BHA agrees with Congress that inclusion of a policy on sexual assault (outside of domestic violence) in a policy directed specifically at mitigating and reducing the impact of domestic violence runs the risk of confusing two complex and different issues. BHA will consider such a policy at a future date.

Comment: C1a. There should be a section regarding training of all BHA staff as well as private management companies that manage or administer BHA assisted housing.

Response: C 1b. A reference to this will be added.

Comment: D 1a. The policy should have some provision for applicants, public housing tenants, or Section 8 participants to seek relief if there is a claim that BHA (or a private owner) is not following the policy.

Response: D 1b. BHA's existing Section 8 and public housing applicant appeals process and public housing tenants grievance procedure provide meaningful opportunities and forums for applicants and tenants to seek this relief. For Section 8 participants an opportunity will be provided in revisions to the Section 8 Administrative Plan. The Policy states in Section III that various other BHA policies will contain provisions consistent with this Policy

Comment: E1a. It is not exactly clear when the various notices will be provided and whether they will be given at the point when they may be most relevant to applicants, tenants, and participants. When a notice of adverse action is given (denial, termination, eviction, transfer refusal, refusal to adjust rent/household composition, etc.;) the notice should include a brief reference to VAWA rights and the mechanism that the applicant/tenant/participant can pursue to assert such rights.

Response: E 1b. BHA notes that such detail is not part of a document intended to state broad policy, and BHA agrees with the comment that notice regarding VAWA rights should be included in the referenced notices which will be provided at a meaningful time.

Comment: F 1a. Regarding issues of rent adjustment, changes in family composition, residual tenancy, additions to household, etc. it may be useful for BHA to develop a Family Break-Up Policy for its public housing program, as

there is in its Section 8 tenant-based voucher program. We recognize that this is a complex area where, in many instances, a case-by-case approach is needed.

Response: F 1b. BHA agrees that this is a complex situation where household dynamics may change abruptly, on multiple occasions. A Family Break-Up policy for public housing is a useful suggestion although, as the commentors point out, it will not address all situations. This is an area for further discussion and development of approach and not one which can be addressed in a policy statement of broad principles (as the commentor acknowledges in its footnote to this comment). Further discussion with advocates will continue. Nothing in the existing draft Policy would limit or contradict the commentor's recommended approach.

Comment: G 1a. Where the persons who are victims are proposed additions to a public housing or Section household, the BHA should treat them as being eligible for VAWA Policy protections, and also for tenancy/subsidy relief but that, of course, the rest of the normal policies on screening would need to be applied.

Response: G 1b. For the BHA this raises the potential issue of permitting the victim to move in with the abuser. This is an issue warranting further consideration and is a very specific situation not appropriately addressed in a policy statement of broad principles, but in internal documents and other policies. Further discussion with advocates will continue.

Comment: H 1a. The Residual Tenancy Policy contained in the ACOP and Section 8 Administrative Plan should be modified so that rights of remainders are not lost because an abusive leaseholder moves to other housing (which is the case under the current Residual Tenancy Policy).
Response: H 1b. Again, not an appropriate change for a broad policy document. Further consideration and discussion will follow.
Comment: I 1a. There isn't an applicant notice form, and there should be.

Response: I 1b. BHA agrees that there should be such a form, and one is being drafted, but it is not a part of the Policy published for comment in the Annual Plan. It will be circulated, as other forms have already been, to advocates for comment.

Comment: I 2a. Applicants may encounter the same "family break-up" issues as existing tenant/participant households, where there need to be changes in who was listed as a household member, and verifications of changes supplied in a way which does not place the applicant at risk. Perhaps "bifurcated applications", while not discussed in VAWA, may also be a possibility.

Response: I 2b. Again, BHA does not agree that addressing this type of specific circumstance is appropriate for a Policy statement of broad principles. As with issues raised earlier, this is one for further consideration and development in internal documents and other policies, and for further discussion with advocates.

Comment: I 3a. We've encountered two problems with the priority BHA gives in its public housing and leasing housing programs to victims of domestic/dating violence and stalking victims who are facing reprisal:
The ACOP and Section 8 Administrative Plan require that the displaced person be the "tenant of record". Often the victim is "doubled up" with the perpetrator or a friend or family member of the perpetrator. The words "resides or resided" should be substituted. Merge priority forms for reprisal and domestic/dating violence so that either situation may suffice.

Response I 3b. Please see answer to 2b. in this section.

Comment: I(sic) 1a. BHA should be extremely liberal in granting "good cause" extensions to the time period. If a family fails to submit the form within the 14-day period the penalty should not be loss of the right to assert protected status under VAWA in administrative or court proceedings but merely that the BHA or the owner is entitled to proceed in the

normal way that it would absent a claim of protected status.

Response I1b. Please see response in 2b in I. section above.

Comment: J1a. While BHA hewed closely to the statutory language in developing its policy, this means that the Policy is not particularly helpful for guiding day to day administration.

Response J 1b. The BHA intends to put forth a Policy stating broad general principles to implement the statutory requirement. Further documents, as mentioned above, will be necessary to implement day to day administration. These documents are in various stages of consideration and creation and will be discussed further with advocates.

Comment: **VAWA Specific Comments** on the Policy (page numbers refer to VAWA policy)
Section I
A. Purpose and Applicability (p.1) 1a. While the VAWA Policy is required for federal housing programs, BHA senior staff agreed to include the same standards on admissions and evictions in its State Housing Programs.

Response 1b. BHA intends to include such standards, except for the Massachusetts Rental Voucher Program, in its state-assisted units to the extent approvable by the Massachusetts Department of Communities and Development.

Comment: Section II: Goals and Objectives (p. 1) 1a. In Paragraph C, insert comma after "domestic violence".

Response: 1b. This change will be made

Comment: IV(sic) Definitions (pp.2-3) 1a. Definition of "domestic violence" The definition of "similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant money" is unnecessarily convoluted – BHA should just spell out what the categories are in Massachusetts under state law.

Response: 1b. This particular provision is focused on defining a person who is "similarly situated to a spouse of the victim" and not on the definition of "household member" or "abuse" under state law.

Comment: 2a. Sexual abuse of a minor, as well as abuse of an elderly household member, should be broad enough to come within the definitions of domestic violence, dating violence or stalking where the proper relationship between the parties is shown, as well as physical harm, threat or attempt to cause physical harm, or involuntary sexual relations.

Response 2b. Those circumstances, will come within part of the definition, "…or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

Comment: 3a. BHA should make clear that no criminal charge, conviction, or adjudication is necessary for there to be a "felony or misdemeanor crime of violence."

Response: 3b. This type of specificity is appropriate for BHA's ACOP and similar implementation documents.

Comment: 4a. It is important that the state law definitions be used in addition to what what's described here, so that it is clear that unmarried persons in a romantic or dating relationship are covered. Instead of "and" in (B) we would recommend using "and/or".

Response: 4b. BHA agrees with this change to the extent the federal definition of Domestic Violence requires it under state law.

Comment: 5a. BHA should add "threatens to commit" to the definition.

Response:5b. This crime is already subsumed within the words, "felony or misdemeanor crimes of violence" presently in the VAWA definition of domestic violence.

Comment: Section V. Admissions and Screening (p3) 1a. This section (and the related ACOP and, to the extent necessary, Administrative Plan provisions)

should be fleshed out in more detail.

Response: 1b. BHA is working on implementation of this Policy, together with many of commentor's recommendations in its ACOP, Administrative Plan and other relevant documents.

Comment: 2a. Waiting List - Chapter 4 ACOP, Chapter 3, Section 8 Administrative Plan Comments 4.1.2.1 (3.2.5) to 4.1.4.7

Response: 2b These comments relate to the BHA's ACOP and Section 8 Administrative Plan and will be addressed in development of VAWA provisions for these documents and reviewed with Commentor.

Comment: 3a. Section A. Denial of Assistance. The phrase "or a household member" should be added after "person" and the words "such person" should be stricken and "the household" should be substituted. The victim of domestic violence, dating violence, or stalking may not be the applicant but another household member.

Response: 3b. BHA's proposed policy articulates the federal standard. Please see added comment under 2b. immediately above

Comment: 4a. Section A is also not clear about what happens with the admissions process by the private Section 8 owner. This process is covered by VAWA. For the Section 8 Moderate Rehabilitation program and the Project-Based Voucher program, often the owner admissions process may be as significant and detailed as the BHA's screening. Language should be incorporated regarding this.

Response: 4b. BHA acknowledges this issue. Please see response to 2b immediately above.

Comment: 5a. Section B Admissions Preference. See our comments above about revisions to the Priority definitions and forms used to establish priority. Moreover, priority is not limited to victims of domestic violence, but may include victims of dating violence or stalking.

Response: 5b. Commentor is again addressing provisions of BHA documents where VAWA provisions are still being developed and will be discussed further with commentor.

Comment: 6a. While the ACOP simply states that the applicant must provide "documentation that the Applicant and the alleged abuser are/were residents of the same dwelling unit at the time the alleged abuse occurred", in the notices of denial and in directions to applicants the BHA states that the applicant must provide "a copy of the lease or statement from the owner that certifies that you are/were a resident of the dwelling unit at the time the alleged abuse occurred." This direction would seem to limit the kinds of proof and not provide for alternatives in cases where the applicant cannot obtain a lease or a letter from the owner.

Response: 6b. See response in 5b immediately above.

Comment: 7a. Section C, Mitigation of Disqualifying Information. Here again, in all three sentences of the paragraph, the terms "dating violence and/or stalking" should be added after "domestic violence."

Response: 7b. BHA agrees with this comment.

Comment: 8a. The first sentence states that "BHA may, but shall not be obligated to…"take certain information into account." This is incorrect. BHA cannot refuse to consider the information and cannot deny assistance if the disqualifying information is related to domestic violence, dating violence, or stalking.

Response: 8b. BHA agrees with this comment.

Comment: 9a. The plan (sic) required that an applicant must request "in writing" that mitigating circumstances must be considered. There is nothing in VAWA that required such a writing.

Response: 9b. BHA agrees with this comment.

Comment: 10a. The last sentence of this section has a disclaimer that

the "BHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence." It is not clear what is meant… BHA will need to evaluate this on a case by case basis. This language may create more problems than it will solve.

Response: 10b. BHA agrees with this comment and will re-evaluate the provision.

Comment: 11a. We would suggest adding a Section D. Verifications during Screening Process to discuss the steps BHA should take to avoid placing victims at risk when doing vertifications.

Response: 11b. BHA would consider this in developing its ACOP provisions and in discussion with commentor.

Comment: 12a. There should also be a Section E, Applicant Household Break-Up as to what happens when there is an applicant household break-up.

Response: 12b. As earlier stated, BHA will address this in developing its ACOP provisions.

Comment: Section VI: Termination of Tenancy or Assistance (pp.3-4) 1a. In Section A, VAWA Protections, at A.2 there is reference at one place to "the tenant or an immediate family member". The term that is more often used in public/subsidized housing is "member of the household" to reflect those who are listed on recertification documents.

Response: 1b. BHA agrees with the comment.

Comment: 2a. In Section B. Removal of Perpetrator, there is reference to removal of a perpetrator who engage (sic) "in acts of Physical violence". Neither VAWA nor state law is so limited.

Response 2b. A revision is being made.

Comment: 3a. In the second sentence in Section 8 the term "lawful occupant" may need to be discussed further.

Response: 3b. BHA is open to further discussion.

Comment: 4a. The last phrase of Section B makes the inclusion of the lease language vary by the option of the Section 8 owners or managers. HUD has indicated that the new HAP and lease addendum should be used.

Response: 4b. BHA agrees with the comment.

Comment: Section VII. Verification of Domestic Violence, Dating Violence or Stalking (pp.4-5) 1a. In Section A, Requirement for Verification, in the first sentence of the opening paragraph, there is the same issue as noted above on "lawful occupant".

Response: 1b. As indicated, in the response to the same comment in section VI above in 3b, BHA is open to further discussion on this issue.

Comment: 2a. The last sentence of the opening paragraph of Section A makes it optional for a Section 8 owner to require a certification by the tenant. However, the Owner's notification form appears to make it mandatory…As with reasonable accommodation, a failure to complete the forms shouldn't deprive the person of the VAWA protections – all it should do is mean that it was appropriate for the owner to proceed, but of course subject to the tenant's ability to surface the VAWA issue in court.

Response: 2b. BHA agrees with the comment and will revise the appropriate form.

Comment: 3a. The second of the opening paragraphs of Section A states that verification "may be accomplished in one of the following three ways." We are concerned that someone could be asked for all three forms of documentation, or one form of verification could be pushed by BHA over the others. The victim/survivor should get to elect how she verifies, and it shouldn't be limited to one of three alternative ways. For example, the Eyewitness News Team reports that a mother was short by her ex-husband but will survive. Does the mother then have to obtain additional verification that this was abuse? We understand that, as

described in A.1 there may be situations where the form itself may not be complete or appears to be inaccurate. In those situations BHA should work with the victim/survivor to identify what else may be needed for verification but should not prefer one means of documentation over others.

Response: 3b. BHA will clarify that verification be made in one of the three stated ways by changing the word "may" to "can". There is no basis for suggesting that BHA would prefer one form over another, and commentor will surely keep an eye on the BHA's implementation of its VAWA policy and bring such an issue to BHA's attention. As to the quoted example of a television report, the BHA's response is yes, the statute requires certification and not a media video. BHA acknowledges that there may be circumstances where the certification is incomplete or appears to be inaccurate or contradictory and will work with the victim in such circumstances. The last 3 sentences of A.1 of this section will be moved into the initial paragraph so as to indicate that this approach applies in all circumstances.

Comment: 4a. The HUD certification form should be made available in alternative formats as may be needed for accessibility, and should also be translated into other languages for individuals who have limited English proficiency.

Response:4b. BHA already has such policies applicable to a policy of this nature and will comply with them.

Comment:5a. BHA should use any new form that HUD publishes.

Response: 5b. BHA will do so.

Comment: 6a. Section A.2 refers to providing the other documentation "on a form available from BHA". We are concerned that BHA staff will interpret this to require those seeking VAWA protections to complete a specific BHA form.

Respnse: 6b. The language will be revised as this is not the intent.

Comment: 7a, In Section A.3 there is a typo and BHA should be substituted for AHA.

Response: 7b. The correction will be made.

Comment:8a. Somewhere in Section A or elsewhere, BHA should make clear that these verifications are only for those seeking the special VAWA protections and are not additional requirements that BHA will add to those which already exist for obtaining domestic violence or reprisal priority.

Response: 8a. Language will be added on this point.

Comment: 9a. In section B. Time Allowed to Provide Verification/Failure to Provide, there is again a typographical error.

Comment: 9b. A correction will be made.

Comment: 10a. We recommend that language be added saying: "Where BHA requests additional documentation, or where the victim requests it for good cause, the time will automatically be extended."

Response: 10b. BHA will add language recognizing the opportunity for a "good cause" extension but will not provide extensions automatically.

Comment: 11a. It's likely that a number of private owners will fail to advise their Section 8 tenants of VAWA rights. If BHA receives a copy of the notice to quit from the private owner or the tenant, it should affirmatively notify the participant of the right to assert VAWA protections and availability of appropriate forms.

Response: 11b. BHA will provide this information annually to participants at the time of recertification.

Comment: Section VIII. Confidentiality (pp.5-6) 1a. If the applicant asks to bifurcate an original application so as to retain the original date of application, but without the other household member due to abuse, if the other household member gets wind of this, any adverse information that

relates to him/her is potentially disclosable through FIPA. .

Response: 1b. The bifurcation of an application is not required by VAWA and is a proposal by commentor. This FIPA issue is but one of many problems with the proposal. There needs to be further consideration of the proposal.

Comment: Section IX. Transfer to New Residence 1a. We recommend inserting an introductory paragraph to this section placing an affirmative duty on BHA employees to inform victims/survivors of these right.
Response: 1b. No such duty exists in VAWA. BHA will consider this in conjunction with development of further VAWA implementation documents which will be reviewed with commentor.

Comment: 2a. In Section A, Application for Transfer there is reference to "domestic violence" and this should be revised to include "dating violence or stalking"

Response: 2b. This revision will be made.

Comment: 3a. There may be situations not covered by existing policies. BHA may also want to explore having inter-jurisdictional arrangements with other PHAs for those who need to transfer elsewhere, although that may also raise state public housing issues and be beyond VAWA. There should be language here which talks about waiver of the one-year residency requirement for transfers. There should be additional clarifications as to the differences between the public housing transfer process and the Section 8 super-priority process so that this is clear.

Response 3b. BHA has no plans to develop inter-jurisdictional agreements as this goes beyond implementation of VAWA. Commentor's other comments are of a specific nature suited for development of further VAWA implementation documents which will be discussed with commentor.
Comment: 4a. While the current ACOP and Administrative Plan requires (sic) that residents/participants be in "good standing" to qualify for a transfer. BHA should make clear that waivers may be available on a case by case basis.

Response: 4b. See General Comments, section I 2b.

Comment: 4a. The provision of the ACOP regarding the consequences of rejecting a unit should be revised to make clear that good cause for rejecting a unit includes reasons related to domestic violence, dating violence or stalking.

Response: 4b. BHA will consider this comment when revising the ACOP

Comment: 5a. Portability. The term "another jurisdiction" may cause confusion, given Massachusetts case law defining "jurisdiction" in the Section 8 program.

Response: 5b. BHA agrees with this comment and will revise the language as suggested.

Comment: 6a. The BHA should make clear that a victim should not be required to give the usual 30-day notice that the lease may normally require. BHA should provide for waivers to the requirement of "good standing" when related to domestic violence, and the participant is otherwise taking steps to insure that program obligations will be met for the future. BHA should also provide that the usual rule that a project-based voucher participant cannot obtain a tenant's based voucher within the first year of the lease will be waiver where necessary for the safety of a victim of domestic violence, dating violence, or stalking.

Response: 6b. All good comments for consideration as BHA revises its Section 8 Administrative Plan which will be discussed with commentor.

Comment: Section X. Court Orders/Family Break-up (pp.6-7) 1a. It is important to clarify, as we note in our General Comments above, that if there is a removal order pursuant to MGL c. 209A or other proof of abuse by a household member, such that the perpetrator is no longer a member of the household, the BHA should

take affirmative steps to adjust the rent.

Response: 1b, Issuance of an order is an issue for consideration but there is also the issue whether the perpetrator is actually no longer residing in the household. BHA will consider procedures to provide for rental adjustment which will be reviewed with commentor.

Comment: 2a. In Section A. Court Orders BHA should add the language from its public housing lease (and DHCD regulations) that it will change locks if there is a court protective order.
Response: 2b. This provision is not a VAWA requirement and is already part of BHA's ACOP and public housing lease.

Comment: 3a. In Family Break-up, as noted in our General Comments above, there is no real family break-up policy in the ACOP, and BHA should have such a policy for its public housing program.

Response: 3b. See BHA comment at General Comments section F 1b.

Comment: 4a. The BHA Residual Tenancy Policy as drafted is contrary to VAWA because it would deny relief to any other household member if the leaseholder relocated to other housing (whether subsidized or not).

Response: 4b. See BHA comment at General Comments H 1b.

Comment: Section XI. Relationships with Service Providers (p.7) 1a. There's a typographical error, and "BHA" should be substituted in the second sentence for "AHA".

Response: 1b. BHA will make the revision

Comment: 2a. Add "dating violence, stalking and "sexual assault" after "domestic violence".

Response: 2b. BHA will make the revisions as required by VAWA.

Comment: Section XII.Notification (p.7) 1a. This references a written notification for applicants, but none is included in the form notices developed by BHA.

Response: 1b. The reference was in error as no form was intended to be published at this time. However, notification is required, and when a draft is completed, it will be reviewed with commentor.

Comment: Thank you for the opportunity to comment on the important efforts to streamline the transfer process that recent proposed changes to BHA's ACOP represent. We at BMC share your interest in simplifying the system as a way to improve access to equal housing opportunity, especially for people with medical conditions that substantially impair one or more major life activities related to housing and health. Our foremost intent in making these comments is to bring to your attention the medical perspective: specifically the importance of safe, accessible housing to health and therefore our focus as doctors on making sure that any changes to the ACOP result in <u>more</u> opportunities, and certainly <u>not fewer</u> opportunities, for tenants with disabling health vulnerabilities to move to accommodating public housing. We fully support the careful and detailed comments Mac McCreight of GBLS prepared, which express his concern that the proposed system may prove unfair, especially without important clarification of how the proposed changes will be implemented. We will not restate his comments but rather we add our specific concerns as they relate to our BMC patients' housing-related medical needs. In this regard we also want to confirm our support for some of the clarifications we gathered based on helpful comments from Gail Livingston and yourself at the November 26, 2007 meeting. First off all, we support the merger, if you will, of medical transfers and reasonable accommodation transfers because medical transfers are inherently requests for reasonable accommodation and it can only help to make this explicit. However we consider it crucial that serious health conditions that would be substantially improved by transfer must be honored as emergency transfers just like every other reasonable accommodation transfer honored according to the terms of the proposed ACOP (unless another reasonable accommodation would equally improve the health condition at

issue.) This standard honors the fair housing laws and it also addresses the medical needs of the patients we serve here at BMC, who comprise a significant percentage of the BHA tenant population.

Response: Thank you for your support.

Comment: As a pediatrician, I can tell you that the definitional line between a transfer necessary to address a "serious and direct threat to health" and a transfer necessary to effect a "substantial improvement to health" is blurry indeed, and the BHA is therefore wise not to get into the business of drawing such a distinction. We took away from the discussion at the November 26 meeting, consensus that it is virtually impossible to imagine an example of a serious health condition that is NOT disabling and yet would be substantially improved by a housing transfer. Therefore we urge you to make clear in the final language of the ACOP that all requests for reasonable accommodation transfer, which remains the only option after good faith consideration of any other viable reasonable accommodations, shall be treated as approved emergency transfers. To deny emergency transfer status under such circumstances would be discriminatory on the basis of disability and therefore we oppose it on legal grounds alone.
However there are also crucial medical reasons to oppose denials of transfers that could substantially improve medical conditions

Response: BHA does not think there needs to be a clarification to the language. All reasonable accommodation transfer requests will be considered under the emergency category.

Comment: One category, among many for whom this change will be important, is public housing residents with asthma. It is well documented that children with asthma who are allergic and exposed to cockroaches in their home are **three times more likely to be hospitalized** for their asthma (Rosenstreich *New England Journal of Medicine* 1997).
Exposure to mold in the home as been shown to not only make asthma worse but to be a potential **cause** of asthma (*Institute of Medicine* 2004).
Again, taking into account the above comments, we are supportive of moving all medically determined transfers to the emergency status. We also applaud making maintenance transfers development-specific so that these hazards can be abated prior to a medical problem reaching an emergency level. It is the implementation of these policies that will be crucial to making sure families are able to access safe and affordable housing and, in transfer, be able to reject an apartment if it does not have the medically necessary condition.

Response: Thank you for your support.

Comment: In a similarly preventive vein, diminishing transfer opportunities for tenants in federal housing who are ineligible or facing excessive rent burdens due to HUD non-citizen rule pro-ration, promises increased homelessness and attendant health risks for those who will be displaced by eliminating this category.
It is well documented that children in families who spend 30% or less of their income on rent are **protected fromstunted growth** . (Meyers *Archives of Pediatric and Adolescent Medicine* 2005). It is also well documented that families who are homeless have more illness, miss more school and are more likely to be hungry than their housed counterparts (Wood *Pediatrics* 1991) We know that for the many families with mixed immigration status at risk of spending more than 30% of their low income on housing, and/or becoming homeless, the ability to expedite the transfer process to state housing for these families will be a crucial health intervention. Accordingly we urge you to develop an alternative to completely eliminating this transfer category, especially for those for whom it will cause the greatest risk of homelessness.

Response: For new admissions, BHA has proposed that households with mixed immigration status will no longer be admitted if the rent burden will be greater than 50% of their total net household income. Keeping the current transfer

financial burden category to the state program only where there are limited resources is giving residents false hopes. If the residents have any rent delinquency under the current and proposed policy, they are not eligible for a non-emergency transfer.

Comment: This policy may be particularly damaging to persons with disabilities whose needs may change over time. The reasons for which someone may change their mind or be unwilling to accept an offer for housing at a particular development may be related to his/her changing needs for supportive services that would have previously been met by placement at a selected development but is no longer the case.
Although applicants are permitted to change their preferences at any time once the application is submitted until they are contacted for the personal interview, this policy will disproportionately affect those who may require assistance in completing applications and communicating with the housing authority. For many persons with disabilities who are reliant on others for this type of assistance, changes in their needs and preferences may not be adequately reported to the BHA prior to the screening process through no fault of their own, yet this policy may have the effect of punishing applicants for the advice or counsel they may have received from a housing advocate or other referring source on how and where to submit applications.
The 12-month penalty seems excessive in light of the unstable situations that many applicants are coming from, which would only be perpetuated by this mandatory waiting period.

Response: BHA has reconsidered the one year ban on reapplication for those removed from the waiting list. The one year restriction will not be implemented and the current ACOP policy for those who are removed from the waiting list for rejecting a housing offer will remain in place which means that the applicant will not be able to reapply for the same priority for a period of 12 months.
The applicant has opportunities to review their choices at any time prior to their scheduled personal interview. BHA provides information to applicants that includes development descriptions. The applicant makes their own choices about which developments they choose on their application. They receive a notification confirming those choices. When they near the top of a waiting list they receive further notification of the specific site for which they will be screened. If they are not interested in the site, they need to contact BHA staff and remove the site; not after the personal interview has been scheduled. Again we have limited resources for screening for all BHA sites and retain 97% occupancy for each site. BHA has and will continue to consider reasonable accommodations and any extenuating circumstances on a case by case basis. As indicated above, the one year restriction to re-apply will not be implemented.

Comment: This policy is of increased impact to clients with disabilities who may be living with conditions that could change relatively quickly. For example, a person living with HIV may be on a stable drug regimen that has made them relatively symptom free and able to work. By the nature of the disease, someone's condition can change unexpectedly and medications which were previously working well cease to benefit, thus leaving the individual suddenly unable to work and experiencing a dramatic income reduction. In an all too common case such as this one, had that client been previously denied from BHA housing due to being over-income, this policy provides no assurance that they would be allowed to reapply for assistance when they most needed it.
The BHA should clarify the policy related to permitting "a shorter period, as determined by the Authority to be appropriate under the circumstance of the rejection." As it is, this policy may raise due process concerns. It is important for applicants to know who would be responsible for making this determination, at what point in the process, and whether or not there would be an option for the client to appeal this determination if a future change in circumstances should occur. For example, would a request for a shorter period for reconsideration be made at the

point of denial? When an applicant re-applies, but within the 18 month ban on re-application? Also, this policy should clearly refer to the BHA's other occupancy policies regarding requests for reasonable accommodation. It could often be the case that the conditions that resulted in an initial denial are directly related to an individual's disability.

Response: BHA has proposed no changes to this portion of the ACOP.

Comment: While the inclusion of Homelessness as a Priority One is a very positive step towards assisting many of Boston's most at-risk residents, it is not sufficiently clear within the policy as written which situations will be considered as "no fault of the applicant." This lack of clarity has the potential to prohibit many persons who meet the qualifying criteria with respect to their current housing situation, yet may not meet the undefined standard as to whether or not they were at fault for their present homelessness. As articulated here, there are virtually no standards articulating what, exactly, 'no fault' homelessness looks like. The standards listed here are neutral regarding 'fault' and only address defining homeless status. Without proper clarification, adding 'through no fault of the applicant' add nothing to this standard and only opens the BHA and the applicant both to vague or poorly founded denial determinations.

Furthermore, this standard also runs the risk of crossing purposes with the general accommodation of persons with disabilities. In fact, 'causes' of homelessness may often be directly related to an individual's disability. Of course, it is always an option for an applicant to request reasonable accommodation if denied. But as articulated, this standard does not acknowledge this likelihood, provide for any clear definition of 'no fault' or refer to the ability to request reasonable accommodation if denied.

Inclusion of this terminology further increases the already stiff barriers for many of the most at-risk and hardest to house applicants. While acknowledging that the BHA is trying to avoid situations where people fraudulently claim homelessness status, this is a difficulty that will be overcome in the detailed homelessness verification process included within this section. We strongly urge the BHA to change the language of how homelessness is defined to be inclusive of those who are struggling to receive a second chance and regain stability in their lives.

In this context, this standard conflicts with the City of Boston's general effort to end chronic homelessness. Following the generally accepted definition of the 'chronically homeless,' the applicant would have at least one disability. Their homelessness may likely be directly related to their disability. We fear that the effect of this standard will be to remove such persons from priority eligibility.

Response: BHA will be revising the language to more accurately reflect this concern with regard to homeless priority status, i.e. that individuals or families do not become intentionally homeless to use this priority as a means of jumping the waiting list.

Comment: The inclusion of these priority and preference categories to continue serving those tenants whose needs for affordable housing have not diminished in spite of changes to federal program regulations is to be applauded. This is an important step in furthering the City of Boston's homelessness prevention goals and shows a commitment to keeping all of the city's residents in stable, permanent housing.

Response: Thank you for your support.

Comment: At several places, BHA has added the terms "Reasonable Accommoda-tion" in addition to "Good Cause"; in other places, the term "Good Cause" has been replaced by "Reasonable Accommodation". We are not sure if all of these were intentional or thought out, and would propose some changes. Thus:

§ 4.1.3.1.e (p. 27) deletes the reference to refusal of an appropriate offer of housing for reasons other than those that qualify as a basis for "Good Cause", and substitutes "Reasonable Accommodation".

To be consistent with later sections of the ACOP, we think both terms should be used.

Response: At this point only reasonable accommodation requests would be reviewed.

Comment: §§ 4.1.4.1, 4.1.4.3, 4.1.4.6, and 4.1.4.7 (pp. 28, 29, and 31) adds denial of Reasonable Accommodation, in addition to Good Cause, as a basis for an informal hearing.

Response: BHA currently reviews both good cause and reasonable accommodation. In both instances when denied, the clients are entitled to informal hearings.
Comment: §4.1.4.2 (p. 29) adds reasonable accommodation, in addition to good cause, as a basis for a request for a hearing to be postponed.

Response: Same as above.

Comment: 5.3.1.1 (p. 53) adds reasonable accommodation requests to the types of requests (which already included good cause requests) that need to be verified and documented.

Response: BHA had not added reasonable accommodation language in various areas of the ACOP and we want to ensure that the language is there.

Comment: 5.3.2 (p. 56) adds reasonable accommodation, in addition to good cause, as something to be documented that may affect an applicant's ability to accept an offered unit due to special circumstances.

Response: BHA had not added reasonable accommodation language in various areas of the ACOP and we want to ensure that the language is there.

Comment: 5.3.2.1.K (p. 64) strikes good cause and substitutes reasonable accommodation as part of the identification of special apartment requirements. Here again, to be consistent with the rest of the ACOP, we think both good cause and reasonable accommodation should be used (there may be cases where good cause exists but there is not a basis for a reasonable accommodation claim).

Response: This type of request, special apartment requirements, are reasonable accommodations.

Comment: 5.6.3 (p. 94) deletes the phrase "without good cause". This is related to mixed households, and states that after a household has had the pro-ration effect explained, and still elects to be placed on both state and federal lists, a refusal of an offer is a rejection "unless there has been a change in circumstances. (See Good Cause, Section 6.2.)"

Response: BHA will only review extenuating circumstances or reasonable accommodation requests at this point, not good cause.

Comment: 6.2.5 (pp. 105-109) has the most extensive discussion of this, and is re-titled "Good Cause or Reasonable Accommodation". The first page simply adds "reasonable accommodation" after "good cause" as a justification for special consideration of verifiable needs or avoidance of a verifiable hardship regarding housing placement or transfer. However, it appears that the term "reasonable accommodation" has not been added in all of the places that it should be where "Good Cause" is referenced in this section (see pages 105, 108, and 109), and it should be.

Response: BHA will review and make changes where appropriate.

Comment: 6.3.5.c (p. 111) refers to Reasonable Accommodation considera-tions in transfer (for a tenant who does not require the accessible features of the unit), and deletes "Good Cause". Both categories should be kept, as each could have relevance.

Response: BHA will review and make changes if appropriate.

Comment: 7.1 (p. 113) refers to consideration of transfer requests "in accordance with any approved requests for Good Cause and/or Reasonable Accommodation."

Response: No response necessary.

Comment: 7.3 (p. 117) refers to consideration of Good Cause in conjunction with a transfer request;

"Reasonable Accommodation" should be added.

Response: BHA will review and make changes if appropriate.

Comment: 7.4.1 (p. 118) refers, at paragraph 7, to "documentation to show 'Good Cause'". "Reasonable Accommodation" should be added.

Response: BHA will make the change.

Comment: 7.8 (p. 120) refers to "transfer waiver/reasonable accommodation" in its title, but only to "reasonable accommodation" in the body. There may be cases under this provision which don't literally fit within reasonable accommodation, since one of the circumstances that may justify the waiver is "advanced age" (without a showing of disability). The term "reasonable accommodation/waiver" should be used in the body of this paragraph in addition to being in the title.

Response: BHA proposed no changes to this approved section of the current ACOP.

Comment: It's Not Clear How the Preference for Ineligible Immigration Status Will Work.

In § 4.2.4 of the ACOP (pp. 33-34), BHA has added to the State Housing Priority Three category a priority for tenants already in federally assisted public housing who are ineligible for assistance due to immigration status. See also § 4.4.3.M (p. 42).

Response: Under DHCD's definition it falls within a priority 3 category, same level as domestic violence, hate crimes, and court-ordered no fault eviction.

Comment: GBLS and BHA have worked together for a number of years on this issue. We agree that this group should be prioritized for relocation into state assisted housing, but are not sure this is the best way to do it. Why doesn't BHA do these (and the cases of households with excessive rent burdens due to pro-ration—see discussion further below) as Administrative Transfers? It is not clear how BHA will handle these cases in terms of "date of application", etc., and it is always awkward to handle the case of an existing tenant as an "applicant". Moreover, a number of these tenants are already listed with different dates of application in the BHA transfer system, and transition is not clear. While these households may qualify for Temporary Deferral of Termination of Assistance, such periods are likely to lapse in less than 18 months, and the families may become homeless if they are not reached before then. It is also not clear what "Notice of termination of Assistance" and "Notice of Private Conference" documents will qualify here. It should be sufficient if there is an initial notice that the client is no longer eligible for assistance, followed by the Temporary Deferral notice, to trigger getting on this list, and not have to wait until after the 18-month period has elapsed and a notice to quit has been issued. The whole purpose of temporary deferral is to give the client ability to transition to other housing where the non-citizen rule does not apply.

Response: Due to limited state resources, BHA has to prioritize how to assign these units. The current transfer application date(s) will be grandfathered when the internal applicant process is implemented.

Comment: The "in residence for one-year" and "good standing" requirements relate to On-Site or Emergency Transfers, and do not apply to Administrative Transfers. Moreover, some or all of these requirements may be waived for good cause to avoid substantial hardship or injustice to the applicant. See § 7.1 (pp. 112-113). <u>This is a good change: it makes no sense to impose these limitations on Administrative Transfers.</u>

Response: Thank you for your support.

Comment: Reasonable Accommodation, Security, and Civil Rights Emergency Transfers will be referred by management staff to the Transfer Review Committee for a final decision. Other transfers will be made by management staff. See § 7.1 (p. 112). <u>We agree that the Transfer Review Committee's role is key in these kinds of transfers to insure</u>

consistency in approach. It is not clear, however, how VAWA-related transfers will be handled, and it is important in all of these transfers that the extra level of review not result in delay. It's not clear how managers will handle transfers related to pro-ration or ineligible immigration status or Under-housed/Over-housed Transfer that are not on-site, since these will not be happening at the same site. Will these be handled by management at the central Operations office? Moreover, Administrative Transfers may be a mix of on-site and off-site determinations (and may include transfer to the Section 8 program), and often require special considerations—who will make the decisions on those, and how?

Response: All transfer requests will be referred by management for final processing by the Occupancy Dept. Reasonable accommodation/medical, security (which includes domestic violence), civil rights transfer requests will be reviewed by the Transfer Review Committee to determine the appropriate action. The draft states that "residents seeking non-emergency transfers may apply for an On-Site transfer only", and that those "seeking emergency transfer will be placed on all of the BHA's Public Housing waiting lists for which their household meets the Threshold Eligibility Requirements exclusive of annual income limits and in accordance with any approved requests for Good Cause and/or Reasonable Accommodation." See § 7.1 (p. 113). BHA should look at this again. For pro-rated and ineligible tenants, on-site transfer will not work. Moreover, if a tenant is under-housed, s/he should have the option of electing to transfer to any BHA development for which s/he is eligible in the hope of being placed more quickly, rather than having to wait for what is likely to be a long period to move on site. Moreover, it is not clear how this provision will inter-relate to pre-existing dates of application and development waiting lists on which transfer applicants have already been placed. In addition, BHA will need to be very careful about assigning emergency transfers city-wide to be sure that it is aware of all relevant factors.

Comment: The draft states that "residents seeking non-emergency transfers may apply for an On-Site transfer only", and that those "seeking emergency transfer will be placed on all of the BHA's Public Housing waiting lists for which their household meets the Threshold Eligibility Requirements exclusive of annual income limits and in accordance with any approved requests for Good Cause and/or Reasonable Accommodation." See § 7.1 (p. 113). BHA should look at this again. For pro-rated and ineligible tenants, on-site transfer will not work. Moreover, if a tenant is under-housed, s/he should have the option of electing to transfer to any BHA development for which s/he is eligible in the hope of being placed more quickly, rather than having to wait for what is likely to be a long period to move on site. Moreover, it is not clear how this provision will inter-relate to pre-existing dates of application and development waiting lists on which transfer applicants have already been placed. In addition, BHA will need to be very careful about assigning emergency transfers city-wide to be sure that it is aware of all relevant factors.

Response: If the resident does not qualify for an on-site transfer, they may apply for any development of choice. Those residents with pro-rated rent would qualify for financial burden preference in the state housing program and households with no members having qualifying immigration status would qualify for no-fault eviction priority status in the state program. Residents who want to apply for on-site transfers also would have the option to place their names as internal applicants for any other developments of their choice and they would be grandfathered their current approved transfer application date. Emergency transfers residents would be required to document where they may not reside or where they must reside.

Comment: Transfers required due to lack of habitability are moved from Emergency to Administrative Transfers; the Administrative Transfer category otherwise remains as it is. See § 7.2.1 (p. 113). It makes sense to move habitability transfers to this category. However, we would

recommend that the non-citizen cases (excessive rent burden due to pro-ration and families no longer eligible for federal housing) be moved to this category as well. See our other comments.

Response: Thank you for your support. As indicated before, BHA has limited state resources.

Comment: Emergency Transfers have been revised to include transfer required due to domestic violence, dating violence, or stalking. See § 7.2.2 (p. 115). This change is welcome, and is related to the BHA's new VAWA Policy (see GBLS' separate comments on that Policy).

Response: Thank you for your support.

Comment: Contrary to existing BHA policy, and the pledge that Mayor Flynn made to LTOs in the 1980's, over-housed tenants at sites that don't have 1-bedroom units will not be guaranteed the right to remain on site. Instead, if the unit size does not exist, the family will be transferred as an Administrative Transfer. See § 7.2.3 (p. 117). This is a major shift, and should be discussed further with LTOs. We understand that BHA may feel that its hands are tied on this, given changes made in state law in 2003. It's not clear, though, that BHA has sought a waiver from DHCD given the unique circumstances of the Faneuil, Fairmount, and Gallivan Boulevard developments. Moreover, if these are to be Administrative Transfers, tenants should at least have the right to exercise choice of development assignments, and should be evaluated to avoid hardship in assignment (i.e., to not be adversely affected due to pro-ration in moving from state to federal housing, or to be placed at risk of abuse).

Response: The current policy requires families that are overhoused to transfer to an appropriate sized unit unless the resident has a documented and approved reasonable accommodation for a larger unit size. In addition, the State, DHCD, requires a 150% rent charge for overhoused residents who reject an offer of housing to a unit of appropriate size and type. Management will continue to work with the affected families where the appropriate unit size does not exist. This will be done as administrative transfers.

Comment:
It's really not clear how the tenants with excessive rent burdens due to pro-ration will be processed, and if they will be expedited for placement into state-assisted housing. (The only discussion of this is at § 7.11 (p. 121), where it is stated, "Residents seeking to relocate to other BHA sites for other reasons not described above shall apply as an 'Internal Applicant' and be processed in the same manner as an 'Applicant" for new admission and meet all eligibility requirement." This does not provide much guidance.) **It is critical that BHA establish a system for expedited placement of these families.** Otherwise, it is likely that they will face eviction for nonpayment of rent and homelessness, and the rent balances owed to BHA could be substantial, resulting in a negative impact on PHAS scores, project-based budgeting under the new Operating Subsidy rule. A better approach may be to process these as Administrative Transfers, as noted above. Moreover, a number of tenants are already in the BHA transfer system, and they should at least not be in a worse position, in terms of how soon they will be reached for transfer, than under the existing system.

Response: BHA can not commit to administrative transfers for these categories due to limited state funded resources.

Comment: BHA has already established a practice (not reflected in the current ACOP) that applicants are not eligible for federal public housing if the pro-rated rent burden would exceed the household income. While this is not provided for in HUD's non-citizen regulations, it obviously makes sense. Lowering the threshold to 50% of income may also make sense, since it is unlikely that a household will be able, on any kind of sustained basis, to continue to pay 50% of its income for rent and avoid eviction. However, specific HUD approval of this as a screening criteria will need to be obtained. Moreover, it

may make sense to move this criteria into 5.3.5.1 of the Screening Criteria (pp. 71-77), since this is the real concern—i.e., BHA is concerned that a client with such a high rent burden will not be likely to meet financial obligations.

Response: Thank you for your support. HUD will review all the proposed changes.

Comment: A number of BHA federal public housing tenants with "mixed households" (a mix of eligible and ineligible members) have received notices of termination of full rental assistance under the non-citizen rule, and of their right to request temporary deferral of termination of assistance (ordinarily for up to 18 months). If such households do not relocate in the temporary deferral period, they will be subject to pro-ration at the end of the period. Where it is clear that this will happen, BHA should treat these families as eligible for the pro-rated rent burden priority.

Response: No response required.

Comment:
There may be cases where a family's assistance is pro-rated, but the pro-ration does not exceed 50% of income. However, there may be subsequent changes—for example, an eligible household member may leave, or the household's income may decline—resulting in a change to the calculation which results in exceeding the threshold. There should be a mechanism then for the family to request to be added to this category.

Response: They may apply for as an internal applicant at that time under this preference category for the state program.

Comment: **There Are Some Questions About the Changes to the Flat Rent Process.**

BHA has proposed, in 9.2 of the ACOP (p. 132) to re-set the flat rents in October of each year, and to have them then take effective in the following April. BHA has not proposed any change in the formula for the flat rents (they will remain 70% of Section 8 Fair Market Rents (FMRs), but the change in the process poses some questions regarding implementation.

When will BHA send out, to all tenants, what the actual number will be for the flat rents? Getting this out as much in advance as possible would be helpful. We don't think BHA has yet sent out this information for the change that will be made as of April 1, 2008.

Response: BHA will send a letter to residents likely to be affected by the new rents before the end of January.

Comment: How will the April 1 date mesh with annual recertification? That is, only 1/12 of all BHA tenants would have April 1 as a date on which their rents would normally change due to annual recertification. Will this be done as an interim recertification, with the 3-year flat rent period going from the date the family first elected flat rent? Or will tenants who have elected "flat rent" have their annual recertification dates changed, with everyone's 3-year periods measured as of an April 1 date?

Response: BHA's practice has been to bring all families into the office for an annual TSR (tenant status review). Families who have elected to pay flat rent are asked to update family composition and contact information as necessary, but provide income information only every three years. With the current change in flat rent amounts, all residents now paying flat rent will beasked in the letter mentioned above to come into their management office during the month of February to verify that they wish to continue paying flat rent in the new amount. If the family wishes to change to income-based rent they will be asked to provide income information for verification and rent determination. For some bedroom sizes, the flat rent amount will decrease. In this case any family not now paying the flat rent but whose rent payment exceeds the new flat rent amount will be notified and asked if they wish to elect to pay the flat rent.

Comment: In the past, once someone was on flat rent, that dollar figure remained unchanged for at least three years (unless the tenant elected, in the interim, to switch from a "flat rent" to an

"income based rent"). It appears with the change, though, that the dollar figure will change each year if the Section 8 FMR changes. Is that correct? Is the 3-year guarantee simply one of not having to recertify (at the family's election) and being treated as on "flat rent", but not at a particular figure?

Response: Flat rents will be updated each year so they remain current with the private market. Residents who elect to pay the flat rent will have their income verified only every three years. Income information will be verified before the end of the three year period only if the resident chooses to pay income-based rent. The regulations speak to frequency of recertification.

Comment: Other Changes in the ACOP Are in Order, and In Some Areas BHA May Want to Hold Off Until It Sees What's Recommended by the State Commission on Homelessness.

The comments above are directed to what BHA has proposed for changes in the ACOP. We are aware of other areas of the ACOP which we think should be changed:

As we have noted on a number of occasions, we think that the provision in the BHA's Residual Tenancy Policy (Chapter 8 of the ACOP) that bars remaining household members from eligibility if the head of household has relocated elsewhere is contrary to applicable law and wise policy. We recognize that, for <u>state-assisted</u> public housing, BHA must apply the definition of "family" found in DHCD's regulations, but the BHA's policy goes beyond the DHCD regulations by including the head's relocation into any kind of housing, whether it is public or subsidized housing or not. Moreover, for <u>federal</u> public housing, research that we have done on the origins of the United States Housing Act "remaining family member" language from the 1950's indicates that, for federal public housing, it was Congress' intent to encourage elderly or disabled family members to take advantage of the special features available in elderly/disabled public housing, and to relocate there, without affecting the eligibility of other family members. Finally, as noted in our separate VAWA Policy comments, the Residual Tenancy Policy language is inconsistent with VAWA in barring victims from remainder status where the perpetrator moves out.

Response: BHA will make appropriate language changes as required by VAWA. BHA has not proposed any further changes to its approved residual tenancy policy.

Comment: BHA has really not made any changes to the ACOP related to the Violence Against Women Act of 2005 (VAWA), other than adding "domestic violence, dating violence, or stalking" as an additional part of the public safety Emergency Transfers (see comments above). As we have noted both in our comments on the VAWA Policy, and in extensive comments that we gave to the BHA as part of the FY 2007 PHA Plan Process, numerous changes are needed to the ACOP to comply with VAWA.

Response: BHA will make appropriate language changes as required by VAWA

Comment: While the 18-month bar on reapplication after an adverse appeal decision on eligibility is already part of the ACOP (see § 4.1.4.7, p. 31), it's worth looking at this again, particularly as it may adversely impact the City's or the Commonwealth's strategy for assistance for homeless or at risk families. We understand that it does not make sense for BHA to keep re-screening and rejecting applicants for "the same thing". However, in a number of these cases, the applicant may not have gotten assistance from appropriate service agencies to present all of the aspects of their case at initial rejection, and there may be additional information which would warrant a fresh look and giving the family an opportunity to reapply. As noted in Comment 2 above, there is nothing in either DHCD or HUD regulations that authorizes such a broad bar. In addition, we think BHA should shorten the period to be 12 months or less. This may frequently come up in instances where the applicant has an open criminal charge or is on probation but a few months later the case is dismissed; there

may be an outstanding warrant that needs to be corrected, but the charge in and of itself would not be a basis for denial. Moreover, placement of this provision here operates as punishment for the exercise of the legitimate right to seek review—the 18-month reapplication bar only applies to those with unsuccessful appeals. Finally, those who appeal may have the process drawn out, and the disqualification period runs from the date of the decision, resulting in a "double whammy" to those who do appeal.

Response: BHA has not proposed any changes to the current approved ineligible category process. BHA will be removing the proposed one-year ban for applicants that are withdawn.

Comment: Good afternoon. My name is Charles Bates. I'm a resident of the Boston Housing Authority. I'm going to raise my voice. The MSA Committee represents hundreds of members living within the BHA disabled designated buildings. We recently held several meetings, the majority with proposed changes to the Admissions and Continued Occupancy Policy otherwise known as ACOP. There are several areas of concern that have been asked to be reconsidered. The first area of concern is medical transfers. There are currently two separate categories of medical transfers. One is emergency and the standards require that the condition is life threatening and can only be alleviated by a relocation, and the second is considered to be non-emergency and the standard requires a medical condition to be substantially improved by relocation. The changes being advocated by the BHA eliminate the substantial cause category medical transfers. The resident must adhere to the meet the stricter standard that their condition is life threatening in order to be considered for such a transfer. In a meeting with members of MSAC, Gloria Meneses, Director of Occupancy communicated that the intent of this change in policy was to increase the priority in medical transfers and expedite their relocations. While we respect the intent, MSAC is very concerned that this new standard will deny many whose health and/or quality of life can be greatly improve through relocation. There are many residents of the BHA with medical needs and/or physical ability change over time, and it's important to have a policy that's able to address those needs. As one example, a resident assigned to a second floor walkup in a garden style development may eventually have difficulty using such stairs; therefore, we need to transfer to the first floor. Another example would be a studio resident that may require one bedroom to accommodate their need for additional medical equipment to maintain general health. We urge the BHA to reconsider the elimination of the substantial cause medical transfers or at least to ensure that the policy clearly states a cause for transfer due to medical conditions that are not life threatening.

Response: The BHA will revise the language in the proposed ACOP to address the concern raised by this comment.

Comment:
A second area of concern would be the BHA proposal to propose additional punitive measures to the policy for admission/transfer. The BHA's policy already has penalties for transfer admission applicants who miss appointments or do not respond to correspondence. The current penalty would cause the individual to be removed from the waiting list and require that they reapply and begin their wait all over again, which is usually a lengthy wait. The BHA proposal would incur an additional delay by denying the reapplication to admission or transfer for a period of one year. This is strictly punitive and creates unnecessary hardship for the individuals or families applying. This proposed policy would be particularly problematic to seniors or people with disabilities who depend on others to assist them; reading mail, attending appointments, or if they have an illness or medical condition that prevents them from meeting their obligation. MSAC urges the BHA to withdraw this unreasonable and overly harsh proposal to bar reapplication for 12 months. If I haven't mentioned, it's 12 months.

Response: BHA has reconsidered the one year ban on reapplication

for those removed from the waiting list. The one year restriction will not be implemented and the current ACOP policy for those who are removed from the waiting list for rejecting a housing offer will remain in place which means that the applicant will not be able to reapply for the same priority for a period of 12 months.

Comment: The third area of concern is the proposal to charge transferring residents a prorated rent for their current apartment in addition to the rent for the new apartment if they do not vacate their current apartment within 10 days of receipt of the key for the new apartment. While MSAC supports the BHA's effort to ensure that units are available for re-occupancy, we are concerned again that there are no provisions for circumstances that may be beyond the resident's control and thus would delay their move. This could include illness, hospitalization, or a problem for those dependent upon assistance from others. MSAC encourages the BHA to implement a waiver or exemption of charges for residents who can show good cause for not meeting the deadline. This would still enable the BHA to encourage timely relocation while acknowledging the need for policies that are flexible to meet reasonable circumstances.

Response:
Everything the BHA does is subject to reasonable accommodation. Therefore it will review requests for reasonable accommodation and extenuating circumstances on a case by case basis. This change however is intended to encourage residents to complete their transfers promptly.

Comment: The BHA is also advocating changes to the ACOP that requires all transfers be at the expense of residents except for those due to capital improvements. MSAC strongly believes that the BHA should be responsible for relocation expenses for circumstances caused by the BHA's negligence. Residents should only be responsible for relocation when they request a transfer. The BHA's proposal to shift the financial burden on the residents is unreasonable and could cause undue hardship. In addition to the above comments, the MSAC also supports the comments and concerns outlined by Mac McCreight of the GBLS.

MSAC recognizes the need for the BHA to have policies that aid in the efficient administration and management of housing. However, we strongly oppose policies that will unduly penalize residents or applicants and encourage policies that are adaptable to the varied needs and circumstances of the residents. We call upon the BHA to revise the proposed ACOP to reflect the concerns raised here to better meet the needs of applicants and residents.

Response: BHA acknowledges that it will pay for transfer costs related to capital and redevelopment activities. There may be other circumstances where BHA will pay for the cost of a transfer but the ACOP is not the venue for setting those criteria.

Comment: Stephen Laverty (SL): In the ACOP, I think the one-year bar on reapplication is arbitrary and completely unfair. I also don't agree with the bar on changing your development choices once you get scheduled for a personal interview—sometimes you don't get the key information until you're at the meeting (for example, the latest on any changes in which developments have elderly preference). The limitation on changing preferences should be AFTER the interview. Donna Criel (DC): There are often good reasons people have for making these changes. People should not be treated like they are 2-year-olds.

Response: BHA has reconsidered the one year ban on reapplication for those removed from the waiting list. The one year restriction will not be implemented and the current ACOP policy for those who are removed from the waiting list for rejecting a housing offer will remain in place which means that the applicant will not be able to reapply for the same priority for a period of 12 months.

The applicant has opportunities to review their choices at any time prior to their scheduled personal interview. BHA provides information to applicants, which includes development descriptions. The applicant makes their own choices about which developments

they choose on their application. They receive a notification confirming those choices. When they near the top of a waiting list they receive further notification of the specific site for which they will be screened. If they are not interested in the site, they need to contact BHA staff and remove the site; not after the personal interview has been scheduled. Again we have limited resources for screening for all BHA sites and retain 97% occupancy for each site.

Comment: SL: On the homelessness and fault/no fault, there are a lot of ways that could be interpreted. I agree that the question of "fault" really only should come into play when you're doing screening—checking on how people will treat others, pay rent, etc. On transfers, there should be a right to transfer if you aren't getting along with your neighbors. But if you ask for a reasonable accommodation related to this, it's almost impossible.

Response: BHA will be revising the language to more accurately reflect this concern with regard to homeless priority status, i.e. that individuals or families do not become intentionally homeless to use this priority as a means of jumping the waiting list.

Comment: DC: BHA should move people quickly when you add people. There may be situations, for example, where a grandparent has to step in to raise a child, and the child is added to their apartment in elderly/disabled housing—there should be a way to move them quickly to family housing so the child is not isolated, and has other children to interact with.

Response: BHA has limited resources and must prioritize which transfers to do first due to how funding levels are affected.

Comment: Comment: Q1: **How long does it take Occupancy to screen a proposed addition to the household?** (Someone noted that where BHA's talking about trying to maximize income under Asset Management, sometimes BHA may be losing potential income by taking a long time to act on the request where the proposed addition has additional income which would be counted into rent.)

Response: It varies. Depends how quickly the applicant responds. It depends on the information that must be collected. It could take up to 6 months. In rare occasions it may take even longer depending on the clients special circumstances. Effective November 2007, the BHA has been including the income of proposed additions to the household composition while calculating the new rent under use and occupancy until a final determination regarding the proposed addition is made.

Comment:
Comment: Q2: (This isn't related to the ACOP, but came up, and we thought should be part of the Annual Plan comments). **How long has it been since BHA updated its Utility Allowances? Is another revision needed now because of increased oil costs** ? [Mac noted that MBHP recently updated its utility allowances. Mac also noted, however, that increased utility allowances can sometimes be a Catch-22 for Section 8, because while they make help make rent/utilities more affordable for tenants in place, it means that the 40% of income limit on the units you can rent gets triggered more quickly, and may price families who are newly leasing up or relocating out of more housing.]

Response: **BHA updated its utility allowances as of 1/1/08.**

Comment: On the issue of the effect of the change in BHA policy for the developments that don't have 1-BR units (i.e., at Fairmount, Faneuil, and Gallivan Boulevard, that families would have to transfer elsewhere if they didn't qualify for a 2-BR unit), Mac asked what the impact was. Donna said that at Faneuil she estimated that there were roughly 30 or so empty nesters, but they might have a variety of special circumstances.

Response: The current policy requires families that are overhoused to transfer to an appropriate sized unit unless the resident has a documented and approved reasonable accommodation for a larger unit size. In addition, the State, DHCD, requires a 150% rent charge for overhoused residents who reject an

offer of housing to a unit of appropriate size and type.

Comment: Donna also noted that many elderly or disabled tenants are incapable of packing up their apartments. If families are over-housed and need to move, BHA should make relocation assistance possible, and not put the burden on tenants. She said that Jim Reed and Gwen Friend of BHA had reassured residents that BHA would pay for these expenses, and would look for the materials. The principle should be that BHA should pay for any involuntary move, and come up with the resources from some source. Mae Bradley noted that there is often transfer trauma for the elderly, and this must be approached very carefully.

Response: BHA has and will continue to review reasonable accommodation requests.

Comment: Steve said that he was concerned that elderly families living at BHA's family developments don't get the same level of services as those living in elderly/disabled housing, and he thought this should be addressed. Donna said that at Faneuil, they do have a resident services coordinator who does this, even though this is a family development, and she is also Spanish-speaking. Mae said this may be because Faneuil is privately managed and this was part of the special contract arrangement there; many BHA family developments do not have resident service coordinators helping to get services for the elderly/disabled, etc.

Response: The BHA management staff in the family housing program works with the elderly/disabled resident services and outside agencies to provide services and referrals as needed.

Comment: Steve also questioned whether the use of CORI in screening could result in the silencing of dissent (denial of housing for those arrested involved in anti-war or budget protesting, for example). Mac said this should NOT be the case—BHA's criminal history focus is on drug-related and violent criminal activity, as well as other types of activity that disturbs other residents' quiet enjoyment.

Response: No, BHA has a CORI policy established for many years and its focus on drug-related and violent criminal activity which would affect current BHA residents peaceful enjoyment of their dwelling unit.

Comment: **2/ VAWA Policy**

A number of Committee members said that if individuals were abusive, they should leave BHA public housing & Section 8 programs. Donna said that she wanted to be careful about having too many rules, and stepping too far into people's private lives. On the other hand, she agreed that there should be protections for those who are victimized. She wanted to check on how this would apply to State developments.

A major concern was raised about the stalking language in the Policy. People mentioned the fact that in a number of developments, residents seek TROs against each other based on claims of harassment or intimidation (sometimes making it difficult to figure out how you do elections or hold community meetings-particularly if both individuals are running for the task force). Mae mentioned a situation where a resident leader thought a manager was being non-responsive and as a result was sending out a lot of e-mails and complaints, only to then be hit with a lawsuit claiming he was engaged in harassment and intimidation. Mac said this was not the intent of the stalking definition, which is usually associated with family or domestic arrangements where one person moves and then another person is following them and threatening them at a new address, but obviously there could be concerns if the language were used too broadly. People identified that one of the main problems here was getting appropriate services into the building, and some kind of stop-gap or intervention for "problem tenants" who might engage in behavior considered to be intimidation or harassment.

Response: BHA staff agree with Mac's comments that the stalking language should not be read outside of the context for which it was created. As we work through implementation we will endeavor

to give the language meaning within that context.

Comment: I am writing in response to the Boston Housing Authority's proposed changes to their Public Housing Admissions and Continued Occupancy Policy (ACOP). HomeStart would like to start by thanking the Boston Housing Authority for their commitment to ending homelessness. They have provided many opportunities for a better life for our clients and are very proactive in their determination to help those in need. The recent Boston Common Ground Initiative stands as a clear example.

HomeStart wants to also start by pointing out one change that we think will break down a barrier for our homeless clients. BHA's proposal to allow a refusal of the first offer provides more flexibility and understanding for a population that faces an ever-increasing list of challenges. HomeStart is excited to see this implemented. However, there are a few troubling proposals that HomeStart would also like to address.

Response: Thank you for your support

Comment: Bar on Reapplication and Restriction on Changing Choices
There are two proposed changes to timing that HomeStart believes will unnecessarily hinder the transitions out of homelessness for many of our clients. The first is the proposal to institute a 12-month bar on reapplication for applicants who fail to respond to notices, fail to keep appointments or fail to supply proper documentation amongst other things.

Response: BHA has reconsidered the ban and will remove the one-year ban from the proposed ACOP with regard to re-applying.

Comment: The second is the restriction on changing housing choices once they enter the screening process. HomeStart believes that there are already many elements in place to encourage applicants to follow up on these items and to exercise due diligence in their selections. Our clients face many barriers in their search for permanent housing with living situations that are transient and traumatic. Most are persons with disabilities. Many have limited English proficiency. We believe that the changes will disproportionately impact this population. The penalty for failing to respond to notices or to make the appropriate choices already brings these applicants back to square one. Restricting changes to their choices and adding a year just to get back to square one is an overly harsh sanction that will likely affect those most in need. Although we heard through the open comments session that costs are a factor in terms of printing applications and notices, HomeStart believes that the benefit of increasing access to affordable housing for the homeless outweighs those concerns. Therefore, we urge the Boston Housing Authority to reconsider these changes.

Response: The applicant has opportunities to review their choices at any time prior to their scheduled personal interview. BHA provides information to applicants, which includes development descriptions. Applicants make their own choices about which developments they choose on their application. They receive a notification confirming those choices. When they near the top of a waiting list they receive further notification of the specific site for which they will be screened. If they are not interested in the site, they need to contact BHA staff and remove the site; not after the personal interview has been scheduled. Again we have limited resources for screening for all BHA sites and retain 97% occupancy for each site. BHA has and will continue to consider reasonable accommodations and any extenuating circumstances on a case by case basis. As indicated above, the one year restriction to re-apply will not be implemented.

Changes in the Priority Definition of Homelessness

The BHA proposes to add a "no fault" clause to the Homelessness Priority definition. HomeStart feels strongly that this will drastically interfere with our mission of ending homelessness and dramatically increase the lengths of homelessness that many people in the Boston area endure. What's more, we believe that these

consequences are not consistent with the City of Boston's policies in regards to addressing homelessness and increasing access to services. Boston Housing Authority and its many units of affordable housing have always been a crucial resource for the homeless population. They have provided a critical means for ending homelessness and a life of chaos and trauma for thousands of people. We believe that a shift to a "no fault" homelessness priority without clarity will discourage many of the city's homeless residents from even applying. Many might be unable to meet the requirements to qualify for this new priority and many others would be unable to document it. This would be a tragedy for the legitimately homeless applicants and a logistical nightmare for the Boston Housing Authority. The process of screening for this new priority with its inherent demand on time, effort and documentation would not be worth any proposed benefit. At the open comments hearing in November, Gloria Meneses made clear that the Boston Housing Authority does not intend to increase barriers for homeless applicants. Rather, they are trying to eliminate access to the homeless priority for those that render themselves homeless solely to acquire it. HomeStart believes that this should be made clearer in the altered language so as to avoid the above potential consequences. The "no fault" language is too vague as it stands. Simply spelling out that the priority is not available to those whose homelessness is self-inflicted for priority purposes will bring clarity to the application process and sidestep a possible catastrophe.

Response: BHA will be revising the language to more accurately reflect this concern with regard to homeless priority status, i.e. that individuals or families do not become intentionally homeless to use this priority as a means of jumping the waiting list.

Comment: 1. Asset Management Rationale: BHA indicated that these ACOP changes are driven, in part, by the new Project-Based Budgeting required by HUD's new Operating Subsidy Rule for federal public housing (sometimes referred to in shorthand as "Asset Management"), and the need to insure that developments operate self-sufficiently and that BHA maximize efficiency and minimize costs. We appreciate that certain aspects of the BHA's proposal may be justified under this approach, but we are afraid that other portions of the proposed policy will not reduce costs and increase efficiency and are only likely to increase hardship for residents.

Response: No response necessary.

Comment: Items which appear to have a legitimate Asset Management rationale are the following: The requirement that transferring tenants who have been given keys for a new apartment be billed for use and occupancy for the prior address until possession is surrendered (belongings are moved and keys are returned), beyond a reasonable period provided for the move. We understand the rationale for this, and we understand from your comments that BHA will be flexible in extending the time for relocation for good cause shown (such as illness, hospitalization, or other legitimate unforeseen circumstances).

Response: BHA will add language regarding review of extenuating circumstances to the ACOP.

Comment: The requirement that a development be at "full occupancy" (98% or higher) before on-site under-housed/over-housed transfers can be processed. We understand that BHA developments will not qualify for full operating subsidy unless they achieve full occupancy.

Response: No response necessary.

Comment: The new "two offer" system—where a person will not be removed from the waiting list until a second offer has been made and rejected without good cause—will likely have cost benefits in terms of the staff time spent on reviewing appeals and good cause requests, as well as documents.

Response: To clarify the applicant will be removed from the waiting list where the offer was rejected and a second offer will be made at another development of their choice with no review for good cause. Should the client reject the second offer, he/she shall be removed from all lists.

Comment: The proposed denial of federal housing for pro-rated applicants whose rent burden would exceed 50% of household income is likely, in the long run, to have cost benefits. Families will not accept units where the rent burden will clearly be too high for them, and they will remain eligible for state public housing. Moreover, it is likely that this will cut down on later nonpayment evictions where applicants were unrealistic in their choices and cannot sustain a pro-rated rent.

Response: Thank you for your comment.

Comment: It's possible—but unknown at the present time—that the new Applicant Background and Eviction Check for which BHA has requested proposals may result in some economies. This would particularly be true if it reduced overall costs (measured in staff time) of screening. On the other hand, costs may increase from this process. Therefore, this should be considered on an experimental basis, and be subject to continued cost-benefit analysis.

Response: BHA staff are in the process of reviewing the submitted proposals and in doing so we evaluate the financial feasibility of implementing the applicant background and eviction report. If the BHA determines it is financially feasible, it will conduct a one-year review before continuing.

We do not think, however, that the cost of the application package itself is an adequate "Asset Management" rationale for a number of the proposals—such as the one-year bar on reapplication for those removed from the list, or the bar on changing development choices after the personal interview is scheduled. We think that BHA could take a number of steps—including moving toward a paperless application process—that would minimize costs. Moreover, if an applicant has been removed recently and then reapplies, it may not be necessary for BHA to go back through the process of duplicating all of the information and staff time for information which has remained unchanged. Response: BHA has reconsidered the one year ban on reapplication for those removed from the waiting list. The one year restriction will not be implemented and the current ACOP policy for those who are removed from the waiting list for rejecting a housing offer will remain in place which means that the applicant will not be able to reapply for the same priority for a period of 12 months.

The true cost of the application is beyond the application packet itself; it also involves staff time which is itself a valuable and limited resource.

The applicant has opportunities to review their choices at any time prior to their scheduled personal interview. BHA provides information to applicants that includes development descriptions. The applicant makes their own choices about which developments they choose on their application. They receive a notification confirming those choices. When they near the top of a waiting list they receive further notification of the specific site for which they will be screened. If they are not interested in the site, they need to contact BHA staff and remove the site; not after the personal interview has been scheduled. Again we have limited resources for screening for all BHA sites and retain 97% occupancy for each site.

Comment: RAB members on the ACOP Reading Committee also suggested an **additional** step that BHA should take under the ACOP that would be consistent with Asset Management, related to <u>proposed additions to the household</u>: Where the person is residing with the household in the interim, BHA should include that person's income as part of the household income pending the final outcome of the SPAR process. This would likely result in additional revenue to the BHA, and would also more truly reflect the household circumstances. If the proposed addition was rejected, and the individual vacated, obviously the income would then be adjusted; if, on the other hand, the family pursued administrative review of the rejection through the BHA Grievance Procedure, the proposed addition's income would continue to be counted during the review process.

Response: The BHA provided management training and implemented this policy effective November 2007.

Comment: Homeless Priority: In your remarks at the November 26, 2007 meeting, you indicated that BHA was not intending to bar most of those who currently get homeless priority by using the phrase "no fault". However, as noted in my memo of November 29, 2007, it would be clearer if BHA simply indicated that the priority was not available for persons who became homeless for the purpose of obtaining a priority. This would match what current exists for the EA shelter program.

Response: BHA will be revising the language to more accurately reflect this concern with regard to homeless priority status, i.e. that individuals or families do not become intentionally homeless to use this priority as a means of jumping the waiting list.

Comment: Non-Emergency Medical Transfers: You clarified, in your remarks at the November 26, 2007 meeting, that BHA had eliminated "substantial cause" transfer categories in recognition of the fact that few tenants are ever placed from this category. A number of tenants and advocates feared that with the elimination of the lower priority medical transfers, those with legitimate but non-life-threatening medical needs will be overlooked. You had indicated, to the contrary, that the goal would be for those cases to fit either within the life-threatening category on the reasonable accommodation category (i.e., addressing dire circumstances posing a serious and direct threat to health, life or safety which can only be alleviated through relocation to another apartment). This should be closely monitored over the next year. BHA has a duty to reasonably accommodate persons with disabilities: while a problem that a person with disabilities has in a current unit may not always require transfer (i.e., work may be done to make a unit more accessible or habitable), in some cases, this will not suffice, and BHA will need to take steps to insure that such individuals have the same opportunities as non-disabled tenants to fully utilize and enjoy the public housing program.

Response: If a person warrants a medical transfer, it will be considered an emergency transfer

Comment: One of the problems that was identified was the need for first floor units for tenants who cannot climb stairs. Advocates who discussed this issue after the November 26 meeting have two suggestions here:

It should be recognized that being in a first floor unit may, in some cases, be an accessibility feature, and the BHA lease should be interpreted (or, if necessary, revised) to make clear that if a family is in a first floor unit but does not need that feature, and there are others who require that feature, the tenant can be required to transfer to a non-first-floor unit so that an individual with that need can occupy a first floor unit.

Response: This is not a change that the BHA has proposed but will take the comment under advisement for future consideration.

Comment: Given the move toward Asset Management, where development managers will have to become more self-sufficient, managers should have the ability to arrange for "swaps" of apartments where, for example, some tenants have indicated a desire to move to upper floor units and others need first floor units.

Response: BHA has had experience with this in the past and it was not cost effective and brought out liability issues.

Comment: Who Pays for the Cost of Transfers?: You and other BHA staff indicated, following the November 26 meeting, that you would revisit the issue of the language in the ACOP which appears to absolve the BHA from paying for the costs of transfers in all cases except those mandated by capital work or redevelopment. You indicated that if, for example, a non-tenant-caused maintenance problem could not be quickly addressed, and relocation was required, BHA might be responsible for this. This would appear to be consistent with BHA's obligations under the State Sanitary Code and the covenant of

quiet enjoyment, as well as HUD's Public Housing Guidebook.

Response: BHA acknowledges that it will pay for transfer costs related to capital and redevelopment activities. There may be other circumstances where BHA will pay for the cost of a transfer but the ACOP is not the venue for setting those criteria.

Comment BHA's resources are obviously very limited, but BHA should consider whether to assist with the costs of transfers in other situations where it is in BHA's interest to have a transfer occur. Thus, if a transfer is required as a reasonable accommodation, Section 11.7 of HUD's Public Housing Guidebook says that this is a cost to be paid for by the PHA. For those who are over-housed, or who occupy a unit with special features and don't require those features, creating an incentive for the family to act quickly to give up the unit and relocate to an appropriate unit by paying for the transfer makes sense. Otherwise, the entire process may be unnecessarily drawn out, resulting in hardship and additional expense for all concerned. As RAB members noted in their Reading Committee meeting, many of the over-housed households may be elderly or disabled and be incapable of packing up their apartments. BHA may want to team with other available resources through the City of Boston or service provides to offer assistance in relocation so as to reduce transfer trauma for these individuals.***:***

Response: Given the limited resources, BHA will continue to work with outside agencies to assist with transfers in the above circumstances.

Comment: Existing Households Affected by HUD Non-Citizen Rule: It would be helpful for BHA to make a distinction, as the revised ACOP is implemented, between BHA tenant households who were admitted before BHA began implementation of the HUD non-citizen rule and those who were admitted later. You have indicated that there is a relatively small number of households who were admitted prior to the implementation date. The existing ACOP creates priorities for placement of such individuals (both those who are completely ineligible, and those whose pro-rated rents would be more than 50% of family income), and it appears that the revised ACOP may not treat these individuals as well. A number of these individuals are on transfer lists because of also being underhoused, and have elected to be placed on development waiting lists other than where they current reside.

It is in BHA's interest, from an Asset Management and a humanitarian standpoint, to transfer as many of these families as possible to developments where they are eligible and/or have affordable rents, and to do so before there are court evictions either due to ineligibility or because of nonpayment of rent. BHA may want to do a case-by case analysis of these families and do outreach to get them to other developments and programs, possibly through use of administrative transfers. I understand that there are other pressures on the BHA—BHA is doing capital work at a number of state developments, which both means that units may not be available and/or that BHA needs to make sure that any existing state-assisted tenants who may be affected by the HUD non-citizen rule are not transferred to federal public housing. But the kind of detailed analysis that BHA did for the 170 non-emergency medical transfers could also be done for these families and show that a number of these families can be moved now, before temporary deferral of termination periods elapse in May, 2009.

Response: BHA will take the comment under consideration. The number of families is small and this is not something for which BHA thinks there should be a special provision in the ACOP.

Comment: Residual Tenancy Policy: I continue to believe that certain aspects of the BHA's Residual Tenancy Policy, as contained in the ACOP, are inconsistent with state and federal law and should be modified. While I understand that BHA has not proposed any changes in the portion of the ACOP related to Residual Tenancy, I also believe

that BHA never sent out notice of the Residual Tenancy Policy changes from a few years ago to all of its residents for notice and comment, and that therefore it is still appropriate to comment on these. Moreover, certain aspects of the Residual Tenancy policy are inconsistent with VAWA and the BHA's VAWA policy and require modification for that reason.

Here are the aspects that I believe need to be changed:

--For state public housing, DHCD regulations do not contain any provision authorizing denial of remaining household member status if the prior leaseholder relocated to private housing (as opposed to public or assisted housing). See 760 C.M.R. 5.03, definition of Family (Household). Moreover, it does not appear that in departing from the DHCD regulation that BHA took the steps necessary to obtain a DHCD waiver under 760 C.M.R. 5.15—i.e., specifying in writing why the BHA departed from the regulation and why the change was needed, reasonable under the circumstances, and consistent with G.L. c. 121B, and consulting with its local tenant organizations in providing them with a copy of such an explanation.

--Under VAWA, where an abusive spouse or partner departs the unit (voluntarily, or due to estrangement or divorce, or by virtue of an abuse prevention order or a criminal complaint), a listed remaining household member who was the victim of the abuse should qualify to be considered for residual tenancy, consistent with general screening requirements. However, under the BHA's Residual Tenancy Policy, if the abusive spouse or partner were the leaseholder, and moved into any kind of other housing (assisted or non-assisted), under the plain language of the Residual Tenancy Policy the remaining family members would not be eligible. This is contrary to federal law and to wise policy. It should not be necessary to seek "waivers" in these cases—the ACOP language should be revised to make clear that where the remaining household members are affected by VAWA, the eligibility restrictions will not be applied.

Response: BHA will make the appropriate revisions to accommodate VAWA and BHA's VAWA Policy. BHA is not proposing any further changes to its Residual Tenancy Policy.
As research shows that our office has done on the 1950's federal law establishing the right to continued occupancy for remaining household members, the law was designed to encourage families to take advantage of other affordable housing options that certain family members might qualify for (for example, for an elderly/disabled leaseholder to move to elderly/disabled housing which has special features to best meet the needs of such individuals) without affecting the eligibility of other family members to remain in the existing housing. Therefore, while DHCD's restriction on eligibility for state public housing is permitted, the similar restriction that BHA has in its Residual Tenancy Policy for federal public housing is contrary to legislative intent. Therefore, we think that for federal public housing, BHA should remove the language that would automatically deny eligibility for remaining household members because the former leaseholder has relocated to other housing (assisted or non-assisted).

Comment: As research shows that our office has done on the 1950's federal law establishing the right to continued occupancy for remaining household members, the law was designed to encourage families to take advantage of other affordable housing options that certain family members might qualify for (for example, for an elderly/disabled leaseholder to move to elderly/disabled housing which has special features to best meet the needs of such individuals) without affecting the eligibility of other family members to remain in the existing housing. Therefore, while DHCD's restriction on eligibility for state public housing is permitted, the similar restriction that BHA has in its Residual Tenancy Policy for federal public housing is contrary to legislative intent. Therefore, we think that for federal public housing, BHA should remove the language that would automatically deny eligibility for remaining household members because the former

leaseholder has relocated to other housing (assisted or non-assisted).

Response: BHA will make the appropriate revisions to accommodate VAWA and BHA's VAWA Policy. BHA is not proposing any further changes to its Residual Tenancy Policy.

Comment: --Finally, you had indicated, in other correspondence with our office, that if the remaining household member is listed as a co-leaseholder, s/he should qualify to assume the lease. However, the language in the ACOP makes it appear that the co-leaseholder, too, can be denied Residual Tenancy because the leaseholder has moved to other housing (assisted or non-assisted). BHA should revise the ACOP language to be consistent with its actual practice.

Response: The co-leaseholder does not fall within the scope of the residual tenancy policy as they are already a leaseholder.

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
Capital Fund Program Grant Number: MA06-P002-501-08

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	06/12/10			06/12/12			
2-01 CHARLESTOWN	06/12/10			06/12/12			
2-04 LENOX STREET	06/12/10			06/12/12			
2-06 CATHEDRAL	06/12/10			06/12/12			
2-09 FRANKLIN HILL	06/12/10			06/12/12			
2-11 WHITTIER STREET	06/12/10			06/12/12			
2-13 WASHINGTON-BEECH	06/12/10			06/12/12			

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
Capital Fund Program Grant Number: MA06-P002-501-08

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	
2-14 ALICE H. TAYLOR	06/12/10			06/12/12			
2-19 BROMLEY HEATH	06/12/10			06/12/12			
2-23 M.E. McCORMACK	06/12/10			06/12/12			
2-24 OLD COLONY	06/12/10			06/12/12			
2-58 W. NEWTON/RUTLAND/E. SPRINGFIELD	06/12/10			06/12/12			
2-82 COMMONWEALTH	06/12/10			06/12/12			
2-89 FRANKLIN FIELD	06/12/10			06/12/12			
2-93 HIGHLAND PARK	06/12/10			06/12/12			

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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	06/12/10			06/12/12			
2-27 ANNAPOLIS	06/12/10			06/12/12			
2-28 ASHMONT	06/12/10			06/12/12			
2-29 HOLGATE	06/12/10			06/12/12			
2-30 FOLEY	06/12/10			06/12/12			
2-34 DAVISON	06/12/10			06/12/12			
2-35 WASHINGTON STREET	06/12/10			06/12/12			
2-36 W. NINTH STREET	06/12/10			09/30/00			
2-37 JOHN CARROLL	06/12/10			06/12/12			
2-38 J.J. MEADE	06/12/10			06/12/12			
2-40 MLK TOWERS	06/12/10			06/12/12			
2-41 EVA WHITE	06/12/10			06/12/12			

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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
Capital Fund Program Grant Number: MA06-P002-501-08

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	06/12/10			06/12/12			
2-45 AMORY STREET	06/12/10			06/12/12			
2-47 GENERAL WARREN	06/12/10			06/12/12			
2-49 TORRE UNIDAD	06/12/10			09/30/00			
2-50 ROCKLAND	06/12/10			06/12/12			
2-51 CODMAN	06/12/10			06/12/12			
2-52 HERITAGE	06/12/10			06/12/12			
2-53 ST. BOTOLPH	06/12/10			06/12/12			
2-54 PASCIUCCO	06/12/10			06/12/12			
2-57 LOWER MILLS	06/12/10			06/12/12			
2-61 AUSONIA	06/12/10			06/12/12			

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Capital Fund Program Grant Number: MA06-P002-501-08

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	06/12/10			06/12/12			
2-70 SPRING STREET	06/12/10			06/12/12			
2-71 PATRICIA WHITE	06/12/10			06/12/12			
2-72 ROSLYN	06/30/99			09/30/00			
2-77 BELLFLOWER	06/12/10			06/12/12			
2-83 PEABODY SQUARE	06/12/10			06/12/12			
2-90 JOSEPH MALONE	06/12/10			06/12/12			
2-93 COMMONWEALTH ELDERLY	06/12/10			06/12/12			
2-98 HAMPTON HOUSE	06/12/10			06/12/12			
2-126 F. DOUGLASS	06/12/10			06/12/12			
2-127 WASHINGTON MANOR	06/12/10			06/12/12			

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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)

5.23.2008

HA Name			
Boston Housing Authority		X Original	Oct-03
		Revision Number	
Development Number	Development Name	DOFA Date or Construction Date	10/31/2007
MA06-P002-001	**Charlestown**		

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		4	0%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0: 0 1: 354 2: 426	Total Current
Mutual Help				Elevator		3: 254 4: 67 5: 3	Units 1,104
Section 23, Bond Financed						5+:	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$67,420,085
Per Unit Hard Cost					$61,069
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					August-07

Source(s) of Information:

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

form HUD-52832 (10/96)

Physical Needs Assessment
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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	3%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 124 2 119	Total Current
Mutual Help				Elevator		3 43 4 ___ 5 ___	Units 286
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	2
4. Exterior Walls	3
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	N/A
10. Fire Protection	3
11. Plumbing	4
12. HVAC	1
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	4
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$17,315,754
Per Unit Hard Cost					$60,545
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					August-07

Source(s) of Information:

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

form HUD-52832 (10/96)

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Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	3%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 92 2 175	Total Current
Mutual Help				Elevator	X	3 112 4 35 5 ___	Units 414
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	3
9. Elevators	4
10. Fire Protection	5
11. Plumbing	5
12. HVAC	1
13. Electrical	2
14. Vacant Unit Rehabilitation	5
15. Lead Paint	4
16. Asbestos	4
17. Non-Dwelling Equipment	5
18. 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$8,766,455
Per Unit Hard Cost					$21,175
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					August-07

Source(s) of Information:

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

form HUD-52832 (10/96)

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

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

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

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		9	0%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 54 2 173	Total Current
Mutual Help				Elevator		3 112 4 26 5 1	Units 366
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					$45,036
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					September-05

Source(s) of Information:

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

form HUD-52832 (10/96)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	2%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
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	1
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	3
9. Elevators	1
10. Fire Protection	2
11. Plumbing	3
12. HVAC	1
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	4
16. Asbestos	3
17. Non-Dwelling Equipment	5
18. 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$8,651,501
Per Unit Hard Cost					$43,258
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	2%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 48 2 116	Total Current
Mutual Help				Elevator		3 70 4 14 5 16	Units 266
Section 23, Bond Financed						5+ 2	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$17,912,304
Per Unit Hard Cost					$67,339
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	4%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 0 1 106 2 123	Total Current
Mutual Help				Elevator	X	3 89 4 41 5 4	Units 363
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	3
4. Exterior Walls	1
5. Doors	3
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	1
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. 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$8,475,336
Per Unit Hard Cost					$23,348
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Apr-08
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P007-119	**Bromley Heath**	6/1/1948

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family		Detached/Semi-Detached		30	97%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed	X	Walk-up	X	0 2 1 135 2 320	Total Current
Mutual Help				Elevator	X	3 256 4 67 5 24	Units 805
Section 23, Bond Financed						5+ 1	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$53,750,282
Per Unit Hard Cost					$66,771
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					April-08

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	5%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 414 2 445	Total Current
Mutual Help				Elevator		3 157 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	2
3. Roofing	4
4. Exterior Walls	1
5. Doors	3
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	3
9. Elevators	N/A
10. Fire Protection	4
11. Plumbing	1
12. HVAC	5
13. Electrical	3
14. Vacant Unit Rehabilitation	5
15. Lead Paint	3
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$72,454,573
Per Unit Hard Cost					$71,314
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	4%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 263 2 334	Total Current
Mutual Help				Elevator		3 168 4 71 5 1	Units 843
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	4
4. Exterior Walls	1
5. Doors	5
6. Windows	3
7. Stair/Halls	5
8. Non-Residential Areas	4
9. Elevators	N/A
10. Fire Protection	5
11. Plumbing	1
12. HVAC	1
13. Electrical	4
14. Vacant Unit Rehabilitation	5
15. Lead Paint	4
16. Asbestos	4
17. Non-Dwelling Equipment	5
18. 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$55,868,318
Per Unit Hard Cost					$66,273
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	0%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	2
2. Unit Modernization	3
3. Roofing	5
4. Exterior Walls	1
5. Doors	2
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	N/A
10. Fire Protection	5
11. Plumbing	4
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,598,837
Per Unit Hard Cost					$59,064
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	2%
Turnkey III-Vacant		Elderly	X	Row	X	Current Bedroom Distribution	
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	5
2. Unit Modernization	4
3. Roofing	5
4. Exterior Walls	1
5. Doors	4
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	5
9. Elevators	N/A
10. Fire Protection	5
11. Plumbing	3
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,269,093
Per Unit Hard Cost					$58,377
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 48 2 6	Total Current Units 54
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	
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	1
5. Doors	2
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	5
9. Elevators	N/A
10. Fire Protection	5
11. Plumbing	3
12. HVAC	3
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,720,820
Per Unit Hard Cost					$50,386
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	1%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 ___ 1 81 2 ___	Total Current
Mutual Help				Elevator	X	3 ___ 4 ___ 5 ___	Units 81
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	5
4. Exterior Walls	1
5. Doors	4
6. Windows	5
7. Stair/Halls	3
8. Non-Residential Areas	3
9. Elevators	1
10. Fire Protection	3
11. Plumbing	2
12. HVAC	3
13. Electrical	3
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	4
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$4,271,624
Per Unit Hard Cost					$52,736
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	2%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	1
5. Doors	5
6. Windows	3
7. Stair/Halls	4
8. Non-Residential Areas	4
9. Elevators	5
10. Fire Protection	5
11. Plumbing	5
12. HVAC	1
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,698,281
Per Unit Hard Cost					$38,524
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					August-07

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	5%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 36 1 26 2 2	Total Current Units 64
Mutual Help				Elevator		3 4 5	
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	4
5. Doors	3
6. Windows	4
7. Stair/Halls	4
8. Non-Residential Areas	4
9. Elevators	N/A
10. Fire Protection	1
11. Plumbing	3
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,835,230
Per Unit Hard Cost					$28,675
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					August-07

Source(s) of Information:

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

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Office of Public and Indian Housing

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	0%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 30 1 17 2	Total Current
Mutual Help				Elevator		3 4 5	Units 47
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	1
5. Doors	5
6. Windows	4
7. Stair/Halls	3
8. Non-Residential Areas	3
9. Elevators	N/A
10. Fire Protection	5
11. Plumbing	5
12. HVAC	1
13. Electrical	3
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,371,024
Per Unit Hard Cost					$29,171
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	4
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	5
2. Unit Modernization	4
3. Roofing	5
4. Exterior Walls	2
5. Doors	3
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	5
11. Plumbing	5
12. HVAC	1
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	3
17. Non-Dwelling Equipment	5
18. 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,027,166
Per Unit Hard Cost					$36,917
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					August-07

Source(s) of Information:

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

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U.S. Department of Housing and Urban Development
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	4%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	3
2. Unit Modernization	1
3. Roofing	5
4. Exterior Walls	1
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	3
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,239,636
Per Unit Hard Cost					$38,567
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	2%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 ___ 1 52 2 12	Total Current Units 64
Mutual Help				Elevator		3 ___ 4 ___ 5 ___	
Section 23, Bond Financed						5+ ___	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,114,851
Per Unit Hard Cost					$33,045
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	3%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
2. Unit Modernization	4
3. Roofing	5
4. Exterior Walls	1
5. Doors	5
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	5
9. Elevators	N/A
10. Fire Protection	5
11. Plumbing	3
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,369,092
Per Unit Hard Cost					$34,227
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	3%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	3
5. Doors	3
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	1
10. Fire Protection	3
11. Plumbing	4
12. HVAC	4
13. Electrical	1
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					$2,975,360
Per Unit Hard Cost					$28,609
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	3%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	2
5. Doors	4
6. Windows	3
7. Stair/Halls	4
8. Non-Residential Areas	4
9. Elevators	1
10. Fire Protection	3
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,787,064
Per Unit Hard Cost					$37,128
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					August-07

Source(s) of Information:

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

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U.S. Department of Housing and Urban Development
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	9%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
5. Doors	2
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	1
9. Elevators	3
10. Fire Protection	3
11. Plumbing	3
12. HVAC	2
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	4
17. Non-Dwelling Equipment	5
18 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$5,054,043
Per Unit Hard Cost					$30,084
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	13%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 122 1 90 2 13	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	4
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	1
5. Doors	5
6. Windows	4
7. Stair/Halls	3
8. Non-Residential Areas	5
9. Elevators	2
10. Fire Protection	5
11. Plumbing	4
12. HVAC	4
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$6,562,034
Per Unit Hard Cost					$29,165
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					August-07

Source(s) of Information:

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

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U.S. Department of Housing and Urban Development
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	3%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
2. Unit Modernization	5
3. Roofing	5
4. Exterior Walls	2
5. Doors	5
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	3
9. Elevators	N/A
10. Fire Protection	3
11. Plumbing	5
12. HVAC	1
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,264,586
Per Unit Hard Cost					$34,006
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	10%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	3
2. Unit Modernization	4
3. Roofing	5
4. Exterior Walls	1
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	3
9. Elevators	4
10. Fire Protection	3
11. Plumbing	4
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$5,983,535
Per Unit Hard Cost					$29,331
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	2%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 43 1 28 2	Total Current
Mutual Help				Elevator	X	3 4 5	Units 71
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	4
4. Exterior Walls	1
5. Doors	4
6. Windows	3
7. Stair/Halls	5
8. Non-Residential Areas	1
9. Elevators	3
10. Fire Protection	4
11. Plumbing	4
12. HVAC	4
13. Electrical	4
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	2
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19. 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,115,720
Per Unit Hard Cost					$29,799
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	
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	1
2. Unit Modernization	2
3. Roofing	4
4. Exterior Walls	1
5. Doors	5
6. Windows	3
7. Stair/Halls	5
8. Non-Residential Areas	1
9. Elevators	1
10. Fire Protection	1
11. Plumbing	3
12. HVAC	5
13. Electrical	2
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,371,276
Per Unit Hard Cost					$31,216
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					August-07

Source(s) of Information:

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

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Physical Needs Assessment
Capital Fund Program (CFP)

U.S. Department of Housing and Urban Development
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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	6%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
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	1
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	3
10. Fire Protection	3
11. Plumbing	3
12. HVAC	4
13. Electrical	1
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					$12,411,763
Per Unit Hard Cost					$41,235
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					August-07

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
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	1%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	1
11. Plumbing	4
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,540,540
Per Unit Hard Cost					$26,422
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					August-07

Source(s) of Information:

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

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U.S. Department of Housing and Urban Development
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	9%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 64 1 26 2 2	Total Current
Mutual Help				Elevator	X	3 4 5	Units 92
Section 23, Bond Financed						5+	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,336,686
Per Unit Hard Cost					$36,268
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					August-07

Source(s) of Information:

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

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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
	3 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	9%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 108 1 60 2 11	Total Current
Mutual Help				Elevator	X	3 4 5	Units 179
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
1. Site Improvements	1
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	1
5. Doors	3
6. Windows	5
7. Stair/Halls	2
8. Non-Residential Areas	1
9. Elevators	1
10. Fire Protection	1
11. Plumbing	3
12. HVAC	1
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					$4,915,166
Per Unit Hard Cost					$27,459
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	4%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 44 1 61 2 21	Total Current
Mutual Help				Elevator		3 13 4 10 5 0	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	4
3. Roofing	1
4. Exterior Walls	1
5. Doors	2
6. Windows	2
7. Stair/Halls	1
8. Non-Residential Areas	3
9. Elevators	N/A
10. Fire Protection	1
11. Plumbing	4
12. HVAC	4
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					$6,059,366
Per Unit Hard Cost					$40,667
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	6%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
5. Doors	5
6. Windows	3
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	5
10. Fire Protection	2
11. Plumbing	3
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,647,535
Per Unit Hard Cost					$36,475
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	2%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	3
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	1
5. Doors	4
6. Windows	4
7. Stair/Halls	3
8. Non-Residential Areas	2
9. Elevators	3
10. Fire Protection	3
11. Plumbing	3
12. HVAC	1
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19. 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$3,029,161
Per Unit Hard Cost					$30,292
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					August-07

Source(s) of Information:

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

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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
	3 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	2%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	4
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	1
9. Elevators	N/A
10. Fire Protection	1
11. Plumbing	4
12. HVAC	1
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,660,660
Per Unit Hard Cost					$25,583
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					August-07

Source(s) of Information:

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

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U.S. Department of Housing and Urban Development
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HA Name		
Boston Housing Authority	X Original	Oct-03
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Development Number	Development Name	DOFA Date
MA06-P002-071	**Patricia White**	12/31/1977
		Construction Date

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	
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	3
3. Roofing	1
4. Exterior Walls	1
5. Doors	5
6. Windows	5
7. Stair/Halls	3
8. Non-Residential Areas	4
9. Elevators	4
10. Fire Protection	5
11. Plumbing	4
12. HVAC	5
13. Electrical	2
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	2
17. Non-Dwelling Equipment	5
18. 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$7,076,777
Per Unit Hard Cost					$31,452
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	x Original	Oct-03
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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	1%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
2. Unit Modernization	4
3. Roofing	5
4. Exterior Walls	1
5. Doors	4
6. Windows	4
7. Stair/Halls	4
8. Non-Residential Areas	1
9. Elevators	3
10. Fire Protection	1
11. Plumbing	4
12. HVAC	5
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	3
17. Non-Dwelling Equipment	3
18. 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$4,373,034
Per Unit Hard Cost					$36,748
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	x Original	Oct-03
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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	
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	3
3. Roofing	1
4. Exterior Walls	1
5. Doors	5
6. Windows	2
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	1
10. Fire Protection	1
11. Plumbing	5
12. HVAC	5
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
16. Non-Dwelling Equipment	5
16. Storage Shed	5
16. 504 Compliance	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,847,259
Per Unit Hard Cost					$16,204
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	x Original	Oct-03
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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	4%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed	X	Walk-up	X	0 0 1 36 2 109	Total Current
Mutual Help				Elevator	X	3 94 4 34 5 5	Units 278
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	5
5. Doors	4
6. Windows	5
7. Stair/Halls	4
8. Non-Residential Areas	1
9. Elevators	5
10. Fire Protection	1
11. Plumbing	4
12. HVAC	1
13. Electrical	5
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$5,969,250
Per Unit Hard Cost					$21,472
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	x Original	Oct-03
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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	3%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
2. Unit Modernization	4
3. Roofing	1
4. Exterior Walls	1
5. Doors	5
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	5
9. Elevators	3
10. Fire Protection	1
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,264,076
Per Unit Hard Cost					$21,981
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	x Original	Oct-03
	3 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	3%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
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	4
2. Unit Modernization	5
3. Roofing	5
4. Exterior Walls	4
5. Doors	5
6. Windows	5
7. Stair/Halls	1
8. Non-Residential Areas	3
9. Elevators	N/A
10. Fire Protection	3
11. Plumbing	3
12. HVAC	1
13. Electrical	3
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,738,970
Per Unit Hard Cost					$5,026
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					August-07

Source(s) of Information:

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

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HA Name		
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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	12%
Turnkey III-Vacant		Elderly	X	Row	X	Current Bedroom Distribution	
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	1
5. Doors	3
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	4
9. Elevators	N/A
10. Fire Protection	3
11. Plumbing	4
12. HVAC	1
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	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$957,418
Per Unit Hard Cost					$9,118
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	x Original	Oct-03
	3 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	8%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
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	2
2. Unit Modernization	2
3. Roofing	2
4. Exterior Walls	2
5. Doors	4
6. Windows	5
7. Stair/Halls	5
8. Non-Residential Areas	1
9. Elevators	N/A
10. Fire Protection	1
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	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$475,475
Per Unit Hard Cost					$18,288
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					August-07

Source(s) of Information:

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

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Boston Housing Authority	x Original	Oct-03
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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	3%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
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	5
10. Fire Protection	1
11. Plumbing	4
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	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$1,348,008
Per Unit Hard Cost					$11,621
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	x Original	Oct-03
	3 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	4%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 42 1 33 2 0	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	1
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	1
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	2
9. Elevators	1
10. Fire Protection	3
11. Plumbing	5
12. HVAC	2
13. Electrical	1
14. Vacant Unit Rehabilitation	5
15. Lead Paint	5
16. Asbestos	5
17. Non-Dwelling Equipment	5
18. Storage Shed	5
19 504 Compliance	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,052,270
Per Unit Hard Cost					$26,311
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					August-07

Source(s) of Information:

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

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HA Name		
Boston Housing Authority	X Original	Oct-03
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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	1%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
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	1
2. Unit Modernization	2
3. Roofing	5
4. Exterior Walls	1
5. Doors	5
6. Windows	4
7. Stair/Halls	5
8. Non-Residential Areas	4
9. Elevators	1
10. Fire Protection	1
11. Plumbing	4
12. HVAC	4
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	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,046,570
Per Unit Hard Cost					$26,238
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
Boston Housing Authority	X Original	Oct-03
	3 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	8%
Turnkey III-Vacant		Elderly	X	Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 40 1 37 2 0	Total Current
Mutual Help				Elevator	X	3 4 5	Units 77
Section 23, Bond Financed						5+	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$2,119,370
Per Unit Hard Cost					$27,524
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					August-07

Source(s) of Information:

Resident Comments Management/Maintenance Personnel Site Inspections
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HA Name		
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	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					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					October-03

Source(s) of Information:
Hope VI staff

form HUD-52832 (10/96)

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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-P002-114	**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					October-03

Source(s) of Information:
HOPE VI staff

form HUD-52832 (10/96)

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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-P002-115	**Orchard Gardens--Phase III**	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					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					October-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)

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HA Name			
Boston Housing Authority		x Original	Oct-03
		1 Revision Number	
Development Number	Development Name	DOFA Date or Construction Date	9/30/2000
MA06-P002-116	**Orchard Gardens--Off-Site Phase I**		

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	

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					April-08

Source(s) of Information:
Hope VI staff

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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-P002-117	**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					October-03

Source(s) of Information:
HOPE VI staff

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HA Name			
Boston Housing Authority		x Original	Oct-03
		Revision Number	
Development Number	Development Name	DOFA Date or Construction Date	2/1/2002
MA06-P002-118	**Mission Main--Phase III**		

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					
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					August-07

Source(s) of Information:
HOPE VI staff

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HA Name		
Boston Housing Authority	X Original	Apr-08
	Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-119	**Orchard Off-Site Phase II Long Glen**	1/31/2007

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		3	0%
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up	X	0 10 1 33 2 15	Total Current
Mutual Help				Elevator		3 1 4 0 5 0	Units 59
Section 23, Bond Financed						5+ 0	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All New Construction	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements				$0
Per Unit Hard Cost				$0
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				April-08

Source(s) of Information:

Real Estate Department Staff

form HUD-52832 (10/96)

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HA Name			
Boston Housing Authority		x Original	September-05
		Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-121	**Maverick Landing - Phase One**	12/31/2004

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	x	Family	x	Detached/Semi-Detached		5	0
Turnkey III-Vacant		Elderly		Row	x	Current Bedroom Distribution (public housing only)	
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 65 2 58	Total Current
Mutual Help				Elevator		3 21 4+ 6	Units 116 public housing
Section 23, Bond Financed							34 market rate
							150 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					September-05

Source(s) of Information:

HOPE VI staff

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HA Name			
Boston Housing Authority		x Original	September-05
		Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-122	**Maverick Landing - Phase Two**	3/31/2005

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	x	Family	x	Detached/Semi-Detached	x	1	0
Turnkey III-Vacant		Elderly		Row		Current Bedroom Distribution (public housing only)	
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 38 2 28	Total Current
Mutual Help				Elevator		3 14 4+ 0	Units 61 public housing
Section 23, Bond Financed							19 market rate
							80 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					September-05

Source(s) of Information:

HOPE VI staff

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HA Name			
Boston Housing Authority		X Original	Apr-08
		Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-002-123	**Maverick Landing Phase III**	9/30/2006

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		8	0%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0: 0 1: 0 2: 41	Total Current
Mutual Help				Elevator		3: 43 4: 8 5: 0	Units 92
Section 23, Bond Financed						5+: 0	

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements					$0
Per Unit Hard Cost					$0
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					April-08

Source(s) of Information:

HOPE VI Staff

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HA Name			
Boston Housing Authority		X Original	Apr-08
		Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-002-124	**Maverick Landing Phase IV**	10/31/2006

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		8	0%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 0 2 23	Total Current
Mutual Help				Elevator		3 36 4 15 5 0	Units 74
Section 23, Bond Financed						5+ 0	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All New Construction	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements				$0
Per Unit Hard Cost				$0
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				April-08

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)

5.23.2008

HA Name			
Boston Housing Authority		X Original	Apr-08
		Revision Number	

Development Number	Development Name	DOFA Date or Construction Date
MA06-P002-131	**Franklin Hill Phase IB**	10/31/2007

Development Type:		Occupancy Type:		Structure Type:		Number of Buildings	Number of Vacant Units
Rental	X	Family	X	Detached/Semi-Detached		4	0%
Turnkey III-Vacant		Elderly		Row	X	Current Bedroom Distribution	
Turnkey III-Occupied		Mixed		Walk-up		0 0 1 0 2 5	Total Current
Mutual Help				Elevator		3 9 4 10 5 0	Units 24
Section 23, Bond Financed						5+	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
All New Construction	

Total Preliminary Estimated Hard Cost for Needed Physical Improvements				$0
Per Unit Hard Cost				$0
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				April-08

Source(s) of Information:

Real Estate Department Staff

form HUD-52832 (10/96)

Physical Needs Assessment

Comprehensive Grant Program (CGP)

U.S. Departm
and Urban De
Office of Public

HA Name

Boston Housing Authority

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

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

General Description of Needed Physical Improvements

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

Total Preliminary Estimated Hard Cost for Needed Physical Improvements

Per Unit Hard Cost

form HUD-52832 (10/96)

Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost

Development Has Long-Term Physical and Social Viability

Date Assessment Prepared

Source(s) of Information:

Resident Comments

Management/Maintenance Personnel

A/E Recommendations

		Original
	x	Revision Numl

DOFA Date
or
Construction Date

Structure Type:

Detached/Semi-Detached	
Row	
Walk-up	x
Elevator	

Number of Buildings: 45

Current Bedroom Distribution

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

	Yes	X	No
	Yes	X	No
	Site Inspections		

5)

ber 2

05/01/1941

Number of Vacant Units

141

13%

Total Current Units 1,108

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

#########

$64,948

Management Needs Assessment
Capital Fund Program (CFP)

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

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

HA Name

BOSTON HOUSING AUTHORITY

[ ] Original
[X] Revision Number 3

General Description of Management Needs	Urgency of Need (1-5)	Preliminary Estimated PHA-Wide Cost
Control Systems/Financial	1	450,000
Increase Occupancy/Reduce Unit Turnaround	1	1,500,000
Improve Rent Collection	1	350,000
Resident Service Coordination	1	3,000,000
Reduce Operating Deficit/Public Safety	1	4,500,000
Reduce Operating Deficit/Risk Management, Grievance Panel	2	767,680
Adequacy of Personnel	2	500,000
Control Systems/Management Information Systems	2	3,500,000
Improve Employee Qualifications/Staff Training	3	500,000
Total Preliminary Estimated HA-Wide Cost:		$15,067,680

Date Assessment Prepared: November 2007

Sources of Information

Budget Department, Other Department Heads

form HUD-52833 (10/96)

PROGRESS REPORT: BHA FIVE-YEAR PLAN (FY 2005 – 2009)

Progress Report: BHA 5-Year Plan 2005-2009

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.	The BHA has received additional Section 8 funding in the form of replacement or relocation vouchers granted in connection with redevelopment efforts at Maverick, Bickford Street and Franklin Hill as well as city-wide Section 504 Compliance. As vouchers issued for these purposes turn over, they are issued to eligible households on the waiting list. In addition, the BHA has received enhanced vouchers for High Point Village and Camelot Court as a result of the private owner's prepayment on mortgage and/or opt out of Section 8 contract with HUD. These vouchers were issued to eligible current residents of the properties in order to avoid displacement due to the owner's opt out/prepayment. In an effort to maintain and/or increase the number of affordable units in the City, the BHA has agreed to reuse these subsidies to create more project-based voucher opportunities to the extent initial funding provided is not fully required by existing residents.
	BHA will pursue replacement housing and relocation vouchers in conjunction with any demolition/disposition of Public Housing units and with any HOPE VI application.	Completed for Franklin Hill redevelopment strategy; planned for any future redevelopments, including Washington Beech.
Objective: 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.	BHA established a "re-occupancy crew" in 1999 and it 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 504 Voluntary Compliance Agreement (VCA) and other

		recent renovation and redevelopment efforts have required the BHA to hold a large number of relocation units offline for long periods in order to accommodate the needs of residents. These factors contributed to a fall of BHA's occupancy rate to a low of 94% in early 2005. BHA initiated a vacancy reduction initiative in January 2005. The utilization of streamlined unit assignment methods, vacancy reduction crews (for unit preparation), and the combined work of the Operations and Occupancy departments resulted in the achievement of 97% by September of 2005. In 2006, BHA maintained this level and even exceeded it in August of 2006 (98%). The percentage, for September 30, 2006 was 97%. The BHA continues to maintain high occupancy. The occupancy rate as of September 30, 2007 was97%. The 504 program is nearly complete. Relocation attributable to that program and redevelopment is largely accommodated through regular resident turnover. No BHA units are being held off-line because of long-term uninhabitability.
	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.	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. As described above, BHA achieved 96.8% occupancy in September 2005. Through this effort, many long-term vacant units as well as units held vacant for long periods to facilitate relocation efforts have been reoccupied. This will enable site staff to address only turnover vacants. We expect that this will result in a steady decline in turnover time over the next several years. In 2005, BHA implemented streamlined procedures for unit-

		assignment notification, providing client information to site managers electronically. In addition, BHA temporarily utilized vacancy reduction crews to assist sites in preparing long-term vacant units for re-occupancy. Those efforts were very successful, allowing BHA to maintain and build on 2005's success and achieve 98% occupancy in 2006. Site staff have been able to manage their own turnover units without additional assistance. Although average unit turnover time has begun to decrease, it remains too long. The BHA has made substantial continued increases a priority for the next two years.
Objective: Leverage private or other public funds to create additional housing opportunities.		
	Explore potential for additional housing development at Clippership Lane.	Planning process to resume after key waterfront projects move forward.
	Continue to evaluate opportunity for development at Morton Street.	A discussion of Morton Street was included in the BHA's recent asset management planning process. Future plans for the site are still in discussion.
	Leverage public and private funds for Franklin Hill redevelopment.	Franklin Hill redevelopment is underway. The new Phase 1 units will be ready for occupancy in November 2007 with additional new units coming on line in March 2008. Demolition of the remaining existing buildings will take place in spring 2008 to make room for the Phase 2 and Phase 3 rental units. Significant pubic and private funds have been leveraged for the $90 million project.
	Complete planning study for an Assisted Living Conversion within the Elderly/Disabled portfolio.	We have procured a consulting firm to assist us this study, which should be completed by Q2 2008.
	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.	In 2006, the BHA partnered with the City's Department of Neighborhood Development to create housing units of existing PBV's located within approximately 15 different developments in Boston. As a result of this 184 PBV units came online in 2007. The BHA obtained marketing and supportive service data from owners/managers of both PBV and Moderate Rehabilitation units and has implemented site based waiting lists for these sites in early 2007.
	Implement 1st Increment Replacement Housing Factor Plan at Maverick; Seek approval for and implement 2nd Increment	Replacement Housing Factor funds have been expended at Maverick and at Franklin Hill, and will continue to be expended

	Replacement Housing Factor funds plan.	through the final phases at Franklin Hill.
	Other:	--The BHA has also engaged in a key strategic planning process resulting in the Approach to Preservation document released in April, 2007. This document identifies several strategies and resources aimed at preserving housing opportunities for future generations of public housing residents. The Approach to Preservation is available on the BHA website at www.bostonhousing.org --The City has committed to provide the BHA the proceeds for the sale of the Winthrop Square garage, estimated to be $70-100 million over several years. The BHA has initiated a community conversation about the best way to apply these proceeds, and will continue this public process over the next two years before funds become available. --The BHA is actively involved with the Mayor's Housing Strategy Team, a collaboration between key City agencies focused upon affordable housing preservation and production. This is the team that developed and implemented the Leading the Way initiative and the Housing 2012 conference.
PHA Goal: Improve the quality of assisted housing.		
Objective: Improve public housing management (PHAS score).		
	Achieve and maintain high performer status on PHAS (minimum score 90).	The BHA's Public Housing Assessment Score (PHAS) has increased during each of the last four years. For 2005, BHA achieved a score of 87, continuing the trend of constant improvement since HUD's implementation of PHAS. BHA will continue to strive for high performer status in the next several years. The BHA's 2006 PHAS score remained essentially the same as the prior year at 86. No score has yet been received for 2007.
	Continue on a bi-monthly basis, a monitoring system for rent collection.	A monthly monitoring system has been established. Regular monthly reports are maintained. Monthly rent collection reports are reviewed at the monthly manager's meetings. Each month site staff are recognized for the greatest improvement.
	Continue to collect at least 98% of the current rent roll each month.	Managers now have significantly improved access to the

		database and are consistently enforcing rent collection standards. The collection percentage for September 2006 was 96%. However, during this period as occupancy has increased, the rent roll has increased by over $100,000. The collection percentage for September 2007 was 95%, although it was nearly 99% for the month of August. The amount of tenant accounts receivable is essentially the same as it was a year ago but the rent roll has increased by another $100,000.
	Have no more than 2% of the annual rent roll in arrears at any one time.	Managers now have significantly improved access to the database and are consistently enforcing rent collection standards. The collection percentage for September 2006 was 96%. The collection percentage for September 2007 is 95%.
	Continue training of appropriate BHA staff about housing programs including regulatory changes.	BHA staff are informed and trained on regulatory, procedure and policy changes as they occur either at staff meetings or by the distribution of written materials. The BHA Rent Manual has been updated and all management staff was trained in February 2006. Managers also attended rent calculation training delivered by Nan McKay Associates. Finally, managers were trained in Enterprise Income Verification (EIV), the new HUD automated income verification system. Appropriate training continues as needed. Managers continue to be trained in using HUD's automated EIV system. Managers have also received more training policies regarding non-citizen residents.
	Provide informational meetings for advocacy agencies, and general public.	This will be done as needed, for example when there are significant program changes.
	Monitor site-based waiting lists to ensure compliance with HUD regulations.	The BHA and the HOPE VI sites have established procedures as part of their annual independent audit process for the monitoring of site-based waiting lists. As part of its Annual Plan process and during annual site evaluations, BHA staff has monitored site-based waiting lists at its HOPE VI sites since they were established. The BHA implemented its own site-based waiting

		lists for all of its public housing waiting lists in January 2005. The BHA has hired an outside agency to conduct independent testing every three years as required by HUD. This testing has been completed in January, 2007 for HOPE VI sites and October, 2007 for BHA developments. Both reports recommended follow-up training and the development of new materials and protocols for front-line staff. Comprehensive training and revised protocols have been developed at the HOPE VI sites and are in development for BHA sites, to be finalized by the end of the year. The training, protocols and written materials developed for the HOPE VI Site-Based Wait Lists are an excellent platform for this work. We will submit the final training curriculum, schedule, and protocols to HUD as soon as they are available.
	Complete all emergency work orders within 24 hours and other non-vacancy work orders within 25 days.	For the fiscal year ending March 31, 2006, BHA completed 99% of emergency work orders within 24 hours. Additionally, the average completion time for non-emergency work orders was 22 days. For the fiscal year ending March 31, 2007, BHA completed 99% of its emergency work orders within 24 hours. Average work order completion time decreased again to 15.9 days.
	Increase occupancy percentages in all developments until all have achieved an annual vacancy rate not to exceed 3%.	As described above, BHA's overall occupancy rate was 97% as of Sept 30, 2006. As stated previously, BHA's occupancy rate remains at 97%. We continue to work with individual developments to achieve the 97% goal individually.
	Improve system for the timely submission of complete and accurate data to HUD's PIC system to meet HUD-established reporting rate.	In March 2005, BHA assigned two full-time individuals to address Public and Indian Housing Information Center (PIC) reporting rates. Reports are submitted in a timely way and a systematic error correction process is in place. Problems with PIC and between the Creative Computer Solutions (CCS)/PIC interface are being identified and corrected. This is an ongoing effort. One staff person in the Operations Department continues to monitor submissions and oversee error correction. The problems between

		the PIC/CCS interface have been corrected. The September 2006 reporting rate was 95.6%. Currently, there is one staff person responsible for oversight of PIC reporting. The reporting rate for August 2007 was 95%.
	Maintain and improve current scores in Physical Assessment SubSystem and Management Assessment SubSystem portions of PHAS.	For FY05 BHA was able to maintain the Physical Assessment SubSystem score of 23. The Management Assessment Subsystem score for FY06 was 25. The BHA physical assessment subsystem score for 2006 was 21. This year's score has not yet been received. The 2007 management assessment subsystem score was 26.
	Establish pest control standards and work to implement a specific plan for each development.	BHA has worked with HUD, local universities and health organizations to pilot Integrated Pest Management (IPM) in both the family and elderly portfolios. Additional grant funds are being pursued to continue these efforts. IPM principles are being incorporated into site procedures, as it becomes financially feasible. Along with the Boston Public Health Commission and the Committee for Boston Public Housing, BHA has received a three-year, $2 million grant from the Kellogg Foundation to promote Healthy Pest-Free Public Housing. The work under this grant began in July 2006 and will focus on five (5) BHA developments each year. Additionally, IPM programs are in place in all of Federal Region 2, which includes BHA's three largest family developments. The use of IPM is being expanded in the elderly developments as well. BHA is now in Year 2 of the grant. Nine developments have been or are part of the work under the grant. Additional developments, not a part of the grant, are also using IPM. BHA has developed a a standard IPM specification that is being used by site management. We are also working to include IPM concerns in construction contract specifications.

PROGRESS REPORT: BHA FIVE-YEAR PLAN (FY 2005 – 2009)

Objective: Improve voucher management (SEMAP scores).		
	Achieve and maintain high performer status on SEMAP (minimum score 90) through continued coordination and monitoring of performance standards.	The BHA is working aggressively towards this goal. For FY2006, the BHA received a score of 79. The BHA has hired an additional staff person to work solely on transmissions of data to HUD's PIC system, as this was the major factor in losing points on Section 8 Management Assessment Program (SEMAP). In 2007 the BHA achieved its goal in attaining the status of high performer on SEMAP with a score of 93. The BHA will continue to monitor our performance on SEMAP indicators to maintain this status.
	Create and implement a revised Section 8 Administrative Plan.	The BHA submitted a new HCVP Administrative Plan to HUD in August 2006. Trainings for all Leased Housing and Occupancy staff on the new plan were also held in August 2006. Full implementation of the New Administrative Plan was effective September 2007.
	Establish standard period for lease-up process from when a Section 8 participant submits paperwork and the effective date of a new lease.	The BHA established a standard period for lease-up process in the fall of 2004. As a result of this implementation, retroactivity in the Section 8 program was drastically reduced.
	Implement portability standards and regulations.	The BHA implemented the new portability procedures in accordance with Public and Indian Housing (PIH) Notice 2004-12 in late 2004.
	Implement system to properly and adequately administer vouchers in surrounding communities.	The BHA continues to make improvements to its administration of vouchers in surrounding communities. In 2004, the BHA began administering its vouchers in communities outside of Boston. As of October 1, 2006, the BHA is administering vouchers in nine different Fair Market Rent (FMR) regions 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.	The BHA has established an internal PIC committee which meets as needed to review PIC data. In addition, in April 2005 the BHA hired two staff persons who are dedicated to working on PIC issues for both the Public Housing and Section 8 Programs. Substantial progress has been made on the BHA's reporting rate. As of September 2006, the BHA's reporting rate was 95.6% for Public Housing. The reporting rate for August 2007 was 95%. The BHA's reporting rate for its Section 8 Program also has been successfully maintained above the 95% threshold for the last two

		years.
	Continue training of appropriate BHA staff about housing programs including regulatory changes.	Leased Housing staff are informed and trained on regulatory, procedure and policy changes as they occur either at staff meetings or by the distribution of written materials. Trainings on Leased Housing policy and procedures are also performed for staff outside of the department at monthly Senior staff meetings. In 2006, trainings included Nan McKay Rent Calculation and Exam, EIV, Administrative Plan, Reasonable Accommodation, CORI, Rent Reasonableness and Recertifications. In 2007 trainings included continuing Recertification trainings, Fraud, EIV review (including Security Protocol), Wait List management, Nan McKay Inspection/HQS standards, and extensive trainings on the BHA new computer system, implemented July 2007. In addition staff regularly attend trainings offered by CHAPA, Section 8 Administrator's, NHLA, and Quadel.
	Provide informational meetings for landlords, advocacy agencies, and general public.	The BHA continued to hold regular trainings and informational meetings for property managers, providers and advocates regarding the management of its Project Based Voucher (PBV) and Moderate Rehabilitation Programs. In addition, the Inspections Department continues to co-sponsor meetings with MBHP for Property Owners at which topics including Housing Quality Standards (HQS), Water Meter Law, Rent Increases and Rent Reasonableness were discussed. Leased Housing and Occupancy staff members also participate in a monthly local cable television show where topics discussed have included HCVP eligibility, HQS/Inspections, Rent Reasonability, PBV and Mod Rehab programs and Homeless Outreach.
Objective: 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.	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. BHA'S Occupancy Staff, which includes BHA's Service Center staff will participate in a customer service training workshop

		before the end of 2007. 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 were 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 updated. For example, applicants can print 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. As programs or waiting list availability changes, information is posted on the website and letters are mailed to advocates, elected officials and other interested parties. This past year, we have implemented the work order survey process for public housing residents and thus far have sent surveys to Family regions one and two and the Elderly/'Disabled region. A survey will be sent to state developments before the end of the year. Approximately 500-600 surveys were sent out to each region. Thus far, feedback from residents has been supportive of the survey process and many residents sent back positive comments. BHA is receiving approximately 25 percent of the surveys back. Work Orders that need to be resubmitted and completed are coded as RS in the work order system. Final reports from Family regions one and two should be completed shortly. The BHA Communications Director intends to implement resident/participant assessments on the Section 8 recertification process as well as work orders. The survey plan for the Section 8 process needs to be developed and the Communications Director

		plans to begin meeting with appropriate staff regarding that survey shortly. The surveys will be evaluated and used as tools to determine how the BHA can improve its customer service to residents and Section 8 participants. The BHA Communications Director hoped to utilize the RESIDENT ASSESSMENT SUBSYSTEM responses as well, to determine ways in which the BHA can improve communication and customer service for residents. However, due to the generality of the questions asked, this has proved difficult. In addition, there was no RASS conducted by HUD during this year's inspection process. 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. 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 January 2005, the BHA implemented a new software package to support its intake and screening operations. In July 2007, the BHA implemented new software to support its Leased Housing operations. In 2008, the BHA plans to 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 is being driven by the results of the Needs Assessment. The BHA intends to implement software applications that will allow it to make these operations as customer-focused as possible. With the transition to Property Based funding scheduled for 2008, BHA is reviewing its business processes to ensure that they are designed to facilitate a property-centered operation. The impact of this on software applications will be reviewed during the upcoming year.
	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.	See response under section on Customer Service. BHA has implemented the work order survey and has surveyed three regions, with plans to survey the state region before the end of the year. Survey results are shared with Area Directors who inspect the results and take action where needed. Work orders that need to be rescheduled are coded as RS (for resident survey) in the Work Order system. Survey results were mixed in terms of response from residents; some residents were very pleased and some were not. For each region, between 500-600 surveys are sent out to randomly selected residents who have had a work order completed within the previous 60-90 days. BHA is receiving approximately 25 percent of the surveys back in response. Area Directors are to create a final report regarding their survey results. These reports have not yet been submitted

		to the Communications Director. Now that the work order survey is under way, the Communications Director, with appropriate BHA staff, will begin to develop a plan to survey Section 8 participants regarding their recertification process.
	Create and implement a random customer service survey for applicants we contact either by phone or in person.	Implemented an applicant survey in January 2007. Will work on automating the survey in 2008.
	Continue programs for residents and staff 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 such as Black History Month and Hispanic Heritage. The Employee Incentive Committee's goal is to initiate events that bring together BHA employees in social activities such as sporting events and to development programs to recognize employees. The Office of Civil Rights conducts diversity training workshops for residents upon request. The Office of Civil Rights also has proposed a program called BHA Efforts to Eradicate Prejudice (BEEP) aimed at residents that are alleged offenders of a civil rights violation, subject to approval by Executive Committee.
	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.	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 Resident Assessment SubSystem survey were received in spring 2005. The Improvement Plan for last year's survey has been updated. See notes on the

		improvement plan included in the annual plan. Due to the generality of the questions asked under RASS, it is difficult to identify in a concrete way what customer service initiatives would best assist residents. The BHA is hoping to get more concrete feedback from residents through the work order survey that is being implemented. There was no RASS survey conducted by HUD this year.
	Seek funding to provide BHA newsletter in Spanish/English.	Funds are not available currently. As part of the development of its LEP Plan, the BHA is reviewing all of its forms, notices and documents to identify those that should be translated into other languages. The BHA will establish a priority listing of these documents and they will be translated in order as funding allows.
	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.	Information regarding changes to the Section 8 Program are posted on the BHA's website.
	Increase information available on BHA's website, including application forms, and landlord information.	This effort is ongoing. The BHA continues to expand the information available on the website regarding its housing programs. Applications and numerous forms are available online in addition to development descriptions. Information regarding new programs, policies and wait list closings and openings are posted on the website on a regular basis as well as pertinent information for landlords and clients.
	Continue progress towards 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.	All public housing applicant appeals are scheduled to take place within 30 days of the request and decisions are issued15 business days after the record closes, usually the date of the hearing. Section 8 applicant appeal hearings are scheduled within 30 days of the request and decisions are issued within 15 days. Grievance panel hearing decisions are also 15 business days for decisions issued. Currently the goal is to schedule appeals from the decisions of the Grievance Panel within 60-90 days of the request and issue a decision in the 30 days following the hearing. Under the Section 8 Administrative Plan, the goal is to schedule, hear and decide the proposed termination of Section 8 assistance within 6 months of the date of the proposed

		termination. The BHA has made substantial progress in meeting the stated goals due to the doubling of available hearing officers. The large majority of cases are scheduled and decided within the above timeframes. The BHA plans to implement new scheduling and tracking software in 2008. This integration will further streamline the appeal and decision process.
Objective: 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.	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 2008. In 2002 the BHA started using its Maintenance Standard Operating Procedure (SOP). This SOP is termed a "work in progress" as it is constantly being updated and improved. In 2004 it was combined with the Preventive Maintenance Manual and expanded to include on-line development information. The update of the Maintenance SOP is nearly complete. In addition the Operations Department has undertaken an assessment of the site-based implementation of the SOP. The results of this assessment will be used to design the refresher SOP training for the staff. In addition after minor updates are made to the Rent Manual, a refresher training will be held.
	Provide training for use of job performance standards as funding permits.	All supervisory staff has been trained on the newly developed performance appraisal process. Annual appraisals continued to

		be completed - ongoing.
	Implement Maintenance Mechanics program.	Implementation of the Maintenance Mechanics position was discussed during the last round of negotiations with the Boston Building Trades Council. Implementation was held in abeyance pending agreement on the job description for the position. An agreement has now been made for a six-month pilot that will allow BHA supervisors to assign all non-licensed tasks to any tradesperson. If this initiative is successful implementation of the mechanics will be delayed indefinitely. The pilot was deemed successful and was extended for another six-months. At this time BHA and the BTC have agreed to defer the implementation of the Mechanic III position. The BTC contract now includes the provision allowing any tradesperson to be assigned unlicensed work.
	Continue to redefine job duties and responsibilities in order to more efficiently deliver services.	It is an ongoing process to evaluate and realign job descriptions and to better deliver service and allow input from staff. In addition, the operations department has been revised to consolidate regions and add additional maintenance supervisory support to developments, leading to increased efficiencies and additional staff support.
	Develop and implement skills training for site-based management and maintenance administrative staff.	The Operations Department has reactivated the Amory Street computer training facility and has begun providing computer skills training for all Operations staff. Operations has worked with MIS staff to develop additional on-line reports for site staff so they can have up-to-date information. Site management staff will be trained on the revised Rent Manual. Site managers and superintendents will also be provided additional training on sections of the Maintenance SOP as it continues to evolve. The Operations and MIS Departments continue to work together to develop better reports and automated systems to facilitate work at the property level. The Operations Department continues to provide training to its staff as needed. All maintenance superintendents have been trained to improve their computer

		skills. This will continue. Improved work order reports have contributed to historically low numbers of outstanding work orders. Now, all managers and superintendents have the capability to run reports and monitor productivity for their developments. An automated site-based purchasing system is fully implemented at all developments. Improved rent collection information, unit status reporting and implementation of on-site 50058s are planned for the upcoming year. Maintenance superintendents have also been provided with training on work scheduling and assignment. Maintenance management training will be continued and expanded including vacancy turnaround processes.
	Create Operations Manual for Occupancy staff and train staff on same.	A draft was created and all occupancy staff have been trained. In addition other BHA staff (Legal, Leased Housing and Office of Civil Rights, and Hearing Officers) have been trained and provided Elite access. A final manual will be completed once all pending Elite programming is done. The Occupancy Dept. has revised all of its forms to meet the needs of the ACOP. New reports have been developed as well in the effort of becoming more efficient and having data readily available.
	Create Operations Manual for Section 8 staff and train staff on same.	The BHA created and implemented a new HCVP Administrative Plan in August 2006. In addition, the BHA created and implemented an EIV Security Manual. These documents as well as the Section 8 Moderate Rehabilitation Administrative Plan and the Reasonable Accommodation in Rental Assistance Policy and Procedures outline the policies and procedures the Leased Housing Division follows in administering its federal rental assistance programs. In 2007 the BHA added chapters on Recertification/Rent calculation, File Protocol, Proposed Termination, Fraud and EIV to its internal procedure manual.
	Implement Supervisory Manual and train staff on same.	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.
	Continue to create interdepartmental committees on policy and procedures, regulatory compliance, personnel issues, reasonable accommodations, and customer service as needed.	BHA will continue to create interdepartmental committees as needed. For example, in 2005, an interdepartmental committee was formed to work on PIC. A 504 Compliance Committee has also been established. At this time an agency-wide effort has begun to plan the transition to property-based funding. Seven interdepartmental committees have been formed to recommend changes required by the new system. Recommendations will be made to the BHA Executive Committee in 2007. The asset management transition committees, formed last year, continue their work. Many of their recommendations have been implemented already. In 2007 additional committees were established for VAWA and LEP.
B. Management and Maintenance Systems		
	Implement and ensure compliance with routine preventive maintenance schedules.	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. 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. The revised SOP has been provided to all site staff and is also available on-line. This document includes site specific systems and associated maintenance information which is also carried on-line. A standing committee is developing on-line reporting systems which will include preventive maintenance. Automatically generated PM work orders are under consideration.
	Establish a monthly reporting system that allows managers to measure all components of property management and establish site-based benchmarks and performance goals.	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. On-line-monthly and/or weekly reports of all key indicators of management and maintenance performance are provided to all managers. These include rent collection, vacancy and work orders. Availability of these reports continues. These indicators are reviewed at the monthly manager's meetings. The operations Department and MIS have begun to review the tenant accounting reporting formats to improve the utility of the reports. Managers continue to receive and use these reports.
	Establish timely inspection and repair program to improve condition of occupied units and reduce number of resident generated work requests.	An Inspect and Repair pilot program was initiated in the spring of 2004. It did not meet with great success, however, a redesigned program will be tried again in April 2006. The Inspect and Repair Program has been implemented throughout the Elderly portfolio. A modified version is being used at a number of family developments. As long as the number and age of outstanding work orders remain within acceptable limits, implementation is a site-based decision.
	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.)	This program was initiated in April 2005. Superintendents report their reviews on an on-line reporting system. This review continues. This continues with the on-line reporting monitored by the appropriate PMS's and the Maintenance Systems Manager.
C. MIS and Technology Systems		
	Provide BHA staff with appropriate computer and telephone technology to support their work.	The BHA continues to provide staff with modern, cost-effective computer and telephone technology. In order to extend the useful life of the BHA's aging PC population, the BHA has implemented a Microsoft Terminal Server farm, running up-to-date Windows

		operating systems and desktop applications. BHA staff using older, slower PCs connect to the Terminal Server farm, and are able to emulate these faster PCs and run up-to-date desktop applications. Terminal Server has the added benefit of centralizing technology management and maintenance, allowing the BHA to operate more cost-effectively. Over 100 BHA staff currently use Terminal Server, and that number will grow steadily over the next several years. 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. This phone system includes voice mail, call routing, and Automated Call Distribution features to make the phone system more effective for both BHA staff and customers.
	Train BHA staff to fully utilize computer and phone technology to support their work.	BHA employees continue to utilize the desktop and enterprise applications on which regular training has been provided. Targeted CCSLIB training is provided to meet the needs of the Property Management, and Finance and Accounts staff, and Elite training is provided to meet the needs of waiting list and Leased Housing staff. As new systems are implemented, training is being developed and provided to all staff who need it. This training is available both during the initial rollout of the new systems, and on an ongoing basis.
	Replace aged “legacy systems” with modern, integrated financial and property management software systems.	The BHA has successfully replaced the CCSLIB intake and screening system with a modern “Waiting List” application from Emphasys Software. Among its many benefits, the new Emphasys application has dramatically decreased the time it takes for customers to be offered and shown housing units. Continued- -Continued The BHA has successfully replaced the CCSLIB Section 8 system with a modern Leased Housing application from Emphasys Software. Among its many benefits, the new Emphasys application has dramatically decreased the time it takes to

		complete the annual recertification process for voucher holders, has drastically reduced the time and effort necessary to generate and mail landlord payments, and has made RFTA and Inspections information immediately available to appropriate Leased Housing staff. The BHA issued a request for qualifications document for software packages to support public housing management, and expects to evaluate and begin implementation of a new software package in 2008. The BHA has not selected the software package to replace the CCSLIB Finance/HR systems, but this project is scheduled to occur over the next several years.
	Leverage existing technologies by integrating them with new systems.	The BHA has extended the working life of its aging PC population by integrating them with the Microsoft Terminal Server application and allowing these old PCs to operate as fast as new PCs for a fraction of the cost. The BHA continues to create reports and reporting tools that allow staff to more easily access and manipulate CCSLIB data using modern desktop software applications. Staff utilizing the new Elite applications for waiting list and Leased Housing operations create and produce reports directly out of the software application. The BHA will be integrating data from the new intake and screening system into both its phone system and its websites, allowing customers direct access to information that currently requires BHA staff intervention to retrieve.
	Create automated managing report systems for key housing and financial indicators.	On-line-monthly and/or weekly reports of all key indicators of management and maintenance performance are provided to all managers. These include rent collection, vacancy and work orders. An automated site-based purchasing system, that allows property managers increased access to procurement information

		and supports the bidding process, has been implemented. The creation of on-line rent collection and unit status reporting are currently planned.
	Develop on-site computer training on various software applications used by BHA.	BHA employees continue to utilize the desktop and enterprise applications on which regular training has been provided. Targeted CCSLIB training is provided to meet the needs of the Property Management, and Finance and Accounts staff. As new intake and screening, and Leased Housing systems were implemented, training was 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. In addition, training is being rolled out to staff on the site-based purchase order system as well as productivity reporting and preventive maintenance scheduling and reporting.
	Identify processes that can become paperless, and implement imaging and document management systems.	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 receives and processes its phone bills electronically, eliminating literally hundreds of pieces of paper from a monthly process. 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 operations. The BHA has procured a document management system from OnBase, with the goal of which is to convert paper into electronic

		documents, both paper entering the BHA from "outside" sources and internally-generated reports, letters, etc. The BHA plans to automate the processes surrounding the creation, receipt, and processing of paper, with the goal of significantly streamlining these areas of our operation. The BHA's goal is to implement document management for the Design and Development Department in 2007, and for Occupancy and Leased Housing functions in 2008, integrating these document management functions with the new software applications. Public Housing and administrative operations will be integrated into the document management system in the coming years.
	Create web access for public housing and Section 8 application forms.	Numerous forms related to the application process became available for download from the website in 2005. Among these forms are applications and priority forms for both the Public Housing and Section 8 Programs. The BHA works continuously to improve its website and provide useful information. We have created a separate application and development choice for clients applying for wheelchair accessible units. This form indicates where we have accessible units and the bedroom size. We created a page with information about the available accessible units with a link to the development's description. The BHA has and will continue updating and revising its website in an effort to better serve our clients. In 2007 the BHA implemented site-based waiting lists for all of its Mod Rehab and PBV sites. Property descriptions for all sites were created and are available on the website.
	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.	The BHA has successfully replaced the CCSLIB intake and screening system with a modern "Waiting List" application from Emphasys Software. Among its many benefits, the new Elite application has dramatically decreased the time it takes for customers to be offered and shown housing units. The BHA is in the process of enhancing its computer system by implementing Document Imaging software to speed the document review process and create easy and efficient access to our records.
	Implement new computer software system and business practices for	The BHA has successfully replaced the CCSLIB Section 8 system

	Leased Housing operations in accordance with the BHA Needs Assessment recommendations and policies by 10/05.	with a modern "Leased Housing" application from Emphasys Software. Among its many benefits, the new Elite application has dramatically decreased the time it takes for voucher holders to complete the annual recertification process, and has drastically reduced the time and effort necessary to generate and mail landlord payments. The BHA is in the process of enhancing its computer system by implementing Document Imaging software to speed the document review process and create easy and efficient access to our records.
	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.	The BHA will select and implement housing management software in 2008. The BHA projects that these software applications will be implemented in 2008-2009. The results of the Needs Assessment are being reviewed in light of the transition to property-based funding.
	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.	The BHA will select and implement Financial, Human Resources, and other Administrative software following the completion of the housing management software application project. The BHA projects that these software applications will be implemented in 2009.
	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.	The BHA will select and implement Capital Project management and development software following the completion of the Financial, Human Resources, and other Administrative software application project. The BHA projects that these software applications will be implemented in 2009 or 2010.
	Implement automated Voice Response System (VRS) for use in status lines for applicants, landlords, Section 8 participants, and residents.	The BHA has developed the reports and processes that will allow us to integrate waiting list status data and landlord payment data into the existing phone system. Development is complete, and implementation is pending.
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.	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. An automated, site-based purchasing system has been introduced to the field and is in use at this time.

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		The property-specific Income and Expense statements that are available to managers have been greatly enhanced in preparation for asset management. All expenses attributable to the site, including central office services, can be shown on the report.
Objective: 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.	BHA will be applying for HOPE VI funds for our Washington Beech site in November 2007.
	Meet 100% obligation and expenditure requirements of the BHA's Capital Fund Program.	The BHA has met FFY03 expenditure deadlines and the FFY 05 obligation deadlines and is therefore in compliance with all expenditure and obligation deadlines.
	Execute Round III Energy Performance Contract at 13 federal sites ($30-50 million in energy upgrades anticipated).	BHA anticipates executing the Energy Services Agreement (ESA) by the close of 2007. Progress on the contract was delayed by BHA waiting for HUD Waiver approval to extend the terms of the contract form 12 years to 20 years. During that period Franklin Hill and Washington Beech developments were removed due to redevelopment.
Objective: Demolish or dispose of obsolete public housing.		
	Only in connection with the receipt of new Hope VI grants and other redevelopment strategies.	Complete and ongoing. Disposition occurs occasionally within the context of a larger redevelopment strategy, such as at Maverick and/or Franklin Hill. If we are successful in obtaining a HOPE VI grant for Washington Beech, we will demolish and dispose of that site as part of the redevelopment strategy. We will also be disposing of an obsolete vacant building at the Bromley Heath site in order to develop a new daycare facility.
Objective: Provide replacement public housing.		
	In connection with the receipt of new Hope VI grants.	This goal has been thoroughly integrated into every HOPE VI and non-HOPE VI/mixed-finance project at BHA.
	Implement 1st Increment Replacement Housing Factor Plan at Maverick; Seek approval for and implement 2nd Increment Replacement Housing Factor funds plan.	Complete.
Objective: Provide replacement vouchers.		
	In connection with the receipt of new HOPE VI grants or the demolition or disposition of public housing.	The BHA has received replacement housing vouchers associated with its redevelopment strategy at Franklin Hill and Hope VI at

		Maverick.
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.	The BHA continues to implement an Energy & Water Conservation Program. Contract awarded for a third energy performance contract (to result in an estimated $30 to $50 million in energy-related upgrades) was issued in July 2004. BHA awarded the energy audit in February 2005 and the technical audit has been completed and revised to incorporate the extension of the project timeline from 12 years to 20-year payback period based on a recent HUD waiver approval. The extension will allow BHA to incorporate into the Energy Performance Contract more capital-intensive energy conservation measures (ecm) previously not cost effective under the 12-year guidelines. The BHA anticipates signing the Energy Services Agreement by the end of 2007.
	Implement energy performance contracts for the balance of 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.
	BHA will continue to participate in the Healthy Public Housing Initiative to coordinate implementation of grant activities and recommendations relevant to the health, safety, and comfort of public housing residents.	HPHI Phase 2 is underway and focused upon Integrated Pest Management, with funding from the Kellogg Foundation. The Kellogg Foundation has funded a three-year, $2 million Healthy Pest-Free Homes initiative. This initiative includes a partnership between BHA , the Boston Public Health Commission and the Committee for Boston Public Housing and will focus on five (5) BHA developments in each grant year. Work in additional developments has begun as part of Year 2 grant activities. Lessons learned as part of the grant work are being implemented in other developments as well. BHA staff also participates in the Breathe Easy at Home program, a collaboration

		among the Boston Public Health Commission, the city Inspectional Services Department and health professionals designed to alleviate housing conditions which adversely impact the health of residents.
PHA Goal: Increase assisted housing choices.		
Provide voucher mobility counseling:		
	Establish and administer portability procedures.	The BHA implemented the new portability procedures in accordance with PIH notice 2004-12 in 2004.
	Preserve Section 8 tenancies to the greatest extent possible at or above the level served in 2004 subject to funding.	The BHA was able to preserve existing Section 8 tenancies in calendar year 2005 despite a $6.1 million dollar decrease in funding. The BHA accomplished this through attrition, a decrease to contract rents due to declining rent reasonableness, reducing retroactivity and a waiver allowing the early implementation of lower payment standards. In 2006, HUD restored a portion of the funding lost in 2005 allowing the BHA to assist more families than in 2005. In 2007 the BHA received sufficient funding to assist all units in its current baseline.
Objective: Conduct outreach efforts to potential voucher landlords.		
	Provide information sessions for property owners on Section 8 program.	The BHA has sponsored educational workshops for small property owners in Boston. BHA staff members attend landlord trade-group meetings as time allows. Throughout 2005 -2007, staff members have provided training to all owners and representatives in both the PBV and Moderate Rehabilitation Program. In addition, the Inspections Department co-sponsored meetings with MBHP for Property Owners at which topics including HQS, Water Meter Law, Rent Increases and Rent Reasonableness were discussed.
	Increase availability of information on BHA programs and processes via the web and e-mail.	This effort is ongoing, the BHA continues to expand the information available on the website regarding its housing programs. Applications and numerous forms are available online in addition to development descriptions. The BHA also posts policies and procedures regarding all of its housing as well as pertinent information for landlords and clients.
Objective: Establish voucher payment standards to meet market demands.		
	Establish payment standards to meet market demands.	In 2005, the BHA maintained its payment standards at 110% due

		to drastic reductions to the FMRs in October 2004. The BHA changed its payment standard to 105% of FMR as of January 1, 2006 due to continuing market declines. For 2007, the BHA maintained its payment standards at 105%. Effective January 1, 2008 the BHA will increase the payment standard to 110% due to the decrease in FMRs effective October 1, 2007. The BHA will continue to monitor changes to both the FMRs and the market to determine if any adjustment to its payment standards are required.
	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 as necessary for additional neighborhood exception payment standards.	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.		
	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.	The Section 8 Homeownership Program, which is now operational, has served as a vehicle for Section 8 families to purchase homes. The FSS program has concentrated its efforts on improving financial literacy among its participants to improve readiness for homeownership. This program will continue to be available for qualified Section 8 families and individuals. Currently the FSS program serves 200. In the fall of 2007, the BHA will be conducting outreach for the FSS program to all current HCVP participants in an effort to increase participation in the FSS program.
Implement public housing or other homeownership programs:		
	Implement the Orchard and Maverick homeownership programs in connection with HOPE VI.	BHA completed the Maverick Loan-to-Purchaser program. This subordinate-mortgage only program enabled 51 income-eligible households to become homeowners. Per the Orchard Revitalization Plan, the BHA has committed to creating a total of 45 homeownership units, of which 25 have been built in two phases to date (15 units at Shawmut Estates and 10 units at the Forest-Greenville Infills). BHA is working with the Madison Park Development Corporation on the development of up to 32 affordable for-sale units. These units will be constructed on

		parcels of BHA-owned land in and around the Orchard neighborhood.
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.	Complete and ongoing. The BHA and the HOPE VI sites have established procedures as part of their annual independent audit process for the monitoring of site-based waiting lists. As part of its Annual Plan process and during annual site evaluations, BHA staff has monitored site-based waiting lists at its HOPE VI sites since they were established. The BHA implemented its own site-based waiting lists for all of its public housing waiting lists in January 2005. The BHA has hired an outside agency to conduct independent testing every three years as required by HUD. This testing has been completed in January, 2007 for HOPE VI sites and October, 2007 for BHA developments. Both reports recommended follow-up training and the development of new materials and protocols for front-line staff. Comprehensive training and revised protocols have been developed at the HOPE VI sites and are in development for BHA sites, to be finalized by the end of the year. The training, protocols and written materials developed for the HOPE VI Site-Based Wait Lists are an excellent platform for this work. We will submit the final training curriculum, schedule, and protocols to HUD as soon as they are available.
HUD Strategy Goal: Improve community quality of life and economic vitality.		
PHA Goal: Provide an improved living environment.		
Objective: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.		
	Monitor in accordance with Admissions and Continued Occupancy Policy (ACOP).	HUD approved the BHA's ACOP, implemented in January 2005, which includes provisions for deconcentration in section 1.4 – 1.5 including Remedial Action and Monitoring. As part of the annual plan submission, the BHA continues to monitor the income levels of households and compare the average development incomes to assess BHA's progress in attaining the deconcentration and income mixing goals.

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Objective: Implement measures to promote income mixing by assuring access for lower income families into higher income developments.		
	Monitor in accordance with Admissions and Continued Occupancy Policy (ACOP).	See above.
Objective: Implement public housing security improvements.		
	Continue and enhance, to the extent possible, the current Public Safety Program	The BHA Police Department has received accreditation from the Commission on Accreditation for Law Enforcement Agencies [CALEA] a national police standards agency in 1998, 2001and 2004. The Department is expected to be re-accredited in the Fall 2007. The Public Safety department continues to provide 7-day a week coverage. Using a combination of motorized, foot, bicycle patrols and community police officers on long term, development specific assignments we are able to positively impact resident quality of life issues including identifying and reporting broken locks, doors and windows. In 2006 reported violent crimes increased across the city. Violent crimes on BHA properties increased by 6% while city-wide there was a 4.5% increase. The BHA Police maintain a close working relationship with the Boston Police and the BHA Police in providing services to BHA residents. BHA Police Officers are assigned to BPD specialized units addressing drug interdiction, gang and youth violence and intelligence gathering and dissemination. 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 Civil Rights Director works closely with the Captains of each district to prepare for a three-session dialogue between youth and police. 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 various Public Housing Developments across city districts to address public safety and quality of life issues relevant to BHA residents. 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. The BHA's Office of Civil Rights participates in Unity Day events by setting up an informational table with civil rights related brochures. Cuts to the PHDEP program and more recent cuts to the BHA's operating budget are and will continue to make it increasingly difficult for the BHA to deploy police officers in our public housing communities.
	Maintain BHA Police accreditation through meeting Commission for Accreditation of Law Enforcement Agencies, Inc. (CALEA) standards.	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. The Department was successfully re-accredited in 2001 and 2004. After a recent on-site review by CALEA Assessors the Department is expected to be re-accredited in the Fall 2007.
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.	HUD approved the Designated Housing Plan on June 18, 2007; good for a five-year period.
Other: (list below)		
	Work with the City and Community Based Organizations to continue access to education and employment seeking services.	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.
	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 conduct outreach with the EITC Steering Committee, mailing to all households in the Family portfolio among other outreach activities. Financial Literacy outreach will also be a part of this effort. In 2007, BHA distributed 19,070 flyers, 789 residents received free tax preparation services and 48% received the EITC, which represented an average credit of $1643 and an average tax return of $1983. (See Supporting Documents of Agency Plan for further detail.)
	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.	HPHI Phase 2 is underway and focused upon Integrated Pest Management, with funding from the Kellogg Foundation. The Kellogg Foundation has funded a three-year, $2 million Healthy Pest-Free Homes initiative. This initiative includes a partnership between BHA , the Boston Public Health Commission and the Committee for Boston Public Housing and will focus on five (5) BHA developments in each grant year. BHA and its partners are now in Year 2 of the grant activities continue and nine developments have or are currently participating in the work of the grant.
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 services programs at selected family developments.	The Community Services Department has adopted Workforce Development activities as central to its mission of working with residents to achieve self-sufficiency. At various developments in the Family Portfolio, intake and assessment for job readiness and job search, educational (college) scholarship information services are offered along with referrals to a broad range of support services; some are specifically targeted to residents with disabilities. Through the BHA's extensive network of partnerships, residents are able to access job training and employment options; youth and family education, health and recreation opportunities.
	Continue to encourage Section 8 participants to enroll in the FSS	Interest in the program has greatly increased since the inception

	program.	of the homeownership program. Presently, approximately 200 families are enrolled as active FSS participants. Of this number approximately 50 families are pursuing the homeownership option. In the fall of 2007 the BHA will be conducting outreach for the FSS program to all current HCVP participants in an effort to increase participation in the FSS program
	Seek additional funding for FSS program.	In 2005, the BHA applied for and received approximately $60,000 in additional funding for its FSS Program. This was in addition to the $130, 000 of annual funding the BHA previously received. The BHA re-applies for this funding on an annual basis. The BHA is also looking into applying for Public Housing FSS Program funding for the coming FY.
	Encourage broad participation in the Section 8 homeownership program.	To access the Section 8 Homeownership Program, participants must be members in good standing in the BHA's Family Self - Sufficiency Program. Currently, the BHA has approximately 200 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. The FSS program has concentrated its efforts on improving financial literacy among its participants as readiness for homeownership. The BHA has partnered with City Life Vida Urbana to offer some homeownership classes in Spanish.
	Provide assistance to residents who wish to learn how to start their own businesses through partnerships with local entrepreneurship programs.	The BHA, through funding of a Resident Opportunity and Supportive Services grant, offered, with resident input, entrepreneurship training for youth and adults in silk screening. Through this program and others, CSD continues to encourage residents to participate in other Entrepreneur Programs in the area as well.
	Facilitate the transition of TANF recipients and Welfare-to-Work participants from welfare to meaningful permanent employment.	The BHA has successfully completed the implementation of this program. In 2006 HUD discontinued this program and participants were being phased out through attrition. In 2007 the BHA's remaining participants graduated from the program.
	Help un- and underemployed residents find employment and training, as funding allows.	The Community Services Department has adopted Workforce Development activities as central to its mission of working with residents to achieve self-sufficiency. At various developments in

		the Family Portfolio, intake and assessment for job readiness and job search, educational (college) scholarship information services are offered along with referrals to a broad range of support services; some are specifically targeted to residents with disabilities. Through the BHA's an extensive network of partnerships, residents are able to access job training and employment options.
	Explore the possibility of expanding the Self-Sufficiency Program to public housing residents.	BHA will continue to explore funding options to implement the FSS program for public housing.
Objective: Provide or attract supportive services to improve assisted recipients' employability.		
	Continue to seek funding to increase supportive services.	The Section 8 FSS program, Family Unification program and Mainstream housing program for individual with disabilities continue to provide and attract support services to improve the employability of Section 8 participants through participation in networking activities sponsored by outside agencies. The BHA regularly participates in Section 8 Administrators Associations, MassNAHRO, CHAPA, NLHA meetings, committees, workshops and trainings. The BHA continues to seek partnerships with local community-based organizations to establish linkages that will allow public housing residents to (1) transition from welfare to work, (2) transition from unemployment to work, and (3) improve work skills to climb the economic ladder. Backing up these efforts, the BHA is an active member of the following organizations: Job Training Alliance (JTA), a membership organization consisting of over 30 community-based training and related agencies committed to working with low-income Boston area residents to increase economic self-sufficiency; Massachusetts Workforce Alliance, 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. *Continued-*
		-Continued 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 22 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. In February 2007, the BHA completed its final year of an agreement with the University of Massachusetts/Boston's Institute for Community Inclusion in order to provide specialized employment services to residents of selected public housing developments who meet specific program criteria. The Institute for Community Inclusion has agreed to continue to provide technical assistance to BHA staff working with disabled residents of Public and Section 8 Housing.
	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.	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. In 2006-2007, the MOA extended its initial pilot career center site at Washington Beech which serves residents who are looking for jobs as well as training to improve their employability. In 2008, BHA staff will continue to improve the service delivery model for working effectively with the One-Stop Career Centers.
Objective: 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.	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 Resident Service Coordinator's staff at 26 sites and via contracts with local non-profits at the 3 South Boston sites and Torre Unidad. At the remaining 6 sites with private management, the management company is responsible for providing resident services. Additional program include: an outreach program with the Elder Right to Sight program to provide vision care for all our residents; Dental screenings with the Department of Public Health; Psycho-educational programs and presentations from community based service providers; as well as culturally appropriate social events including Latin Nights, Chinese cultural Dance presentations, Jazz concerts, and multicultural nights. In addition BHA has established a linkage with Boston University School of Social work to provide Graduate level students the opportunity to learn and work in our programs. There is also a link with the Greater Boston Food Bank for a perishable food program delivered monthly to our buildings. Resident Services continues to develop programs within housing developments to enhance resident's quality of life. These programs include Needle and Hooks, movie nights, music hours, computer classes, Bingo, coffee hour holiday and birthday celebrations. BHA Resident service staff participate in statewide organizations for training and development, including Boston Partnership for Older Adults and the Haitian Multi cultural committee.
	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.	In 2002, the BHA partnered with the Gerontology Institute of U-MASS Boston to conduct a needs assessment of seniors who reside in family developments in order to identify the range of needs and 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 is currently using the Resident Health Advocates to assist with providing information to this target group. Through the BHA's collaboration with the CDC's Prevention Research Center, funding opportunities are continuously considered. There is an

		on-going communication flow between Community Service Dept. and Resident Service Coordinators regarding information on resources to serve the target population. BHA Elderly & Disabled Resident Service staff provide direct services to Seniors in crisis or who have been identified as service resistant. Community Services Dept. staff and Resident Service Coordinators are collaborating on a wellness initiative started in 2000 to serve residents from Bromley, Amory and the surrounding neighborhoods. Residents do weight training, chair exercises and exercise/ dance. Funding for this wellness program comes from a partnership called the "Tree of Life" Community Service Care Inc.
	Complete planning study for an Assisted Living Conversion within the Elderly/Disabled portfolio.	We have procured a consulting firm to assist us this study, which should be completed by Q2 2008.
	Continue to seek funding to increase supportive services.	The BHA will continue to review and apply for ROSS grants to supplement the work that is currently being funded through the 2005 ROSS grant. This funding is critical to maintaining the program. BHA staff will continue to explore other non-HUD funding sources to continue and expand resident services. BHA has started a supportive-housing and Wellness Program model for two developments in Dorchester, through a collaboration with Boston Senior Homecare and the Visiting Nurses Association. The Supportive Housing Program provides supports for the many diverse backgrounds that reside at Codman Apts. and JJ Meade. Special program features include: an on-site Service Coordinator; monthly wellness seminars provided by the VNA of Boston, including blood pressure and cholesterol screenings, stress management and women's health issues; on-going exercise and yoga classes; and a monthly session of the BSHC'S Fine Dining Program - a highly socially interactive program that involves guest chefs cooking a simple recipes for elders. This session is followed by a nutritional talk with BSHC staff and a VNA nutritionist.

		Through a collaborative agreement Boston Housing Authority and Ethos will open in late Fall 2007 "Summer House" at Malone development. A program for frail elders 65 yrs and older, who meet Mass Health eligibility standards, nursing home eligible according to state regulations require daily assistance with at least two Activities for Daily Living (ADLs) such as bathing, dressing or grooming. Seeking an alternative to a nursing home placement and be eligible for public housing according to BHA screening criteria. Program description: • Four elders will share a first floor four bedroom apartment in the Hyde Park of Boston Services include: • Round the clock access to a caregiver • Daytime and evening direct personal care • Homemaking and laundry service • Meal preparations • On going case management A plan is being developed with the Commission on Elderly Affairs and Boston Partnership for Older Adults (BPOA) for enhancing service to frail elders citywide. The Funding for this project would come from BPOA.
	Continue to manage Mainstream Housing Program and apply for additional funding where available.	The BHA is fully utilizing funding received for Mainstream Housing vouchers. No new funding opportunities for this program became available in 2005 -2007.
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.	As of October 2005, the BHA had successfully partnered with private developers to create 370 new affordable housing units through its Project Based Voucher Program. In 2006, the BHA again partnered with the City's Department of Neighborhood Development to create 184 units of existing PBV's located within approximately 15 different developments in Boston.
	BHA will seek to coordinate efforts with the City of Boston to respond	The Office of Civil Rights works in collaboration with the Boston

	to the needs of victims of violence, domestic and otherwise, and other identified threats to public safety or civil rights.	Police Dept. Community Disorders Unit to respond to civil rights concerns and attend public safety community meetings. The BHA offers Priority One status to displaced victims of violence, domestic or otherwise to all applicants to both its Section 8 or Public Housing Programs. The BHA also offers Emergency Transfers within its Public Housing Program to any household with an identified threat qualifying as a threat to public safety or civil rights. BHA is working with advocates to create a referral network for domestic violence victims. BHA has its own police department with officers who are trained in recognizing and dealing with incidents of domestic violence and knowledgeable about resources and prosecution of offenders. BHA lease provides (paragraph 7N) that we will re-key locks promptly upon request of a household member who has a restraining order against another household member and waive normal charges. BHA is working on a Violence Against Women Act Policy, expected Fall 2007.
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, 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.	BHA staff have reviewed the draft guidance and has formed an internal LEP committee to address BHA's translation needs. The BHA continues to work to improve access of persons who are not proficient in English. The BHA is working to increase the number of documents that are available in other languages, for example the lease is available in several languages, and transfer guides and civil rights guides are available in a few languages, however the cost of translation remains an issue. BHA also contracts with AT&T Language Line Services and utilizes translation services, both oral and written on an as needed basis. Further, the BHA has a diverse workforce that speaks a variety of different languages that are able to help with spoken translation. The BHA currently collects information for its waiting lists on language

		spoken and read in order to better service our clientele. In 2007 the BHA formed an internal LEP committee. This committee is in the process of developing an LEP policy as well as procedures for the BHA. The BHA anticipates that this process will be completed in 2008.
	Utilize the BHA's Affirmative Fair Marketing Policy when conducting outreach for Public Housing programs.	In 2005, the BHA announced the re-opening of its Public Housing waiting lists. At the re-opening, outreach was conducted in compliance with the BHA's Affirmative Fair Marketing Policy. BHA will continue to conduct outreach as needed in compliance with the BHA's Affirmative Fair Marketing Policy as indicated in its ACOP.
	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.	BHA has developed a scope of work to monitor site-base waiting lists that HUD has approved. BHA has hired the independent testers. Testing has been done per HUD requirements. BHA will be providing customer service and fair housing training for all appropriate staff. 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 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.	The BHA developed a Civil Rights Guide that summarizes the BHA Civil Rights Protection Plan and lists important telephone numbers. The Guide is available at all BHA management offices in English, Spanish, Chinese, Vietnamese and Haitian Creole. A version in Somali is also available. The Civil Rights Guide was distributed to all residents as new leases were signed. The Guides are available upon request in alternative format. Copies of the Civil Rights Guides are also distributed in the Housing Service Center and at all management offices. The Civil Rights Protection Plan (CRPP) was updated in 2002 to reflect changes in the ACOP and current investigative trends. The changes have been approved by the Justice Department.

		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 and the Community Disorders Unit. 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. 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 resident and employment training initiatives.	The Civil Rights Department has participated in Police Youth Dialogues via B-SMART for the Citywide Dialogues. The OCR assists with the curriculum and facilitation of the Dialogues. Youth are recruited from BHA developments for participation. Thus far, Lenox/Camden, Bromley, Franklin Field, Franklin Hill and Cathedral have participated. Starting fall 2007 Charlestown will also participate. In Area B-2, Dudley Square has been involved in a Police Youth Dialogue that took place in Oct/Nov 2006. Youth from BHA's neighboring developments are being

		recruited. OCR continues to conduct outreach at developments to stress BHA's Zero Tolerance Policy. The Office of Civil Rights also plans to implement a program called BHA Efforts to Eradicate Prejudice (BEEP) aimed at residents that are alleged offenders of a civil rights violation. 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.
Objective: 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.	The VCA construction plan was developed in 2002 considering a number of factors including accessibility to transportation and medical facilities as well an analysis of the current waiting list. In May 2005, in response to the costly extraordinary maintenance caused by deferred capital projects, HUD approved a two-year extension of the VCA construction plan until December 2007. This extension freed up approximately $7M in current funding for immediate health and safety needs. As of December 2007 all 298 of the accessible units in the Implementation Plan for the federal Family and Elderly/Disabled Programs will be complete per the terms of the VCA. Nine accessible units have been completed in the state-funded portfolio. Construction starts of 31 accessible units at three developments in the state-funded portfolio have been delayed pending funding. Construction at the first site has a commitment and approval from DHCD to begin winter 2007/08. The BHA continues to maintain a Compliance Committee that meets monthly to ensure that resident concerns are addressed.
Other: (list below)		
	Develop and implement Reasonable Accommodation in Employment Policy; also implement a corresponding training program for all BHA	In February 2000, the BHA implemented a reasonable accommodation policy for residents and applicants of the public

	employees.	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. The OCR continues to train BHA staff regarding Section 504 and BHA's internal Reasonable Accommodation policy. A RA training is scheduled to take place in 2008 with BHA's Public Safety Dept. 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 monthly 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. The Office of Civil Rights coordinates the Resident Reasonable Accommodation and Employee Reasonable

		Accommodation requests.
	Update Sexual Harassment Policy with accompanying training.	The Policy has been updated as of Summer 2005 and the BHA is in an ongoing discussion with the unions prior to implementation. The BHA will deliver a sexual harassment training to staff in 2008.
Other PHA Goals and Objectives:		
PHA Goal: Develop project-based budgeting across the BHA based upon Real Estate Industry's Practices and Standards.		
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.	On-line-monthly and/or weekly reports of all key indicators of management and maintenance performance are provided to all managers. These include rent collection, vacancy and work orders.
	Continue to respond to and implement timely changes in response to new HUD regulations on project based management, accounting, and budgeting.	BHA is in the process of transitioning to property-based funding. Several interdepartmental committees continue to meet to review current BHA business processes in key functional areas and to recommend changes that may be required by the new regulations. The work of these committees continues. A number of committee recommendations have been implemented. Others have been presented to the Executive Committee and are pending implementation.
PHA Goal: Establish a comprehensive community participation process to assure 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 appropriate, including the Memorandum of Agreement for the Tenant Participation Funds.
	Update and revise existing tenant participation policy (TPP).	In June 2007, the BHA released the newly revised TPP after undergoing a community review process and notice and comment procedure. For the coming year, the BHA will work to disseminate and provide education to BHA staff and BHA tenants of the changes and implementation of the new TPP.
	Increase knowledge and availability of information regarding Section 8 programs and processes through newsletter, website, and e-mail.	Information regarding changes to the Section 8 Program are posted on the BHA's website. Any significant changes to the program are subject to a public process including a public

		hearing. In addition, staff members regularly attend both Monitoring Committee and RAB meetings to present information regarding the Section 8 Program. Staff also attends meetings with advocates, landlords and other interested parties upon request.
	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.	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 2006 and elected representatives for Family, Elderly / Disabled, and Section 8. In addition, a number of alternates were elected if a RAB member is unable to complete the 2-year term.
	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.	A BHA Monitoring Committee has been appointed and is meeting.

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-00	**AUTHORITY WIDE**					
	CONSTRUCTION					
	ELEVATORS					
	GENERATORS	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**				
	LEAD PAINT ABATEMENT			500,000		500,000
	STORM & SEWER	**Statement**				
	504 COMPLIANCE					
	ENVIRONMENTAL REMEDIATION					
	UST removal		100,000	100,000	100,000	100,000
	Asbestos abatement					
	Construction-Total		**100,000**	**600,000**	**100,000**	**600,000**
	CONSULTANTS					
	CLERKS		430,000	430,000	430,000	430,000
	CONSULTANTS(Development)		100,000	100,000	100,000	100,000
	Consultant-Total		**530,000**	**530,000**	**530,000**	**530,000**
	A/E					
	ELECTRICAL(Elderly Survey)		35,000			
	BUILDING ENVELOPE(Elderly Survey)		50,000			
	BUILDING ENVELOPE			50,000		
	LEAD PAINT ABATEMENT		100,000	100,000	100,000	100,000
	ENVIRONMENTAL REMEDIATION					
	UST removal		100,000	100,000	100,000	100,000
	Asbestos abatement					
	A/E-Total		**285,000**	**250,000**	**200,000**	**200,000**
	RELOCATION					
	RELOCATION		90,000	90,000	90,000	90,000
	RELOCATION FOR LEAD PAINT ABATEMENT			10,000		10,000
	Relocation-Total		**90,000**	**100,000**	**90,000**	**100,000**
	CONTINGENCY					
	CONTINGENCY		855,817	511,317	868,792	47,532
	DEBT SERVICE					
	CFFP BOND		3,449,265	6,974,265	6,976,790	6,974,050

FIVE-YEAR ACTION PLAN--FY08-FY12

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 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
	TOTAL		**5,310,082**	**8,965,582**	**8,765,582**	**8,451,582**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-01	**CHARLESTOWN**					
	CONSTRUCTION					
	BUILDING ENVELOPE		750,000			
	ELECTRICAL	**See**	500,000			
	STAIRS		1,000,000			
	ROOFS	**Annual**			1,000,000	
	FIRE PROTECTION		750,000			
	Construction-Total	**Statement**	**3,000,000**	**0**	**1,000,000**	**0**
	A/E					
	BUILDING ENVELOPE					60,000
	ROOFS				80,000	
	A/E-Total		**0**	**0**	**80,000**	**60,000**
	TOTAL		**3,000,000**	**0**	**1,080,000**	**60,000**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-04	**LENOX STREET**					
	CONSTRUCTION	**See**				
	HVAC		500,000			
	Construction-Total	**Annual**	**500,000**	**0**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**500,000**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-06	**CATHEDRAL**					
	CONSTRUCTION					
	ELECTRICAL		910,000			
	HVAC	**See**	1,000,000			
	Construction-Total		**1,910,000**	**0**	**0**	**0**
		Annual				
	A/E					
		Statement				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**1,910,000**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-07	**HEATH STREET**					
	CONSTRUCTION					
	STORM & SEWERS					250,000
	HVAC	**See**				500,000
	BUILDING ENVELOPE					250,000
	STAIRS	**Annual**				300,000
	Construction-Total		**0**	**0**	**0**	**1,300,000**
		Statement				
	A/E					
	STORM & SEWERS					25,000
	HVAC					50,000
	BUILDING ENVELOPE					25,000
	STAIRS					30,000
	A/E-Total		**0**	**0**	**0**	**130,000**
	TOTAL		**0**	**0**	**0**	**1,430,000**

FIVE-YEAR ACTION PLAN--FY08-FY12

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 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-08	**MAVERICK**					
	CONSTRUCTION	**See**				
	DEVELOPMENT					
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	DEVELOPMENT					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-09	**FRANKLIN HILL**					
	CONSTRUCTION	**See**				
	DEVELOPMENT					
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	DEVELOPMENT					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-11	**WHITTIER STREET**					
	CONSTRUCTION					
	ELEVATORS				276,000	
	STORM & SEWERS				50,000	
	HVAC	**See**	900,000			
	BUILDING ENVELOPE		300,000			
	ELECTRICAL	**Annual**				100,000
	Construction-Total	**Statement**	**1,200,000**	**0**	**326,000**	**100,000**
	A/E					
	STORM & SEWERS				50,000	
	HVAC					
	ELECTRICAL					85,000
	A/E-Total		**0**	**0**	**50,000**	**85,000**
	TOTAL		**1,200,000**	**0**	**376,000**	**185,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-13	**WASHINGTON-BEECH**					
	CONSTRUCTION	**See**				
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-14	**ALICE H. TAYLOR**					
	CONSTRUCTION	**See**				
	STAIRS			500,000	500,000	
	FIRE PROTECTION				450,000	
	Construction-Total	**Annual**	**0**	**500,000**	**950,000**	**0**
	A/E	**Statement**				
	FIRE PROTECTION				50,000	
	A/E-Total		**0**	**0**	**50,000**	**0**
	TOTAL		**0**	**500,000**	**1,000,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-19	**BROMLEY PARK**					
	CONSTRUCTION					
	STORM & SEWERS					250,000
	HVAC	**See**				500,000
	BUILDING ENVELOPE					250,000
	Construction-Total		**0**	**0**	**0**	**1,000,000**
		Statement				
	A/E					
	STORM & SEWERS					25,000
	HVAC					50,000
	BUILDING ENVELOPE					25,000
	A/E-Total		**0**	**0**	**0**	**100,000**
	TOTAL		**0**	**0**	**0**	**1,100,000**

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2-23	**MARY ELLEN McCORMACK**					
	CONSTRUCTION	**See**				
	SITE			1,000,000		500,000
	BUILDING ENVELOPE	**Annual**		1,500,000		
	ELECTRICAL					100,000
	STAIRS	**Statement**		500,000		
	STORM & SEWER					
	Construction-Total		**0**	**3,000,000**	**0**	**600,000**
	A/E					
	ELECTRICAL					250,000
	BUILDING ENVELOPE			80,000		
	A/E-Total		**0**	**80,000**	**0**	**250,000**
	TOTAL		**0**	**3,080,000**	**0**	**850,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-24	**OLD COLONY**					
	CONSTRUCTION	**See**				
	SITE					10,000
	Construction-Total		**0**	**0**	**0**	**10,000**
	A/E					
	SITE					1,000
	STORM & SEWER					
	A/E-Total		**0**	**0**	**0**	**1,000**
	TOTAL		**0**	**0**	**0**	**11,000**

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2-58	**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**					
	CONSTRUCTION	**See**				
	ROOFS			650,000		
	BUILDING ENVELOPE	**Annual**			400,000	
	STAIRS			80,000		
	ELECTRICAL SERVICES	**Statement**		100,000		
	STORM & SEWER				100,000	
	Construction-Total		**0**	**830,000**	**500,000**	**0**
	A/E					
	ROOFS		45,000			
	BUILDING ENVELOPE				40,000	
	STAIRS			8,000		
	ELECTRICAL SERVICES			15,000		
	STORM & SEWER				35,000	
	A/E-Total		**45,000**	**23,000**	**75,000**	**0**
	TOTAL		**45,000**	**853,000**	**575,000**	**0**

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2-82	**COMMONWEALTH (Family)**					
	CONSTRUCTION					
	HVAC	**See**				750,000
	BUILDING ENVELOPE					400,000
	STORM & SEWER		80,000			
	ENVIRONMENTAL REMEDIATION(UST Removal)				175,000	
	Construction-Total	**Statement**	**80,000**	**0**	**175,000**	**1,150,000**
	A/E					
	HVAC	**See**			60,000	
	BUILDING ENVELOPE				60,000	
	ENVIRONMENTAL REMEDIATION(UST Removal)				160,000	
	A/E-Total		**0**	**0**	**280,000**	**0**
	TOTAL		**80,000**	**0**	**455,000**	**1,150,000**

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2-89	**FRANKLIN FIELD**					
	CONSTRUCTION					
	STAIRS	**See**	500,000			
	HVAC	**Annual**	250,000		790,000	
	Construction-Total		**750,000**	**0**	**790,000**	**0**
		Statement				
	A/E					
	HVAC	**Annual**			60,000	
	STAIRS					
	A/E-Total		**0**	**0**	**60,000**	**0**
	TOTAL		**750,000**	**0**	**850,000**	**0**

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8-93	**HIGHLAND PARK**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**				100,000
	NONDWELLING STRUCTURES			30,000		
	Construction-Total	**Annual**	**0**	**30,000**	**0**	**100,000**
	A/E	**Statement**				
	FIRE PROTECTION					
	NONDWELLING STRUCTURES			10,000		
	A/E-Total		**0**	**10,000**	**0**	**0**
	TOTAL		**0**	**40,000**	**0**	**100,000**

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2-26	**POND STREET**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**	65,000			
	Construction-Total		**65,000**	**0**	**0**	**0**
		Annual				
	A/E					
	BUILDING ENVELOPE	**Statement**	6,000			
	A/E-Total		**6,000**	**0**	**0**	**0**
	TOTAL		**71,000**	**0**	**0**	**0**

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2-27	**ANNAPOLIS**					
	CONSTRUCTION					
	STAIRS	**See**				
	BUILDING ENVELOPE		60,000			150,000
	ELECTRICAL	**Annual**				
	Construction-Total		**60,000**	**0**	**0**	**150,000**
		Statement				
	A/E					
	STAIRS					
	BUILDING ENVELOPE		6,000			15,000
	ELECTRICAL					
	A/E-Total		**6,000**	**0**	**0**	**15,000**
	TOTAL		**66,000**	**0**	**0**	**165,000**

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2-28	**ASHMONT**					
	CONSTRUCTION					
	STAIRS	**See**				
	BUILDING ENVELOPE		20,000			30,000
	ELECTRICAL	**Annual**				
	Construction-Total		**20,000**	**0**	**0**	**30,000**
		Statement				
	A/E					
	STAIRS					
	BUILDING ENVELOPE		2,000			3,000
	ELECTRICAL					
	A/E-Total		**2,000**	**0**	**0**	**3,000**
	TOTAL		**22,000**	**0**	**0**	**33,000**

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2-29	**HOLGATE**					
	CONSTRUCTION	**See**				
	SITE					
	UNIT MODERNIZATION	**Annual**				
	BUILDING ENVELOPE					
	ENVIRONMENTAL REMEDIATION					
	UST removal	**Statement**				
	Construction-Total		**0**	**0**	**0**	**0**
	A/E					
	SITE					
	UNIT MODERNIZATION					
	ENVIRONMENTAL REMEDIATION					
	UST removal					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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2-30	**FOLEY**					
	CONSTRUCTION					
	SITE	**See**		75,000		
	HVAC					
	ELECTRICAL	**Annual**				
	BUILDING ENVELOPE					
	Construction-Total	**Statement**	**0**	**75,000**	**0**	**0**
	A/E					
	SITE			7,000		
	HVAC					
	ELECTRICAL					
	BUILDING ENVELOPE					
	A/E-Total		**0**	**7,000**	**0**	**0**
	TOTAL		**0**	**82,000**	**0**	**0**

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2-32	**GROVELAND**					
	CONSTRUCTION	**See**				
	SITE					
	ELECTRICAL	**Annual**				
	Construction-Total	**Statement**	**0**	**0**	**0**	**0**
	A/E					
	SITE					
	ELECTRICAL					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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2-34	**DAVISON**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**				
	HVAC					
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE					
	HVAC					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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2-35	**91-95 WASHINGTON STREET**					
	CONSTRUCTION	**See**				
	BASEMENTS					
	ELECTRICAL	**Annual**				
	ROOFS			15,000	15,000	
	Construction-Total	**Statement**	**0**	**15,000**	**15,000**	**0**
	A/E					
	BASEMENTS					
	ELECTRICAL					
	HVAC					
	ROOFS			6,000		
	A/E-Total		**0**	**6,000**	**0**	**0**
	TOTAL		**0**	**21,000**	**15,000**	**0**

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2-36	**WEST NINTH STREET**					
	CONSTRUCTION					
	UNIT MODERNIZATION	**See**				
	BUILDING ENVELOPE					50,000
	Construction-Total	**Annual**	**0**	**0**	**0**	**50,000**
	A/E	**Statement**				
	UNIT MODERNIZATION					
	BUILDING ENVELOPE					5,000
	A/E-Total		**0**	**0**	**0**	**5,000**
	TOTAL		**0**	**0**	**0**	**55,000**

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2-37	**JJ CARROLL**					
	CONSTRUCTION					
	UNIT MODERNIZATION	**See**				
	BUILDING ENVELOPE		50,000			60,000
	STAIRS	**Annual**				
	Construction-Total		**50,000**	**0**	**0**	**60,000**
		Statement				
	A/E					
	UNIT MODERNIZATION					
	BUILDING ENVELOPE		5,000			6,000
	STAIRS					
	A/E-Total		**5,000**	**0**	**0**	**6,000**
	TOTAL		**55,000**	**0**	**0**	**66,000**

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2-38	**JJ MEADE**					
	CONSTRUCTION	**See**				
	SITE			50,000		
	STAIRS	**Annual**				
	BASEMENTS					
	Construction-Total		**0**	**50,000**	**0**	**0**
	A/E					
	SITE			5,000		
	STAIRS					
	BASEMENTS					
	A/E-Total		**0**	**5,000**	**0**	**0**
	TOTAL		**0**	**55,000**	**0**	**0**

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2-40	**MLK**					
	CONSTRUCTION	**See**				
	SITE					
	ELECTRICAL	**Annual**				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	SITE					
	ELECTRICAL					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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2-41	**EVA WHITE**					
	CONSTRUCTION	**See**				
	BUILDING ENVELOPE					
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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2-42	**WALNUT PARK**					
	CONSTRUCTION	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**			600,000	
	NON-RESIDENTIAL					
	Construction-Total	**Statement**	**0**	**0**	**600,000**	**0**
	A/E					
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**		60,000		
	NON-RESIDENTIAL					7,000
	A/E-Total		**0**	**60,000**	**0**	**7,000**
	TOTAL		**0**	**60,000**	**600,000**	**7,000**

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2-45	**AMORY**					
	CONSTRUCTION	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**		750,000	750,000	
	ROOFS					198,000
	Construction-Total		**0**	**750,000**	**750,000**	**198,000**
		Statement				
	A/E					
	ELECTRICAL					
	BUILDING ENVELOPE		150,000			
	ROOFS					20,000
	A/E-Total		**150,000**	**0**	**0**	**20,000**
	TOTAL		**150,000**	**750,000**	**750,000**	**218,000**

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2-47	**GENERAL WARREN**					
	CONSTRUCTION					
	STAIRS	**See**				300,000
	HVAC					
	Construction-Total	**Annual**	**0**	**0**	**0**	**300,000**
	A/E	**Statement**				
	STAIRS					30,000
	HVAC					
	A/E-Total		**0**	**0**	**0**	**30,000**
	TOTAL		**0**	**0**	**0**	**330,000**

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2-49	**TORRE UNIDAD**					
	CONSTRUCTION	**See**				
	BUILDING ENVELOPE					
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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2-50	**ROCKLAND**					
	CONSTRUCTION	**See**				
	SITE					
	NON-RESIDENTIAL	**Annual**				
	BUILDING ENVELOPE				150,000	
	Construction-Total	**Statement**	**0**	**0**	**150,000**	**0**
	A/E					
	NON-RESIDENTIAL					
	BUILDING ENVELOPE			15,000		
	A/E-Total		**0**	**15,000**	**0**	**0**
	TOTAL		**0**	**15,000**	**150,000**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-51	**CODMAN**					
	CONSTRUCTION	**See**				
	SITE					
	BUILDING ENVELOPE	**Annual**	1,480,000			
	STORM & SEWER					
	NON-RESIDENTIAL	**Statement**				
	Construction-Total		**1,480,000**	**0**	**0**	**0**
	A/E					
	BUILDING ENVELOPE		140,000			
	STORM & SEWER					
	NON-RESIDENTIAL					
	A/E-Total		**140,000**	**0**	**0**	**0**
	TOTAL		**1,620,000**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-52	**HERITAGE**					
	CONSTRUCTION	**See**				
	BUILDING ENVELOPE					
	BASEMENT	**Annual**				
	ELECTRICAL					
	Construction-Total	**Statement**	**0**	**0**	**0**	**0**
	A/E					
	BASEMENT					10,000
	ELECTRICAL					
	A/E-Total		**0**	**0**	**0**	**10,000**
	TOTAL		**0**	**0**	**0**	**10,000**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-53	**ST. BOTOLPH**					
	CONSTRUCTION	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	ELECTRICAL					
	BUILDING ENVELOPE					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-54	**PASCIUCCO**					
	CONSTRUCTION					
	SITE	**See**				
	BUILDING ENVELOPE					
	ELEVATORS	**Annual**				
	STAIRS					
	Construction-Total	**Statement**	**0**	**0**	**0**	**0**
	A/E					
	SITE					
	BUILDING ENVELOPE					
	STAIRS					
	NON-RESIDENTIAL					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-57	**LOWER MILLS**					
	CONSTRUCTION	**See**				
	SITE					
	BUILDING ENVELOPE	**Annual**				700,000
	ELECTRICAL					
	HVAC	**Statement**				
	STAIRS					
	NON-RESIDENTIAL					
	504 COMPLIANCE					
	Construction-Total		**0**	**0**	**0**	**700,000**
	A/E					
	ELECTRICAL					
	HVAC					
	BUILDING ENVELOPE	**Annual**			70,000	
	STAIRS					
	NON-RESIDENTIAL					
	A/E-Total		**0**	**0**	**70,000**	**0**
	TOTAL		**0**	**0**	**70,000**	**700,000**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-61	**AUSONIA**					
	CONSTRUCTION	**See**				
	BUILDING ENVELOPE			600,000		
	Construction-Total	**Annual**	**0**	**600,000**	**0**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE		60,000			
	A/E-Total		**60,000**	**0**	**0**	**0**
	TOTAL		**60,000**	**600,000**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-62	**HASSAN**					
	CONSTRUCTION					
	HVAC	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	HVAC					
	ELECTRICAL					
	BUILDING ENVELOPE					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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PART I: Summary (contd.)
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OMB Approval No. 2577-0157 (exp. 7/31/98)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-70	**SPRING STREET**					
	CONSTRUCTION	**See**				
	NON-RESIDENTIAL					
	HVAC	**Annual**				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	NON-RESIDENTIAL					
	HVAC					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-71	**PATRICIA WHITE**					
	CONSTRUCTION	**See**				
	ROOFS					
	BUILDING ENVELOPE	**Annual**				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	ROOFS					
	BUILDING ENVELOPE					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
Capital Fund Program (CFP)

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-72	**ROSLYN**					
	CONSTRUCTION					
	SITE	**See**	75,000			
	BASEMENTS					
	BUILDING ENVELOPE	**Annual**				
	ELECTRICAL					
	NON-RESIDENTIAL	**Statement**				
	Construction-Total		**75,000**	**0**	**0**	**0**
	A/E					
	SITE		7,500			
	BASEMENTS					
	BUILDING ENVELOPE					
	ELECTRICAL					
	NON-RESIDENTIAL					
	A/E-Total		**7,500**	**0**	**0**	**0**
	TOTAL		**82,500**	**0**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-77	**BELLFLOWER**					
	CONSTRUCTION					
	ROOFS	**See**	80,000			
	Construction-Total		**80,000**	**0**	**0**	**0**
		Annual				
	A/E					
	ROOFS	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**80,000**	**0**	**0**	**0**

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-83	**PEABODY/ENGLEWOOD**					
	CONSTRUCTION					
	SITE	**See**				
	ROOFS					
	BUILDING ENVELOPE	**Annual**				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	ROOFS					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-90	**MALONE**					
	CONSTRUCTION	**See**				
	BUILDING ENVELOPE					
	HVAC	**Annual**				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	BUILDING ENVELOPE					
	HVAC					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-95	**COMMONWEALTH (Elderly)**					
	CONSTRUCTION					
	BUILDING ENVELOPE				20,000	
	ENVIRONMENTAL REMEDIATION(UST Removal)	**See**			25,000	
	HVAC				250,000	
	STORM & SEWER		20,000			
	Construction-Total	**Annual**	**20,000**	**0**	**295,000**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE					100,000
	HVAC				20,000	
	ENVIRONMENTAL REMEDIATION(UST Removal)				20,000	
	A/E-Total		**0**	**0**	**40,000**	**100,000**
	TOTAL		**20,000**	**0**	**335,000**	**100,000**

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-98	**HAMPTON HOUSE**					
	CONSTRUCTION	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**				
	SITE					
	Construction-Total	**Statement**	**0**	**0**	**0**	**0**
	A/E					
	ELECTRICAL					
	SITE					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
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OMB Approval No. 2577-0157 (exp. 7/31/98)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-126	**FREDERICK DOUGLASS**					
	CONSTRUCTION					
	SITE	**See**				
	BUILDING ENVELOPE					
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	SITE					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

FIVE-YEAR ACTION PLAN--FY08-FY12
PART I: Summary (contd.)
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OMB Approval No. 2577-0157 (exp. 7/31/98)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2008	Work Stmt. for Year 2 FFY 2009	Work Stmt. for Year 3 FFY 2010	Work Stmt. for Year 4 FFY 2011	Work Stmt. for Year 5 FFY 2012
2-127	**WASHINGTON MANOR**					
	CONSTRUCTION					
	SITE	**See**				
	BUILDING ENVELOPE					
	Construction-Total	**Annual**	**0**	**0**	**0**	**0**
	A/E	**Statement**				
	SITE					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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

Work Statement for Year 1 FFY 2008	Work Statement for Year 2 FFY 2009			Work Statement for Year 3 FFY 2010		
	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 AUTHORITY WIDE			**MA2-00 AUTHORITY WIDE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS			ELEVATORS		
See	GENERATORS			GENERATORS		
	ELECTRICAL			ELECTRICAL		
Annual	BUILDING ENVELOPE			BUILDING ENVELOPE		
	LEAD PAINT ABATEMENT			LEAD PAINT ABATEMENT		500,000
Statement	STORM & SEWER			STORM & SEWER		
	504 COMPLIANCE			504 COMPLIANCE		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		100,000
	Asbestos abatement			Asbestos abatement		
	Construction-Total		**100,000**	**Construction-Total**		**600,000**
	CONSULTANTS			***CONSULTANTS***		
	CLERKS		430,000	CLERKS		430,000
	CONSULTANTS(Development)		100,000	CONSULTANTS(Development)		100,000
	Consultant-Total		**530,000**	**Consultant-Total**		**530,000**
	A/E			***A/E***		
	ELECTRICAL(Elderly Survey)		35,000	ELECTRICAL(Elderly Survey)		
	BUILDING ENVELOPE(Elderly Survey)		50,000	BUILDING ENVELOPE(Elderly Survey)		
	BUILDING ENVELOPE			BUILDING ENVELOPE		50,000
	LEAD PAINT ABATEMENT		100,000	LEAD PAINT ABATEMENT		100,000
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		100,000
	Asbestos abatement			Asbestos abatement		
	A/E-Total		**285,000**	**A/E-Total**		**250,000**
	RELOCATION			***RELOCATION***		
	RELOCATION		90,000	RELOCATION		90,000
	RELOCATION FOR LEAD PAINT ABATEMENT			RELOCATION FOR LEAD PAINT ABATEMENT		10,000
	Relocation-Total		**90,000**	**Relocation-Total**		**100,000**
	CONTINGENCY			***CONTINGENCY***		
	CONTINGENCY		855,817	CONTINGENCY		511,317
	DEBT SERVICE			***DEBT SERVICE***		
	CFFP BOND		3,449,265	CFFP BOND		6,974,265
	TOTAL		**5,310,082**	**TOTAL**		**8,965,582**
	Subtotal of Estimated Cost					

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Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2011			Work Statement for Year 5 FFY 2012		
	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 AUTHORITY WIDE			**MA2-00 AUTHORITY WIDE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS			ELEVATORS		
See	GENERATORS			GENERATORS		
	ELECTRICAL			ELECTRICAL		
Annual	BUILDING ENVELOPE			BUILDING ENVELOPE		
	LEAD PAINT ABATEMENT			LEAD PAINT ABATEMENT		500,000
Statement	STORM & SEWER			STORM & SEWER		
	504 COMPLIANCE			504 COMPLIANCE		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		100,000
	Asbestos abatement			Asbestos abatement		
	Construction-Total		**100,000**	**Construction-Total**		**600,000**
	CONSULTANTS			***CONSULTANTS***		
	CLERKS		430,000	CLERKS		430,000
	CONSULTANTS(Development)		100,000	CONSULTANTS(Development)		100,000
	Consultant-Total		**530,000**	**Consultant-Total**		**530,000**
	A/E			***A/E***		
	ELECTRICAL(Elderly Survey)			ELECTRICAL(Elderly Survey)		
	BUILDING ENVELOPE(Elderly Survey)			BUILDING ENVELOPE(Elderly Survey)		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	LEAD PAINT ABATEMENT		100,000	LEAD PAINT ABATEMENT		100,000
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		100,000
	Asbestos abatement			Asbestos abatement		
	A/E-Total		**200,000**	**A/E-Total**		200,000
	RELOCATION			***RELOCATION***		
	RELOCATION		90,000	RELOCATION		90,000
	RELOCATION FOR LEAD PAINT ABATEMENT			RELOCATION FOR LEAD PAINT ABATEMENT		**10,000**
	Relocation-Total		**90,000**	**Relocation-Total**		100,000
	CONTINGENCY			***CONTINGENCY***		
	CONTINGENCY		868,792	CONTINGENCY		47,532
	DEBT SERVICE			***DEBT SERVICE***		
	CFFP BOND		6,976,790	CFFP BOND		6,974,050
	TOTAL		**8,765,582**	**TOTAL**		**8,451,582**
	Subtotal of Estimated Cost					

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Work Statement for Year 1 FFY 2008	Work Statement for Year 2 FFY 2009			Work Statement for Year 3 FFY 2010		
	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	**CHARLESTOWN**			**CHARLESTOWN**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		750,000	BUILDING ENVELOPE		
	ELECTRICAL		500,000	ELECTRICAL		
	STAIRS		1,000,000	STAIRS		
	ROOFS			ROOFS		
	FIRE PROTECTION		750,000	FIRE PROTECTION		
	Construction-Total		**3,000,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ROOFS			ROOFS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**3,000,000**	**TOTAL**		**0**
	LENOX STREET			**LENOX STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC		500,000	HVAC		
	Construction-Total		**500,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**500,000**	**TOTAL**		**0**
	CATHEDRAL			**CATHEDRAL**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL		910,000	ELECTRICAL		
	HVAC		1,000,000	HVAC		
	Construction-Total		**1,910,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**1,910,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost					

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Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2011			Work Statement for Year 5 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	CHARLESTOWN			**CHARLESTOWN**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
See	ELECTRICAL			ELECTRICAL		
	STAIRS			STAIRS		
Annual	ROOFS		1,000,000	ROOFS		
	FIRE PROTECTION			FIRE PROTECTION		
Statement	**Construction-Total**		**1,000,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		60,000
	ROOFS		80,000	ROOFS		
	A/E-Total		**80,000**	**A/E-Total**		**60,000**
	TOTAL		**1,080,000**	**TOTAL**		**60,000**
	LENOX STREET			**LENOX STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	CATHEDRAL			**CATHEDRAL**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**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
See Annual Statement	**HEATH STREET**			**HEATH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	MAVERICK			**MAVERICK**		
	CONSTRUCTION			***CONSTRUCTION***		
	DEVELOPMENT			DEVELOPMENT		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	DEVELOPMENT			DEVELOPMENT		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FRANKLIN HILL			**FRANKLIN HILL**		
	CONSTRUCTION			***CONSTRUCTION***		
	DEVELOPMENT			DEVELOPMENT		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	DEVELOPMENT			DEVELOPMENT		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost					

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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	**HEATH STREET**			**HEATH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	STORM & SEWERS			STORM & SEWERS		250,000
	HVAC			HVAC		500,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		250,000
	STAIRS			STAIRS		300,000
	Construction-Total		**0**	**Construction-Total**		**1,300,000**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		25,000
	HVAC			HVAC		50,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		25,000
	STAIRS			STAIRS		30,000
	A/E-Total		**0**	**A/E-Total**		**130,000**
	TOTAL		**0**	**TOTAL**		**1,430,000**
	MAVERICK			**MAVERICK**		
	CONSTRUCTION			***CONSTRUCTION***		
	DEVELOPMENT			DEVELOPMENT		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	DEVELOPMENT			DEVELOPMENT		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FRANKLIN HILL			**FRANKLIN HILL**		
	CONSTRUCTION			***CONSTRUCTION***		
	DEVELOPMENT			DEVELOPMENT		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	DEVELOPMENT			DEVELOPMENT		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**

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	WHITTIER STREET			**WHITTIER STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS			ELEVATORS		
See	STORM & SEWERS			STORM & SEWERS		
	HVAC		900,000	HVAC		
Annual	BUILDING ENVELOPE		300,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
Statement	**Construction-Total**		**1,200,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**1,200,000**	**TOTAL**		**0**
	WASHINGTON-BEECH			**WASHINGTON-BEECH**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	ALICE H. TAYLOR			**ALICE H. TAYLOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		500,000
	FIRE PROTECTION			FIRE PROTECTION		
	Construction-Total		**0**	**Construction-Total**		**500,000**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**500,000**

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	WHITTIER STREET			**WHITTIER STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS		276,000	ELEVATORS		
See	STORM & SEWERS		50,000	STORM & SEWERS		
	HVAC			HVAC		
Annual	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		100,000
Statement	**Construction-Total**		**326,000**	**Construction-Total**		**100,000**
	A/E			***A/E***		
	STORM & SEWERS		50,000	STORM & SEWERS		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		85,000
	A/E-Total		**50,000**	**A/E-Total**		**85,000**
	TOTAL		**376,000**	**TOTAL**		**185,000**
	WASHINGTON-BEECH			**WASHINGTON-BEECH**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	ALICE H. TAYLOR			**ALICE H. TAYLOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS		500,000	STAIRS		
	FIRE PROTECTION		450,000	FIRE PROTECTION		
	Construction-Total		**950,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	FIRE PROTECTION		50,000	FIRE PROTECTION		
	A/E-Total		**50,000**	**A/E-Total**		**0**
	TOTAL		**1,000,000**	**TOTAL**		**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
See Annual Statement	**BROMLEY PARK**			**BROMLEY PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	MARY ELLEN McCORMACK			**MARY ELLEN McCORMACK**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		1,000,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		1,500,000
	ELECTRICAL			ELECTRICAL		
	STAIRS			STAIRS		500,000
	STORM & SEWER			STORM & SEWER		
	Construction-Total		**0**	**Construction-Total**		**3,000,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		80,000
	A/E-Total		**0**	**A/E-Total**		**80,000**
	TOTAL		**0**	**TOTAL**		**3,080,000**
	OLD COLONY			**OLD COLONY**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	STORM & SEWER			STORM & SEWER		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**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
	BROMLEY PARK			**BROMLEY PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	STORM & SEWERS			STORM & SEWERS		250,000
See	HVAC			HVAC		500,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		250,000
Annual	**Construction-Total**		**0**	**Construction-Total**		**1,000,000**
Statement	***A/E***			***A/E***		
	STORM & SEWERS			STORM & SEWERS		25,000
	HVAC			HVAC		50,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		25,000
	A/E-Total		**0**	**A/E-Total**		**100,000**
	TOTAL		**0**	**TOTAL**		**1,100,000**
	MARY ELLEN McCORMACK			**MARY ELLEN McCORMACK**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		500,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		100,000
	STAIRS			STAIRS		
	STORM & SEWER			STORM & SEWER		
	Construction-Total		**0**	**Construction-Total**		**600,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		250,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**250,000**
	TOTAL		**0**	**TOTAL**		**850,000**
	OLD COLONY			**OLD COLONY**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		10,000
	Construction-Total		**0**	**Construction-Total**		**10,000**
	A/E			***A/E***		
	SITE			SITE		1,000
	STORM & SEWER			STORM & SEWER		
	A/E-Total		**0**	**A/E-Total**		**1,000**
	TOTAL		**0**	**TOTAL**		**11,000**

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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
	WEST NEWTON/RUTLAND/EAST SPRINGFIELD			**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		650,000
See	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		80,000
Annual	ELECTRICAL SERVICES			ELECTRICAL SERVICES		100,000
	STORM & SEWER			STORM & SEWER		
Statement	**Construction-Total**		**0**	**Construction-Total**		**830,000**
	A/E			***A/E***		
	ROOFS		45,000	ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		8,000
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		15,000
	STORM & SEWER			STORM & SEWER		
	A/E-Total		**45,000**	**A/E-Total**		**23,000**
	TOTAL		**45,000**	**TOTAL**		**853,000**
	COMMONWEALTH (Family)			**COMMONWEALTH (Family)**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STORM & SEWER		80,000	STORM & SEWER		
	ENVIRONMENTAL REMEDIATION(UST Removal)			ENVIRONMENTAL REMEDIATION(UST Removal)		
	Construction-Total		**80,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ENVIRONMENTAL REMEDIATION(UST Removal)			ENVIRONMENTAL REMEDIATION(UST Removal)		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	FRANKLIN FIELD			**FRANKLIN FIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS		500,000	STAIRS		
	HVAC		250,000	HVAC		
	Construction-Total		**750,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	HVAC			HVAC		
	STAIRS			STAIRS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**750,000**	**TOTAL**		**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
	WEST NEWTON/RUTLAND/EAST SPRINGFIELD			**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		
See	BUILDING ENVELOPE		400,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
Annual	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	STORM & SEWER		100,000	STORM & SEWER		
Statement	**Construction-Total**		**500,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE		40,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	STORM & SEWER		35,000	STORM & SEWER		
	A/E-Total		**75,000**	**A/E-Total**		**0**
	TOTAL		**575,000**	**TOTAL**		**0**
	COMMONWEALTH (Family)			**COMMONWEALTH (Family)**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		750,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		400,000
	STORM & SEWER			STORM & SEWER		
	ENVIRONMENTAL REMEDIATION(UST Removal)		175,000	ENVIRONMENTAL REMEDIATION(UST Removal)		
	Construction-Total		**175,000**	**Construction-Total**		**1,150,000**
	A/E			***A/E***		
	HVAC		60,000	HVAC		
	BUILDING ENVELOPE		60,000	BUILDING ENVELOPE		
	ENVIRONMENTAL REMEDIATION(UST Removal)		160,000	ENVIRONMENTAL REMEDIATION(UST Removal)		
	A/E-Total		**280,000**	**A/E-Total**		**0**
	TOTAL		**455,000**	**TOTAL**		**1,150,000**
	FRANKLIN FIELD			**FRANKLIN FIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	HVAC		790,000	HVAC		
	Construction-Total		**790,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	HVAC		60,000	HVAC		
	STAIRS			STAIRS		
	A/E-Total		**60,000**	**A/E-Total**		**0**
	TOTAL		**850,000**	**TOTAL**		**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
See Annual Statement	**HIGHLAND PARK**			**HIGHLAND PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		30,000
	Construction-Total		**0**	**Construction-Total**		**30,000**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		10,000
	A/E-Total		**0**	**A/E-Total**		**10,000**
	TOTAL		**0**	**TOTAL**		**40,000**
	POND STREET			**POND STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		65,000	BUILDING ENVELOPE		
	Construction-Total		**65,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE		6,000	BUILDING ENVELOPE		
	A/E-Total		**6,000**	**A/E-Total**		**0**
	TOTAL		**71,000**	**TOTAL**		**0**
	ANNAPOLIS			**ANNAPOLIS**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE		60,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**60,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE		6,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**6,000**	**A/E-Total**		**0**
	TOTAL		**66,000**	**TOTAL**		**0**

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See Annual Statement	**HIGHLAND PARK**			**HIGHLAND PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		84,000
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		
	Construction-Total		**0**	**Construction-Total**		**84,000**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		8,000
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		
	A/E-Total		**0**	**A/E-Total**		**8,000**
	TOTAL		**0**	**TOTAL**		**92,000**
	POND STREET			**POND STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		
						100,000
	A/E			***A/E***		**100,000**
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		
	TOTAL		**0**	**TOTAL**		
	ANNAPOLIS			**ANNAPOLIS**		10,000
						10,000
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		**110,000**
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		
	A/E			***A/E***		250,000
	STAIRS			STAIRS		**250,000**
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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	ASHMONT			**ASHMONT**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
See	BUILDING ENVELOPE		20,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
Annual	**Construction-Total**		**20,000**	**Construction-Total**		**0**
Statement	***A/E***			***A/E***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE		2,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**2,000**	**A/E-Total**		**0**
	TOTAL		**22,000**	**TOTAL**		**0**
	HOLGATE			**HOLGATE**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FOLEY			**FOLEY**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		75,000
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**75,000**
	A/E			***A/E***		
	SITE			SITE		7,000
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**7,000**
	TOTAL		**0**	**TOTAL**		**82,000**

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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	**ASHMONT**			**ASHMONT**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		30,000
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**30,000**
	A/E			***A/E***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		3,000
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**3,000**
	TOTAL		**0**	**TOTAL**		**33,000**
	HOLGATE			**HOLGATE**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FOLEY			**FOLEY**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**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
See Annual Statement	**GROVELAND**			**GROVELAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	DAVISON			**DAVISON**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	91-95 WASHINGTON STREET			**91-95 WASHINGTON STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	BASEMENTS			BASEMENTS		
	ELECTRICAL			ELECTRICAL		
	ROOFS			ROOFS		15,000
	Construction-Total		**0**	**Construction-Total**		**15,000**
	A/E			***A/E***		
	BASEMENTS			BASEMENTS		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	ROOFS			ROOFS		6,000
	A/E-Total		**0**	**A/E-Total**		**6,000**
	TOTAL		**0**	**TOTAL**		**21,000**

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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	**GROVELAND**			**GROVELAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	DAVISON			**DAVISON**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	91-95 WASHINGTON STREET			**91-95 WASHINGTON STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	BASEMENTS			BASEMENTS		
	ELECTRICAL			ELECTRICAL		
	ROOFS		15,000	ROOFS		
	Construction-Total		**15,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BASEMENTS			BASEMENTS		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	ROOFS			ROOFS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**15,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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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	**WEST NINTH STREET**			**WEST NINTH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	JJ CARROLL			**JJ CARROLL**		
	CONSTRUCTION			***CONSTRUCTION***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE		50,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
	Construction-Total		**50,000**	**Construction-Total**		0
	A/E			***A/E***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE		5,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
	A/E-Total		**5,000**	**A/E-Total**		0
	TOTAL		**55,000**	**TOTAL**		0
	JJ MEADE			**JJ MEADE**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		50,000
	STAIRS			STAIRS		
	BASEMENTS			BASEMENTS		
	Construction-Total		**0**	**Construction-Total**		**50,000**
	A/E			***A/E***		
	SITE			SITE		5,000
	STAIRS			STAIRS		
	BASEMENTS			BASEMENTS		
	A/E-Total		**0**	**A/E-Total**		**5,000**
	TOTAL		**0**	**TOTAL**		**55,000**

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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	**WEST NINTH STREET**			**WEST NINTH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		50,000
	Construction-Total		**0**	**Construction-Total**		**50,000**
	A/E			***A/E***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		5,000
	A/E-Total		**0**	**A/E-Total**		**5,000**
	TOTAL		**0**	**TOTAL**		**55,000**
	JJ CARROLL			**JJ CARROLL**		
	CONSTRUCTION			***CONSTRUCTION***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		60,000
	STAIRS			STAIRS		
	Construction-Total		**0**	**Construction-Total**		**60,000**
	A/E			***A/E***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		6,000
	STAIRS			STAIRS		
	A/E-Total		**0**	**A/E-Total**		**6,000**
	TOTAL		**0**	**TOTAL**		**66,000**
	JJ MEADE			**JJ MEADE**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	STAIRS			STAIRS		
	BASEMENTS			BASEMENTS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	STAIRS			STAIRS		
	BASEMENTS			BASEMENTS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**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
See Annual Statement	**MLK**			**MLK**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	EVA WHITE			**EVA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	WALNUT PARK			**WALNUT PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		60,000
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**0**	**A/E-Total**		**60,000**
	TOTAL		**0**	**TOTAL**		**60,000**
	AMORY			**AMORY**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		750,000
	ROOFS			ROOFS		
	Construction-Total		**0**	**Construction-Total**		**750,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE		150,000	BUILDING ENVELOPE		
	ROOFS			ROOFS		
	A/E-Total		**150,000**	**A/E-Total**		**0**
	TOTAL		**150,000**	**TOTAL**		**750,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		750,000

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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	**MLK**			**MLK**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	EVA WHITE			**EVA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	WALNUT PARK			**WALNUT PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		600,000	BUILDING ENVELOPE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**600,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		7,000
	A/E-Total		**0**	**A/E-Total**		**7,000**
	TOTAL		**600,000**	**TOTAL**		**7,000**
	AMORY			**AMORY**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE		750,000	BUILDING ENVELOPE		
	ROOFS			ROOFS		198,000
	Construction-Total		**750,000**	**Construction-Total**		**198,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ROOFS			ROOFS		20,000
	A/E-Total		**0**	**A/E-Total**		**20,000**
	TOTAL		**750,000**	**TOTAL**		**218,000**

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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	**GENERAL WARREN**			**GENERAL WARREN**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	STAIRS			STAIRS		
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	TORRE UNIDAD			**TORRE UNIDAD**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	ROCKLAND			**ROCKLAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		15,000
	A/E-Total		**0**	**A/E-Total**		**15,000**
	TOTAL		**0**	**TOTAL**		**15,000**
	Subtotal of Estimated Cost			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
See Annual Statement	**GENERAL WARREN**			**GENERAL WARREN**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		300,000
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**300,000**
	A/E			***A/E***		
	STAIRS			STAIRS		30,000
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**30,000**
	TOTAL		**0**	**TOTAL**		**330,000**
	TORRE UNIDAD			**TORRE UNIDAD**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	ROCKLAND			**ROCKLAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	BUILDING ENVELOPE		150,000	BUILDING ENVELOPE		
	Construction-Total		**150,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**150,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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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	**CODMAN**			**CODMAN**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE		1,480,000	BUILDING ENVELOPE		
	STORM & SEWER			STORM & SEWER		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**1,480,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE		140,000	BUILDING ENVELOPE		
	STORM & SEWER			STORM & SEWER		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**140,000**	**A/E-Total**		**0**
	TOTAL		**1,620,000**	**TOTAL**		**0**
	HERITAGE			**HERITAGE**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	BASEMENT			BASEMENT		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BASEMENT			BASEMENT		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	ST. BOTOLPH			**ST. BOTOLPH**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			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
See Annual Statement	**CODMAN**			**CODMAN**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STORM & SEWER			STORM & SEWER		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STORM & SEWER			STORM & SEWER		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	HERITAGE			**HERITAGE**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	BASEMENT			BASEMENT		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BASEMENT			BASEMENT		10,000
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**10,000**
	TOTAL		**0**	**TOTAL**		**10,000**
	ST. BOTOLPH			**ST. BOTOLPH**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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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
	PASCIUCCO			**PASCIUCCO**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELEVATORS			ELEVATORS		
	STAIRS			STAIRS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
See	**A/E-Total**		**0**	**A/E-Total**		**0**
Annual	**TOTAL**		**0**	**TOTAL**		**0**
	LOWER MILLS			**LOWER MILLS**		
Statement						
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	504 COMPLIANCE			504 COMPLIANCE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	AUSONIA			**AUSONIA**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		600,000
	Construction-Total		**0**	**Construction-Total**		**600,000**
	A/E			***A/E***		
	BUILDING ENVELOPE		60,000	BUILDING ENVELOPE		
	A/E-Total		**60,000**	**A/E-Total**		**0**
	TOTAL		**60,000**	**TOTAL**		**600,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		0

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 4 FFY 2011			Work Statement for Year 5 FFY 2012		
	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	**PASCIUCCO**			**PASCIUCCO**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELEVATORS			ELEVATORS		
	STAIRS			STAIRS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	LOWER MILLS			**LOWER MILLS**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		700,000
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	504 COMPLIANCE			504 COMPLIANCE		
	Construction-Total		**0**	**Construction-Total**		**700,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	BUILDING ENVELOPE		70,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**70,000**	**A/E-Total**		**0**
	TOTAL		**70,000**	**TOTAL**		**700,000**
	AUSONIA			**AUSONIA**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 2 FFY 2009			Work Statement for Year 3 FFY 2010		
	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	**HASSAN**			**HASSAN**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	SPRING STREET			**SPRING STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	PATRICIA WHITE			**PATRICIA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		0

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 4 FFY 2011			Work Statement for Year 5 FFY 2012		
	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	**HASSAN**			**HASSAN**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	SPRING STREET			**SPRING STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	PATRICIA WHITE			**PATRICIA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 2 FFY 2009			Work Statement for Year 3 FFY 2010		
	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	**ROSLYN**			**ROSLYN**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		75,000	SITE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**75,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		7,500	SITE		
	BASEMENTS			BASEMENTS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**7,500**	**A/E-Total**		**0**
	TOTAL		**82,500**	**TOTAL**		**0**
	BELLFLOWER			**BELLFLOWER**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS		80,000	ROOFS		
	Construction-Total		**80,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	PEABODY/ENGLEWOOD			**PEABODY/ENGLEWOOD**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	MALONE			**MALONE**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		0

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 4 FFY 2011			Work Statement for Year 5 FFY 2012		
	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	**ROSLYN**			**ROSLYN**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	BASEMENTS			BASEMENTS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	BELLFLOWER			**BELLFLOWER**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	PEABODY/ENGLEWOOD			**PEABODY/ENGLEWOOD**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	MALONE			**MALONE**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 2 FFY 2009			Work Statement for Year 3 FFY 2010		
	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	**COMMONWEALTH (Elderly)**			**COMMONWEALTH (Elderly)**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ENVIRONMENTAL REMEDIATION(UST Removal)			ENVIRONMENTAL REMEDIATION(UST Removal)		
	HVAC			HVAC		
	STORM & SEWER		20,000	STORM & SEWER		
	Construction-Total		**20,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		
	ENVIRONMENTAL REMEDIATION(UST Removal)			ENVIRONMENTAL REMEDIATION(UST Removal)		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**20,000**	**TOTAL**		**0**
	HAMPTON HOUSE			**HAMPTON HOUSE**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FREDERICK DOUGLASS			**FREDERICK DOUGLASS**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	WASHINGTON MANOR			**WASHINGTON MANOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		0

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 4 FFY 2011			Work Statement for Year 5 FFY 2012		
	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	**COMMONWEALTH (Elderly)**			**COMMONWEALTH (Elderly)**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		20,000	BUILDING ENVELOPE		
	ENVIRONMENTAL REMEDIATION(UST Removal)		25,000	ENVIRONMENTAL REMEDIATION(UST Removal)		
	HVAC		250,000	HVAC		
	STORM & SEWER			STORM & SEWER		
	Construction-Total		**295,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		100,000
	HVAC		20,000	HVAC		
	ENVIRONMENTAL REMEDIATION(UST Removal)		20,000	ENVIRONMENTAL REMEDIATION(UST Removal)		
	A/E-Total		**40,000**	**A/E-Total**		**100,000**
	TOTAL		**335,000**	**TOTAL**		**100,000**
	HAMPTON HOUSE			**HAMPTON HOUSE**		
	CONSTRUCTION			***CONSTRUCTION***		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FREDERICK DOUGLASS			**FREDERICK DOUGLASS**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	WASHINGTON MANOR			**WASHINGTON MANOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 2 FFY 2009			Work Statement for Year 3 FFY 2010		
	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						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		0

Five-Five-Year Action Plan--FY08-FY12
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 2008	Work Statement for Year 4 FFY 2011			Work Statement for Year 5 FFY 2012		
	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						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Five-Year Action Plan--FY08
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: 2008	Work Statement for Year 2 FFY 2009			Work Statement for Year 3 FFY 2010		
	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		401,669	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		401,669
	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		10,000	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		10,000
			$2,465,289			$2,465,289
	Subtotal of Estimated Cost		$2,465,289	Subtotal of Estimated Cost		$2,465,289

Five-Year Action Plan--FY08
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 2011			Work Statement for Year 5 FFY 2012		
	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		401,669	MA-200, HA-Wide Mgmt. Imp.: Elderly Services		401,669
	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		10,000	MA-200, HA-Wide Mgmt. Imp.: Authority-Wide MIP Funds		10,000
			$2,465,289			$2,465,289
	Subtotal of Estimated Cost		$2,465,289	Subtotal of Estimated Cost		$2,465,289

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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 ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 _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 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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*	993,551.00	993,551.00	993,551.00	993,551.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**993,551.00**	**993,551.00**	**993,551.00**	**993,551.00**
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		993,551.00	993,551.00	0.00	993,551.00	993,551.00	Construction Completed
				993,551.00	**993,551.00**	**0.00**	**993,551.00**	**993,551.00**	

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

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-01	FFY01

___Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 _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 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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*	3,005,618.00	3,005,618.00	3,005,618.00	3,005,618.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**3,005,618.00**	**3,005,618.00**	**3,005,618.00**	**3,005,618.00**
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

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(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		3,005,618.00	3,005,618.00	0.00	3,005,618.00	3,005,618.00	Construction Completed
				3,005,618.00	**3,005,618.00**	**0.00**	**3,005,618.00**	**3,005,618.00**	

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-R002-501-02	FFY02

___Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 _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 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements Soft Costs				
	1408 Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities*	2,915,327.00	2,915,327.00	2,915,327.00	2,915,327.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**2,915,327.00**	**2,915,327.00**	**2,915,327.00**	**2,915,327.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security Soft Costs				
	Amount of line 20 Related to Security Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

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

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

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name: Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: MA06-R002-501-02

Federal FY of Grant: FFY02

Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	
2-124	Maverick Phase IV	149900 000000		2,915,327.00	2,915,327.00	0.00	2,915,327.00	2,915,327.00	Construction Completed
				2,915,327.00	**2,915,327.00**	**0.00**	**2,915,327.00**	**2,915,327.00**	

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-R002-501-03	FFY03

___Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 09/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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*	1,139,649.00	1,139,649.00	1,139,649.00	536,538.32
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19) ***	**1,139,649.00**	**1,139,649.00**	**1,139,649.00**	**536,538.32**
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		1,139,649.00	1,139,649.00	0.00	1,139,649.00	536,538.32	Relocation work underway
				1,139,649.00	**1,139,649.00**	**0.00**	**1,139,649.00**	**536,538.32**	

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 ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	1,123,746.00	1,123,746.00	1,123,746.00	607,758.31
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,123,746.00**	**1,123,746.00**	**1,123,746.00**	**607,758.31**
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-R002-502-03

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		1,123,746.00	1,123,746.00	0.00	1,123,746.00	607,758.31	Relocation, legal and development work underway
				1,123,746.00	**1,123,746.00**	**0.00**	**1,123,746.00**	**607,758.31**	

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 ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	1,458,761.00	1,458,761.00	1,458,761.00	1,217,180.43
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,458,761.00**	**1,458,761.00**	**1,458,761.00**	**1,217,180.43**
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		1,458,761.00	1,458,761.00	0.00	1,458,761.00	1,217,180.43	Relocation, Legal, A/E and development work underway; Demolition completed
				1,458,761.00	**1,458,761.00**	**0.00**	**1,458,761.00**	**1,217,180.43**	

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 ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	1,386,008.00	1,386,008.00	1,386,008.00	1,386,008.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,386,008.00**	**1,386,008.00**	**1,386,008.00**	**1,386,008.00**
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

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(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-R002-502-04

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		1,386,008.00	1,386,008.00	0.00	1,386,008.00	1,386,008.00	Demolition Completed
				1,386,008.00	**1,386,008.00**	**0.00**	**1,386,008.00**	**1,386,008.00**	

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-R002-501-05	FFY05

__ Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	989,373.00	989,373.00	989,373.00	607,861.09
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**989,373.00**	**989,373.00**	**989,373.00**	**607,861.09**
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

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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-R002-501-05

Federal FY of Grant:
FFY05

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		989,373.00	989,373.00	0.00	989,373.00	607,861.09	Relocation and development work underway; Demolition Completed
				989,373.00	**989,373.00**	**0.00**	**989,373.00**	**607,861.09**	

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-R002-502-05	FFY05

__Original Annual Statement

___Reserve for Disasters/Emergencies

___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07

___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	1,060,400.00	1,060,400.00	1,060,400.00	1,060,400.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,060,400.00**	**1,060,400.00**	**1,060,400.00**	**1,060,400.00**
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-R002-502-05

Federal FY of Grant: FFY05

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		1,060,400.00	1,060,400.00	0.00	1,060,400.00	1,060,400.00	Construction underway
				1,060,400.00	**1,060,400.00**	**0.00**	**1,060,400.00**	**1,060,400.00**	

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-R002-501-06	FFY06

__ Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	1,172,214.00	1,206,846.00	1,206,846.00	3,703.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,172,214.00**	**1,206,846.00**	**1,206,846.00**	**3,703.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security Soft Costs				
	Amount of line 20 Related to Security Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

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

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

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-06	FFY06

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		1,172,214.00	1,206,846.00	0.00	1,206,846.00	3,703.00	Construction and BHA Admin underway
				1,172,214.00	**1,206,846.00**	**0.00**	**1,206,846.00**	**3,703.00**	

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-R002-502-06	FFY06

__Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	901,947.00	928,594.00	928,594.00	24,831.17
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**901,947.00**	**928,594.00**	**928,594.00**	**24,831.17**
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-R002-502-06

Federal FY of Grant:
FFY06

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		901,947.00	928,594.00	0.00	928,594.00	24,831.17	Construction underway
				901,947.00	**928,594.00**	**0.00**	**928,594.00**	**24,831.17**	

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-R002-501-07	FFY07

__ Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	475,543.00	475,543.00	475,543.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**475,543.00**	**475,543.00**	**475,543.00**	**0.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security Soft Costs				
	Amount of line 20 Related to Security Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

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

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

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-07	FFY07

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		475,543.00	475,543.00	0.00	475,543.00	0.00	Development underway
				475,543.00	**475,543.00**	**0.00**	**475,543.00**	**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-R002-502-07	FFY07

__Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement

_X_Performance and Evaluation Report for Program Year Ending 9/30/07 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	1,235,204.00	1,570,549.00	1,570,549.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,235,204.00**	**1,570,549.00**	**1,570,549.00**	**0.00**
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-R002-502-07

Federal FY of Grant: FFY07

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		1,235,204.00	1,570,549.00	0.00	1,570,549.00	0.00	Development underway
				1,235,204.00	**1,570,549.00**	**0.00**	**1,570,549.00**	**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 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 9/30/07

___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report

_X_Revised Annual Statement #7

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)	3,297,298.50	3,297,298.50	3,297,298.50	3,297,298.50
3	1408 Management Improvements Soft Costs	2,128,564.80	2,128,564.80	2,128,564.80	2,128,564.80
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,152,682.00	2,152,682.00	2,152,682.00	2,152,682.00
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,187,396.69	2,187,396.69	2,187,396.69	2,187,396.69
8	1440 Site Acquisition				
9	1450 Site Improvement	1,360,081.57	1,360,081.57	1,360,081.57	1,360,081.57
10	1460 Dwelling Structures	8,111,520.79	8,111,520.79	8,111,520.79	8,111,520.79
11	1465.1 Dwelling Equipment-Nonexpendable	71,098.12	71,098.12	71,098.12	71,098.12
12	1470 Nondwelling Structures	37,678.42	37,678.42	37,678.42	37,678.42
13	1475 Nondwelling Equipment	305,986.68	305,986.68	305,986.68	305,986.68
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	127,061.59	127,061.59	127,061.59	127,061.59
18	1499 Development Activities*	1,972,452.84	1,972,452.84	1,972,452.84	1,972,452.84
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	21,776,822.00	21,776,822.00	21,776,822.00	21,776,822.00
21	Amount of line 20 Related to LPB Testing	238,158.67	238,158.67	238,158.67	238,158.67
22	Amount of line 20 Related to Section 504 Compliance	7,267,924.23	7,267,924.23	7,267,924.23	7,267,924.23
23	Amount of line 20 Related to Security Soft Costs	400,627.03	400,627.03	400,627.03	400,627.03
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		3,297,298.50	3,297,298.50	0.00	3,297,298.50	3,297,298.50	
2-00	MANGEMENT IMPROVEMENTS	140800 000000		29,606.18	29,606.18	0.00	29,606.18	29,606.18	
2-00	MIS	140800 410000		306,940.06	306,940.06	0.00	306,940.06	306,940.06	
2-00	PUBLIC SAFETY	140800 412000		400,627.03	400,627.03	0.00	400,627.03	400,627.03	
2-00	ELDERLY SERVICES	140800 421000		330,488.58	330,488.58	0.00	330,488.58	330,488.58	
2-00	OCCUPANCY	140800 427000		346,972.27	346,972.27	0.00	346,972.27	346,972.27	
2-00	COMMUNITY SERVICES	140800 768000		237,434.28	237,434.28	0.00	237,434.28	237,434.28	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	69,208.00	69,208.00	
2-00	RISK MANAGEMENT	140800 899000		101,810.00	101,810.00	0.00	101,810.00	101,810.00	
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	51,553.00	51,553.00	
2-00	VACANCY REHAB	140800 967000		253,925.40	253,925.40	0.00	253,925.40	253,925.40	
2-00	ADMINISTRATIVE	141001 000000		1,434,277.59	1,434,277.59	0.00	1,434,277.59	1,434,277.59	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		279,545.42	279,545.42	0.00	279,545.42	279,545.42	
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		0.00	0.00	0.00	0.00	0.00	
2-00	LEGAL EXPENSE	141004 000000		0.00	0.00	0.00	0.00	0.00	
2-00	WORKERS COMPENSATION	141009 001000		62,584.09	62,584.09	0.00	62,584.09	62,584.09	
2-00	GROUP INSURANCE	141009 002000		172,216.14	172,216.14	0.00	172,216.14	172,216.14	
2-00	RETIREMENT	141009 003000		86,213.12	86,213.12	0.00	86,213.12	86,213.12	
2-00	UNEMPLOYMENT	141009 004000		0.00	0.00	0.00	0.00	0.00	
2-00	TRAVEL	141001 000101		1,891.92	1,891.92	0.00	1,891.92	1,891.92	
2-00	TELEPHONE	141016 000000		42,016.77	42,016.77	0.00	42,016.77	42,016.77	
2-00	SUNDRY ADMINISTRATION	141019 000000		30,416.78	30,416.78	0.00	30,416.78	30,416.78	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		4,545.42	4,545.42	0.00	4,545.42	4,545.42	
2-00	OFFICE SUPPLIES	141019 000103		13,351.87	13,351.87	0.00	13,351.87	13,351.87	
2-00	CONSULTANTS 10	141019 000105		0.00	0.00	0.00	0.00	0.00	
2-00	ADVERTISING	141019 000110		19,974.06	19,974.06	0.00	19,974.06	19,974.06	
2-00	PUBLICATIONS	141019 000111		1,889.27	1,889.27	0.00	1,889.27	1,889.27	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		508.89	508.89	0.00	508.89	508.89	
2-00	PRED ADMIN EXPENSE	141019 000351		3,250.66	3,250.66	0.00	3,250.66	3,250.66	
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	BASEMENTS/CELLARS 30	143001 704000		14,182.00	14,182.00	0.00	14,182.00	14,182.00	Construction Completed
2-00	CONSULTANTS 30	143001 741000		0.00	0.00	0.00	0.00	0.00	
2-00	DEVELOPMENT CONSULTANTS 30	143001 743001		28,455.06	28,455.06	0.00	28,455.06	28,455.06	Construction Completed
2-00	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		9,599.00	9,599.00	0.00	9,599.00	9,599.00	Construction Completed
2-00	UNDERGROUND STORAGE TANK 30	143001 966000		110.05	110.05	0.00	110.05	110.05	Construction Completed
2-00	UNDERGROUND STORAGE TANK 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-00	CAULKING AND POINTING	146014 725000		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 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-00	LEAD PAINT REMOVAL 60	146021 837000		262.70	262.70	0.00	262.70	262.70	Construction Completed

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	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00	
2-00	OFFICE EQUIPMENT	147501 000000		600.30	600.30	0.00	600.30	600.30	
2-00	COMPUTERS	147501 742000		130,056.55	130,056.55	0.00	130,056.55	130,056.55	
2-00	TELEPHONE 75	147501 959000		154,494.83	154,494.83	0.00	154,494.83	154,494.83	
2-00	VEHICLES	147507 000000		20,835.00	20,835.00	0.00	20,835.00	20,835.00	
2-00	RELOCATION MOVING & FAMILY	149501 000000		5,156.76	5,156.76	0.00	5,156.76	5,156.76	Relocation Completed
2-00	RELOCATION FOR 504 PROGRAM	149501 812000		46,713.98	46,713.98	0.00	46,713.98	46,713.98	Relocation Completed
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				8,014,011.53	8,014,011.53	0.00	8,014,011.53	8,014,011.53	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	CHARLESTOWN								
2-01	BASEMENTS/CELLARS 30	143001 704000		80,985.00	80,985.00	0.00	80,985.00	80,985.00	
2-01	CONSTRUCTION REPS FOR 504	143001 741001		462.52	462.52	0.00	462.52	462.52	Construction Completed
2-01	A&E 504 COMPLIANCE	143001 812000		168,052.08	168,052.08	0.00	168,052.08	168,052.08	Construction Completed
2-01	LEAD PAINT REMOVAL 30	143001 837000		4,333.41	4,333.41	0.00	4,333.41	4,333.41	Construction Completed
2-01	UNDERGROUND STORAGE TANK 30	143001 966000		4,904.80	4,904.80	0.00	4,904.80	4,904.80	Construction Completed
2-01	UNDERGROUND STORAGE TANK 50	145011 966000		95.00	95.00	0.00	95.00	95.00	Construction Completed
2-01	BUILDING EXTERIOR	146014 000000		91,317.63	91,317.63	0.00	91,317.63	91,317.63	Construction Completed
2-01	BASEMENTS/CELLARS 60	146019 704000		1,377,020.82	1,377,020.82	0.00	1,377,020.82	1,377,020.82	
2-01	504 COMPLIANCE 60	146021 812000		467,412.61	467,412.61	0.00	467,412.61	467,412.61	Construction Completed
2-01	LEAD PAINT REMOVAL 60	146021 837000		140,126.52	140,126.52	0.00	140,126.52	140,126.52	Construction Completed
2-01	RELOCATION FOR 504 PROGRAM	149501 812000		50.00	50.00	0.00	50.00	50.00	Relocation Completed
2-01	RELOCATION FOR LEAD PAINT	149501 837000		15,560.62	15,560.62	0.00	15,560.62	15,560.62	Relocation Completed
				2,350,321.01	2,350,321.01	0.00	2,350,321.01	2,350,321.01	

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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	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		96,851.52	96,851.52	0.00	96,851.52	96,851.52	Construction Completed
2-04	CONSULTANTS 30	143001 741000		22.95	22.95	0.00	22.95	22.95	Construction Completed
2-04	CONSTRUCTION REPS FOR 504	143001 741001		43,385.12	43,385.12	0.00	43,385.12	43,385.12	Construction Completed
2-04	A&E 504 COMPLIANCE	143001 812000		60,141.84	60,141.84	0.00	60,141.84	60,141.84	Construction Completed
2-04	UNDERGROUND STORAGE TANK 30	143001 966000		1,024.80	1,024.80	0.00	1,024.80	1,024.80	Construction Completed
2-04	SITE GROUNDS	145011 000000		112,151.12	112,151.12	0.00	112,151.12	112,151.12	Construction Completed
2-04	SITE FOR 504 COMPLIANCE	145011 812000		354,155.73	354,155.73	0.00	354,155.73	354,155.73	Construction Completed
2-04	UNDERGROUND STORAGE TANK 50	145011 966000		4,466.34	4,466.34	0.00	4,466.34	4,466.34	Construction Completed
2-04	ELECTRICAL 30	146015 000000		5,051.85	5,051.85	0.00	5,051.85	5,051.85	Construction Completed
2-04	HVAC	146016 000000		650.00	650.00	0.00	650.00	650.00	Construction Completed
2-04	504 COMPLIANCE 60	146021 812000		34.85	34.85	0.00	34.85	34.85	Construction Completed
2-04	SEWERS 60	146021 929000		504,459.89	504,459.89	0.00	504,459.89	504,459.89	Construction Completed
2-04	RANGES AND REFRIGERATORS FOR 504	146511 812000		24,177.87	24,177.87	0.00	24,177.87	24,177.87	Construction Completed
2-04	RELOCATION FOR 504 PROGRAM	149501 812000		2,044.00	2,044.00	0.00	2,044.00	2,044.00	Relocation Completed
				1,208,617.88	1,208,617.88	0.00	1,208,617.88	1,208,617.88	

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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	SOIL REMEDIATION (DEVEPLOPMENT)	149900 000102		578,095.84	578,095.84	0.00	578,095.84	578,095.84	Construction Completed
				578,095.84	578,095.84	0.00	578,095.84	578,095.84	

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				Approved	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		6,893.70	6,893.70	0.00	6,893.70	6,893.70	Construction Completed
2-06	CONSULTANTS 30	143001 741000		816.68	816.68	0.00	816.68	816.68	Construction Completed
2-06	CONSTRUCTION REPS FOR 504	143001 741001		8,640.69	8,640.69	0.00	8,640.69	8,640.69	Construction Completed
2-06	A&E 504 COMPLIANCE	143001 812000		44,273.44	44,273.44	0.00	44,273.44	44,273.44	Construction Completed
2-06	UNDERGROUND STORAGE TANK 30	143001 966000		1,265.00	1,265.00	0.00	1,265.00	1,265.00	Construction Completed
2-06	SITE GROUNDS	145011 000000		246,383.50	246,383.50	0.00	246,383.50	246,383.50	Construction Completed
2-06	SITE FOR 504 COMPLIANCE	145011 812000		209,803.50	209,803.50	0.00	209,803.50	209,803.50	Construction Completed
2-06	BUILDING EXTERIOR	146014 000000		124,548.43	124,548.43	0.00	124,548.43	124,548.43	Construction Completed
2-06	ELECTRICAL 30	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-06	HVAC	146016 000000		32,769.86	32,769.86	0.00	32,769.86	32,769.86	Construction Completed
2-06	FIRE PROTECTION & SAFETY	146020 000000		1,520.04	1,520.04	0.00	1,520.04	1,520.04	Construction Completed
2-06	ELEVATORS 60	146021 760000		6,470.61	6,470.61	0.00	6,470.61	6,470.61	Construction Completed
2-06	504 COMPLIANCE 60	146021 812000		31,902.25	31,902.25	0.00	31,902.25	31,902.25	Construction Completed
2-06	504 FORCE ACCOUNT CREW	146021 812001		1,168.56	1,168.56	0.00	1,168.56	1,168.56	Construction Completed
2-06	UNIT REHAB	146021 967000		286,500.81	286,500.81	0.00	286,500.81	286,500.81	Construction Completed
				1,002,957.07	1,002,957.07	0.00	1,002,957.07	1,002,957.07	

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				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	ARCH & ENG	143001 000000		106,752.35	106,752.35	0.00	106,752.35	106,752.35	Construction Completed
2-07	BASEMENTS/CELLARS 30	143001 704000		17,250.00	17,250.00	0.00	17,250.00	17,250.00	
2-07	CONSULTANTS 30	143001 741000		48,304.81	48,304.81	0.00	48,304.81	48,304.81	Construction Completed
2-07	CONSTRUCTION REPS FOR 504	143001 741001		25,229.18	25,229.18	0.00	25,229.18	25,229.18	Construction Completed
2-07	A&E 504 COMPLIANCE	143001 812000		4,341.75	4,341.75	0.00	4,341.75	4,341.75	Construction Completed
2-07	UNDERGROUND STORAGE TANK 30	143001 966000		24,208.65	24,208.65	0.00	24,208.65	24,208.65	Construction Completed
2-07	HALLS	146021 810000		5,624.98	5,624.98	0.00	5,624.98	5,624.98	Construction Completed
2-07	504 COMPLIANCE 60	146021 812000		150.00	150.00	0.00	150.00	150.00	Construction Completed
2-07	NON DWELLING CONSTRUCTION	147001 000000		10,981.01	10,981.01	0.00	10,981.01	10,981.01	Construction Completed
2-07	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00	
				242,842.73	242,842.73	0.00	242,842.73	242,842.73	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MAVERICK								
2-08	DEVELOPMENT ACTIVITY	149900 000000		606,357.00	606,357.00	0.00	606,357.00	606,357.00	Construction Completed
2-08	DEVELOPMENT FOR 504	149900 812000		788,000.00	788,000.00	0.00	788,000.00	788,000.00	Construction Completed
				1,394,357.00	1,394,357.00	0.00	1,394,357.00	1,394,357.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	FRANKLIN HILL								
2-09	DEVELOPMENT CONSULTANTS 30	143001 743001		11,124.87	11,124.87	0.00	11,124.87	11,124.87	Construction Completed
2-09	A&E 504 COMPLIANCE	143001 812000		14,835.35	14,835.35	0.00	14,835.35	14,835.35	Construction Completed
2-09	UNDERGROUND STORAGE TANK 30	143001 966000		304.79	304.79	0.00	304.79	304.79	Construction Completed
2-09	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-09	DEVELOPMENT ACTIVITY	149900 000000		0.00	0.00	0.00	0.00	0.00	
				26,265.01	26,265.01	0.00	26,265.01	26,265.01	

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				Approved	Revised	Difference	Obligated	Expended	
	WHITTIER STREET								
2-11	ARCH & ENG	143001 000000		9,596.31	9,596.31	0.00	9,596.31	9,596.31	Construction Completed
2-11	CONSULTANTS 30	143001 741000		189.85	189.85	0.00	189.85	189.85	Construction Completed
2-11	A&E 504 COMPLIANCE	143001 812000		16,321.90	16,321.90	0.00	16,321.90	16,321.90	Construction Completed
2-11	BHA COST CONTRACTOR	143001 812001		1,080.00	1,080.00	0.00	1,080.00	1,080.00	Construction Completed
2-11	UNDERGROUND STORAGE TANK 30	143001 966000		8,288.54	8,288.54	0.00	8,288.54	8,288.54	Construction Completed
2-11	UNDERGROUND STORAGE TANK 50	145011 966000		72,972.49	72,972.49	0.00	72,972.49	72,972.49	Construction Completed
2-11	ROOFS	146018 000000		1,504.44	1,504.44	0.00	1,504.44	1,504.44	Construction Completed
				109,953.53	109,953.53	0.00	109,953.53	109,953.53	

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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	
	BEECH STREET								
2-13	ARCH & ENG	143001 000000		11,250.00	11,250.00	0.00	11,250.00	11,250.00	Construction Completed
2-13	CONSULTANTS 30	143001 741000		14,036.52	14,036.52	0.00	14,036.52	14,036.52	Construction Completed
2-13	A&E 504 COMPLIANCE	143001 812000		10,993.85	10,993.85	0.00	10,993.85	10,993.85	Construction Completed
2-13	UNDERGROUND STORAGE TANK 30	143001 966000		1,204.79	1,204.79	0.00	1,204.79	1,204.79	Construction Completed
2-13	ELECTRICAL 60	146015 000000		2,687.98	2,687.98	0.00	2,687.98	2,687.98	Construction Completed
2-13	504 COMPLIANCE 60	146021 812000		472.50	472.50	0.00	472.50	472.50	Construction Completed
				40,645.64	40,645.64	0.00	40,645.64	40,645.64	

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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	
	ALICE TAYLOR								
2-14	ARCH & ENG	143001 000000		40,245.67	40,245.67	0.00	40,245.67	40,245.67	Construction Completed
2-14	CONSULTANTS 30	143001 741000		1,023.75	1,023.75	0.00	1,023.75	1,023.75	Construction Completed
2-14	CONSTRUCTION REPS FOR 504	143001 741001		151.18	151.18	0.00	151.18	151.18	Construction Completed
2-14	A&E 504 COMPLIANCE	143001 812000		53,975.55	53,975.55	0.00	53,975.55	53,975.55	Construction Completed
2-14	UNDERGROUND STORAGE TANK 30	143001 966000		1,265.00	1,265.00	0.00	1,265.00	1,265.00	Construction Completed
2-14	SITE FOR 504 COMPLIANCE	145011 812000		166,460.00	166,460.00	0.00	166,460.00	166,460.00	Construction Completed
2-14	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-14	504 COMPLIANCE 60	146021 812000		32,484.57	32,484.57	0.00	32,484.57	32,484.57	Construction Completed
2-14	504 FORCE ACCOUNT CREW	146021 812001		959,542.60	959,542.60	0.00	959,542.60	959,542.60	Construction Completed
2-14	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00	
				1,255,148.32	1,255,148.32	0.00	1,255,148.32	1,255,148.32	

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				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	ARCH & ENG	143001 000000		178,080.96	178,080.96	0.00	178,080.96	178,080.96	Construction Completed
2-19	BASEMENTS/CELLARS 30	143001 704000		30,750.00	30,750.00	0.00	30,750.00	30,750.00	
2-19	CONSULTANTS 30	143001 741000		3,856.67	3,856.67	0.00	3,856.67	3,856.67	Construction Completed
2-19	CONSTRUCTION REPS FOR 504	143001 741001		4,176.96	4,176.96	0.00	4,176.96	4,176.96	Construction Completed
2-19	A&E 504 COMPLIANCE	143001 812000		47,669.73	47,669.73	0.00	47,669.73	47,669.73	Construction Completed
2-19	UNDERGROUND STORAGE TANK 30	143001 966000		304.79	304.79	0.00	304.79	304.79	Construction Completed
2-19	SITE FOR 504 COMPLIANCE	145011 812000		178,248.00	178,248.00	0.00	178,248.00	178,248.00	Construction Completed
2-19	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-19	ROOFS	146018 000000		19,500.00	19,500.00	0.00	19,500.00	19,500.00	Construction Completed
2-19	BASEMENTS/CELLARS 60	146019 704000		30,259.26	30,259.26	0.00	30,259.26	30,259.26	Construction Completed
2-19	FIRE PROTECTION & SAFETY	146020 000000		25,129.34	25,129.34	0.00	25,129.34	25,129.34	Construction Completed
2-19	HALLS	146021 810000		29,531.17	29,531.17	0.00	29,531.17	29,531.17	Construction Completed
2-19	504 COMPLIANCE 60	146021 812000		5,851.06	5,851.06	0.00	5,851.06	5,851.06	Construction Completed
2-19	NON DWELLING CONSTRUCTION	147001 000000		18,697.41	18,697.41	0.00	18,697.41	18,697.41	Construction Completed
2-19	RELOCATION FOR 504 PROGRAM	149501 812000		1,131.60	1,131.60	0.00	1,131.60	1,131.60	Construction Completed
2-19	RELOCATION FOR LEAD PAINT	149501 837000		472.50	472.50	0.00	472.50	472.50	Construction Completed
				573,659.45	573,659.45	0.00	573,659.45	573,659.45	

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				Approved	Revised	Difference	Obligated	Expended	
	MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000		3,128.23	3,128.23	0.00	3,128.23	3,128.23	Construction Completed
2-23	BASEMENTS/CELLARS 30	143001 704000		36,410.00	36,410.00	0.00	36,410.00	36,410.00	Construction Completed
2-23	CONSULTANTS 30	143001 741000		13,506.57	13,506.57	0.00	13,506.57	13,506.57	Construction Completed
2-23	A&E 504 COMPLIANCE	143001 812000		2,409.73	2,409.73	0.00	2,409.73	2,409.73	Construction Completed
2-23	SMOKE DETECTORS 30	143001 940000		2,400.00	2,400.00	0.00	2,400.00	2,400.00	Construction Completed
2-23	UNDERGROUND STORAGE TANK 30	143001 966000		304.79	304.79	0.00	304.79	304.79	Construction Completed
2-23	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	Construction Completed
2-23	HALLS	146021 810000		84,374.77	84,374.77	0.00	84,374.77	84,374.77	Construction Completed
2-23	LEAD PAINT REMOVAL 60	146021 837000		402.92	402.92	0.00	402.92	402.92	Construction Completed
				142,937.01	142,937.01	0.00	142,937.01	142,937.01	

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				Approved	Revised	Difference	Obligated	Expended	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000		1,496.11	1,496.11	0.00	1,496.11	1,496.11	Construction Completed
2-24	BASEMENTS/CELLARS 30	143001 704000		16,588.88	16,588.88	0.00	16,588.88	16,588.88	Construction Completed
2-24	CONSULTANTS 30	143001 741000		46,170.65	46,170.65	0.00	46,170.65	46,170.65	Construction Completed
2-24	CONSTRUCTION REPS FOR 504	143001 741001		116.31	116.31	0.00	116.31	116.31	Construction Completed
2-24	A&E 504 COMPLIANCE	143001 812000		7,420.82	7,420.82	0.00	7,420.82	7,420.82	Construction Completed
2-24	UNDERGROUND STORAGE TANK 30	143001 966000		304.79	304.79	0.00	304.79	304.79	Construction Completed
2-24	HVAC	146016 000000		12,179.84	12,179.84	0.00	12,179.84	12,179.84	Construction Completed
2-24	ROOFS	146018 000000		2,166.73	2,166.73	0.00	2,166.73	2,166.73	Construction Completed
2-24	BASEMENTS/CELLARS 60	146019 704000		5,968.48	5,968.48	0.00	5,968.48	5,968.48	Construction Completed
2-24	HALLS	146021 810000		21,093.69	21,093.69	0.00	21,093.69	21,093.69	Construction Completed
2-24	ASBESTOS REMOVAL	146021 830000		2,207.52	2,207.52	0.00	2,207.52	2,207.52	Construction Completed
2-24	RELOCATION FOR 504 PROGRAM	149501 812000		100.00	100.00	0.00	100.00	100.00	Construction Completed
				115,813.82	115,813.82	0.00	115,813.82	115,813.82	

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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	
	MARGARET COLLINS								
2-26	A&E 504 COMPLIANCE	143001 812000		15,000.00	15,000.00	0.00	15,000.00	15,000.00	Construction Completed
				15,000.00	15,000.00	0.00	15,000.00	15,000.00	

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				Approved	Revised	Difference	Obligated	Expended	
	ANAPOLIS								
2-27	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-27	504 COMPLIANCE 60	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	
	ASHMONT								
2-28	A&E 504 COMPLIANCE	143001 812000		15,000.00	15,000.00	0.00	15,000.00	15,000.00	Construction Completed
2-28	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				15,000.00	15,000.00	0.00	15,000.00	15,000.00	

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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	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		2,580.00	2,580.00	0.00	2,580.00	2,580.00	Construction Completed
2-29	A&E 504 COMPLIANCE	143001 812000		15,000.00	15,000.00	0.00	15,000.00	15,000.00	Construction Completed
2-29	FURNACE & BOILERS	146016 785000		30,348.32	30,348.32	0.00	30,348.32	30,348.32	Construction Completed
2-29	FIRE PROTECTION & SAFETY	146020 000000		100.00	100.00	0.00	100.00	100.00	Construction Completed
2-29	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				48,028.32	48,028.32	0.00	48,028.32	48,028.32	

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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	
	FOLEY APARTMENTS								
2-30	A&E 504 COMPLIANCE	143001 812000		16,136.00	16,136.00	0.00	16,136.00	16,136.00	Construction Completed
				16,136.00	16,136.00	0.00	16,136.00	16,136.00	

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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	
	GROVELAND								
2-32	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-32	DOORS	146015 750000		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-P002-501-03 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	
	DAVISON								
2-34	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-34	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-34	NON DWELLING CONSTRUCTION	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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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	
	WASHINGTON								
2-35	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-35	CONSTRUCTION REPS FOR 504	143001 741001		197.20	197.20	0.00	197.20	197.20	Construction Completed
2-35	DOORS	146015 750000		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	
				197.20	197.20	0.00	197.20	197.20	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 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	
	WEST NINTH STREET								
2-36	ARCH & ENG	143001 000000		5,636.48	5,636.48	0.00	5,636.48	5,636.48	Construction Completed
2-36	A&E 504 COMPLIANCE	143001 812000		10,140.00	10,140.00	0.00	10,140.00	10,140.00	Construction Completed
2-36	SITE GROUNDS	145011 000000		1,582.93	1,582.93	0.00	1,582.93	1,582.93	Construction Completed
				17,359.41	17,359.41	0.00	17,359.41	17,359.41	

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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	
	CARROLL APARTMENTS								
2-37	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	
	MEADE APARTMENTS								
2-38	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-38	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-38	ELECTRICAL 30	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-38	504 COMPLIANCE 60	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	
	MARTIN LUTHER KING								
2-40	A&E 504 COMPLIANCE	143001 812000		24,462.25	24,462.25	0.00	24,462.25	24,462.25	Construction Completed
2-40	FIRE PROTECTION & SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-40	RELOCATION FOR 504 PROGRAM	149501 812000		6,060.50	6,060.50	0.00	6,060.50	6,060.50	Construction Completed
				30,522.75	30,522.75	0.00	30,522.75	30,522.75	

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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	
	EVA WHITE								
2-41	A&E 504 COMPLIANCE	143001 812000		10,140.00	10,140.00	0.00	10,140.00	10,140.00	Construction Completed
2-41	UNDERGROUND STORAGE TANK 30	143001 966000		304.79	304.79	0.00	304.79	304.79	Construction Completed
				10,444.79	10,444.79	0.00	10,444.79	10,444.79	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	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		25,140.00	25,140.00	0.00	25,140.00	25,140.00	Construction Completed
2-42	DOORS	146015 750000		0.00	0.00	0.00	0.00	0.00	
2-42	HVAC	146016 000000		275.00	275.00	0.00	275.00	275.00	Construction Completed
2-42	RELOCATION FOR 504 PROGRAM	149501 812000		550.00	550.00	0.00	550.00	550.00	Construction Completed
				25,965.00	25,965.00	0.00	25,965.00	25,965.00	

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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	ARCH & ENG	143001 000000		19,727.01	19,727.01	0.00	19,727.01	19,727.01	Construction Completed
2-45	A&E 504 COMPLIANCE	143001 812000		19,855.00	19,855.00	0.00	19,855.00	19,855.00	Construction Completed
2-45	UNDERGROUND STORAGE TANK 30	143001 966000		34,441.75	34,441.75	0.00	34,441.75	34,441.75	
2-45	ROOFS	146018 000000		9,926.39	9,926.39	0.00	9,926.39	9,926.39	Construction Completed
2-45	FIRE PROTECTION & SAFETY	146020 000000		48,920.61	48,920.61	0.00	48,920.61	48,920.61	Construction Completed
2-45	RANGES AND REFRIGERATORS FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00	
2-45	NON DWELLING CONSTRUCTION	147001 000000		8,000.00	8,000.00	0.00	8,000.00	8,000.00	Construction Completed
2-45	RELOCATION FOR 504 PROGRAM	149501 812000		9,133.50	9,133.50	0.00	9,133.50	9,133.50	Relocation Completed
				150,004.26	150,004.26	0.00	150,004.26	150,004.26	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	GENERAL WARREN								
2-47	A&E 504 COMPLIANCE	143001 812000		15,000.00	15,000.00	0.00	15,000.00	15,000.00	Construction Completed
2-47	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-47	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				15,000.00	15,000.00	0.00	15,000.00	15,000.00	

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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		6,503.78	6,503.78	0.00	6,503.78	6,503.78	Construction Completed
2-49	A&E 504 COMPLIANCE	143001 812000		21,106.00	21,106.00	0.00	21,106.00	21,106.00	Construction Completed
2-49	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-49	FIRE PROTECTION & SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-49	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-49	RELOCATION FOR 504 PROGRAM	149501 812000		3,660.00	3,660.00	0.00	3,660.00	3,660.00	Relocation Completed
				31,269.78	31,269.78	0.00	31,269.78	31,269.78	

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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 504 COMPLIANCE	143001 812000		27,762.25	27,762.25	0.00	27,762.25	27,762.25	Construction Completed
2-50	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-50	ELECTRICAL 30	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-50	FIRE PROTECTION & SAFETY	146020 000000		2,495.00	2,495.00	0.00	2,495.00	2,495.00	Construction Completed
2-50	RELOCATION FOR 504 PROGRAM	149501 812000		2,788.25	2,788.25	0.00	2,788.25	2,788.25	Relocation Completed
				33,045.50	33,045.50	0.00	33,045.50	33,045.50	

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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	
	CODMAN APARTMENTS								
2-51	A&E 504 COMPLIANCE	143001 812000		25,598.25	25,598.25	0.00	25,598.25	25,598.25	Construction Completed
				25,598.25	25,598.25	0.00	25,598.25	25,598.25	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HERITAGE								
2-52	CONSTRUCTION REPS FOR 504	143001 741001		6.61	6.61	0.00	6.61	6.61	Construction Completed
2-52	DEVELOPMENT CONSULTANTS 30	143001 743001		2,163.09	2,163.09	0.00	2,163.09	2,163.09	Construction Completed
2-52	A&E 504 COMPLIANCE	143001 812000		16,136.00	16,136.00	0.00	16,136.00	16,136.00	Construction Completed
2-52	504 COMPLIANCE 60	146021 812000		58,350.00	58,350.00	0.00	58,350.00	58,350.00	Construction Completed
2-52	RANGES AND REFRIGERATORS FOR 504	146511 812000		3,122.93	3,122.93	0.00	3,122.93	3,122.93	Construction Completed
2-52	RELOCATION FOR 504 PROGRAM	149501 812000		5,659.55	5,659.55	0.00	5,659.55	5,659.55	Relocation Completed
				85,438.18	85,438.18	0.00	85,438.18	85,438.18	

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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	
ST. BOTOLPH									
2-53	ARCH & ENG	143001 000000		380.00	380.00	0.00	380.00	380.00	
2-53	A&E 504 COMPLIANCE	143001 812000		24,463.25	24,463.25	0.00	24,463.25	24,463.25	Construction Completed
2-53	ELEVATORS 60	146021 760000		530.53	530.53	0.00	530.53	530.53	Construction Completed
2-53	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-53	RELOCATION FOR 504 PROGRAM	149501 812000		2,660.00	2,660.00	0.00	2,660.00	2,660.00	Relocation Completed
				28,033.78	28,033.78	0.00	28,033.78	28,033.78	

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				Approved	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	ARCH & ENG	143001 000000		7,835.64	7,835.64	0.00	7,835.64	7,835.64	Construction Completed
2-54	CONSTRUCTION REPS FOR 504	143001 741001		8,974.04	8,974.04	0.00	8,974.04	8,974.04	Construction Completed
2-54	A&E 504 COMPLIANCE	143001 812000		12,639.66	12,639.66	0.00	12,639.66	12,639.66	Construction Completed
2-54	WINDOWS AND SCREENS	146014 975000		0.00	0.00	0.00	0.00	0.00	
2-54	ELEVATORS 60	146021 760000		92.30	92.30	0.00	92.30	92.30	Construction Completed
2-54	504 COMPLIANCE 60	146021 812000		373,352.48	373,352.48	0.00	373,352.48	373,352.48	Construction Completed
2-54	RANGES AND REFRIGERATORS FOR 504	146511 812000		6,383.00	6,383.00	0.00	6,383.00	6,383.00	Construction Completed
2-54	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-54	RELOCATION FOR 504 PROGRAM	149501 812000		867.74	867.74	0.00	867.74	867.74	Relocation Completed
				410,144.86	410,144.86	0.00	410,144.86	410,144.86	

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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 MOVING & FAMILY	149501 000000		2,109.00	2,109.00	0.00	2,109.00	2,109.00	Relocation Completed
				2,109.00	2,109.00	0.00	2,109.00	2,109.00	

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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 MOVING & FAMILY	149501 000000		9,976.51	9,976.51	0.00	9,976.51	9,976.51	Relocation Completed
				9,976.51	9,976.51	0.00	9,976.51	9,976.51	

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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	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		1,170.10	1,170.10	0.00	1,170.10	1,170.10	Construction Completed
2-57	CONSTRUCTION REPS FOR 504	143001 741001		5,567.84	5,567.84	0.00	5,567.84	5,567.84	Construction Completed
2-57	A&E 504 COMPLIANCE	143001 812000		13,036.31	13,036.31	0.00	13,036.31	13,036.31	Construction Completed
2-57	SITE GROUNDS	145011 000000		5,862.96	5,862.96	0.00	5,862.96	5,862.96	Construction Completed
2-57	504 COMPLIANCE 60	146021 812000		537,487.58	537,487.58	0.00	537,487.58	537,487.58	Construction Completed
2-57	RANGES AND REFRIGERATORS FOR 504	146511 812000		9,459.91	9,459.91	0.00	9,459.91	9,459.91	Construction Completed
2-57	RELOCATION FOR 504 PROGRAM	149501 812000		50.00	50.00	0.00	50.00	50.00	Relocation Completed
				572,634.70	572,634.70	0.00	572,634.70	572,634.70	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	WEST NEWTON STREET								
2-58	ARCH & ENG	143001 000000		2,237.50	2,237.50	0.00	2,237.50	2,237.50	Construction Completed
2-58	UNDERGROUND STORAGE TANK 30	143001 966000		28,206.25	28,206.25	0.00	28,206.25	28,206.25	
2-58	BUILDING EXTERIOR	146014 000000		139,997.96	139,997.96	0.00	139,997.96	139,997.96	Construction Completed
2-58	ROOFS	146018 000000		24,000.00	24,000.00	0.00	24,000.00	24,000.00	Construction Completed
2-58	FIRE PROTECTION & SAFETY	146020 000000		16,588.00	16,588.00	0.00	16,588.00	16,588.00	Construction Completed
				211,029.71	211,029.71	0.00	211,029.71	211,029.71	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59	RELOCATION MOVING & FAMILY	149501 000000		2,079.00	2,079.00	0.00	2,079.00	2,079.00	Relocation Completed
				2,079.00	2,079.00	0.00	2,079.00	2,079.00	

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	
	AUSONIA								
2-61	ARCH & ENG	143001 000000		4,433.33	4,433.33	0.00	4,433.33	4,433.33	Construction Completed
2-61	A&E 504 COMPLIANCE	143001 812000		10,140.00	10,140.00	0.00	10,140.00	10,140.00	Construction Completed
2-61	UNDERGROUND STORAGE TANK 30	143001 966000		2,115.00	2,115.00	0.00	2,115.00	2,115.00	
2-61	SITE GROUNDS	145011 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	ELEVATORS 60	146021 760000		92.30	92.30	0.00	92.30	92.30	Construction Completed
				16,780.63	16,780.63	0.00	16,780.63	16,780.63	

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

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HASSAN								
2-62	ARCH & ENG	143001 000000		1,588.25	1,588.25	0.00	1,588.25	1,588.25	Construction Completed
2-62	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	Construction Completed
2-62	CONSTRUCTION REPS FOR 504	143001 741001		3,687.74	3,687.74	0.00	3,687.74	3,687.74	Construction Completed
2-62	A&E 504 COMPLIANCE	143001 812000		21,306.14	21,306.14	0.00	21,306.14	21,306.14	Construction Completed
2-62	SITE GROUNDS	145011 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 60	146021 812000		442,110.98	442,110.98	0.00	442,110.98	442,110.98	Construction Completed
2-62	RANGES AND REFRIGERATORS FOR 504	146511 812000		5,299.89	5,299.89	0.00	5,299.89	5,299.89	Construction Completed
2-62	RELOCATION FOR 504 PROGRAM	149501 812000		1,580.00	1,580.00	0.00	1,580.00	1,580.00	Relocation Completed
				475,573.00	475,573.00	0.00	475,573.00	475,573.00	

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	
	SPRING STREET								
2-70	NON DWELLING CONSTRUCTION	147001 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	
	PATRICIA WHITE								
2-71	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-71	A&E 504 COMPLIANCE	143001 812000		16,136.00	16,136.00	0.00	16,136.00	16,136.00	Construction Completed
2-71	FIRE PROTECTION & SAFETY	146020 000000		27,200.00	27,200.00	0.00	27,200.00	27,200.00	Construction Completed
2-71	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-71	RELOCATION FOR 504 PROGRAM	149501 812000		803.00	803.00	0.00	803.00	803.00	Relocation Completed
				44,139.00	44,139.00	0.00	44,139.00	44,139.00	

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	
	ROSLYN APARTMENTS								
2-72	FIRE PROTECTION & SAFETY	146020 000000		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	
				0.00	0.00	0.00	0.00	0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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	
	RUTLAND / EAST SPRINGFIELD								
2-74	LEAD PAINT REMOVAL 60	146021 837000		0.00	0.00	0.00	0.00	0.00	
2-74	RELOCATION MOVING & FAMILY	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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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BELLFLOWER								
2-77	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-77	SITE GROUNDS	145011 000000		7,900.00	7,900.00	0.00	7,900.00	7,900.00	Construction Completed
2-77	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				7,900.00	7,900.00	0.00	7,900.00	7,900.00	

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Part II: Supporting Pages

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

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		59,974.84	59,974.84	0.00	59,974.84	59,974.84	Construction Completed
2-82	CONSULTANTS 30	143001 741000		11,269.93	11,269.93	0.00	11,269.93	11,269.93	Construction Completed
2-82	CONSTRUCTION REPS FOR 504	143001 741001		40,626.60	40,626.60	0.00	40,626.60	40,626.60	Construction Completed
2-82	A&E 504 COMPLIANCE	143001 812000		49,414.47	49,414.47	0.00	49,414.47	49,414.47	Construction Completed
2-82	UNDERGROUND STORAGE TANK 30	143001 966000		1,603.54	1,603.54	0.00	1,603.54	1,603.54	Construction Completed
2-82	HVAC	146016 000000		8,792.00	8,792.00	0.00	8,792.00	8,792.00	Construction Completed
2-82	504 COMPLIANCE 60	146021 812000		545,689.00	545,689.00	0.00	545,689.00	545,689.00	Construction Completed
2-82	RANGES AND REFRIGERATORS FOR 504	146511 812000		7,898.60	7,898.60	0.00	7,898.60	7,898.60	Construction Completed
2-82	RELOCATION FOR 504 PROGRAM	149501 812000		1,212.40	1,212.40	0.00	1,212.40	1,212.40	Relocation Completed
				726,481.38	726,481.38	0.00	726,481.38	726,481.38	

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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	0.00	0.00	0.00	0.00	
2-83	A&E 504 COMPLIANCE	143001 812000		1,136.00	1,136.00	0.00	1,136.00	1,136.00	Construction Completed
2-83	FIRE PROTECTION & SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
				1,136.00	1,136.00	0.00	1,136.00	1,136.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 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	ARCH & ENG	143001 000000		53,752.48	53,752.48	0.00	53,752.48	53,752.48	Construction Completed
2-89	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	Construction Completed
2-89	CONSULTANTS 30	143001 741000		2,012.99	2,012.99	0.00	2,012.99	2,012.99	Construction Completed
2-89	CONSTRUCTION REPS FOR 504	143001 741001		607.44	607.44	0.00	607.44	607.44	Construction Completed
2-89	A&E 504 COMPLIANCE	143001 812000		9,561.25	9,561.25	0.00	9,561.25	9,561.25	Construction Completed
2-89	UNDERGROUND STORAGE TANK 30	143001 966000		1,024.79	1,024.79	0.00	1,024.79	1,024.79	Construction Completed
2-89	UNDERGROUND STORAGE TANK 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-89	BUILDING EXTERIOR	146014 000000		247,480.37	247,480.37	0.00	247,480.37	247,480.37	Construction Completed
2-89	LEAD PAINT REMOVAL 60	146021 837000		77,000.00	77,000.00	0.00	77,000.00	77,000.00	
				391,439.32	391,439.32	0.00	391,439.32	391,439.32	

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	0.00	0.00	0.00	0.00	
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 CONSTRUCTION	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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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 30	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 60	146021 837000		0.00	0.00	0.00	0.00	0.00	
2-93	RELOCATION MOVING & FAMILY	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)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-03 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	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-95	504 COMPLIANCE 60	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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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-P002-501-03 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	ARCH & ENG	143001 000000		99.17	99.17	0.00	99.17	99.17	Construction Completed
2-98	CONSTRUCTION REPS FOR 504	143001 741001		6,777.40	6,777.40	0.00	6,777.40	6,777.40	Construction Completed
2-98	A&E 504 COMPLIANCE	143001 812000		16,574.03	16,574.03	0.00	16,574.03	16,574.03	Construction Completed
2-98	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-98	HVAC	146016 000000		51,116.66	51,116.66	0.00	51,116.66	51,116.66	Construction Completed
2-98	504 COMPLIANCE 60	146021 812000		473,361.79	473,361.79	0.00	473,361.79	473,361.79	Construction Completed
2-98	RANGES AND REFRIGERATORS FOR 504	146511 812000		7,813.70	7,813.70	0.00	7,813.70	7,813.70	Construction Completed
2-98	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
2-98	RELOCATION FOR 504 PROGRAM	149501 812000		3,702.43	3,702.43	0.00	3,702.43	3,702.43	Relocation Completed
				559,445.18	559,445.18	0.00	559,445.18	559,445.18	

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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-P002-501-03 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	ARCH & ENG	143001 000000		99.16	99.16	0.00	99.16	99.16	Construction Completed
2-126	CONSULTANTS 30	143001 741000		575.85	575.85	0.00	575.85	575.85	Construction Completed
2-126	CONSTRUCTION REPS FOR 504	143001 741001		10,585.21	10,585.21	0.00	10,585.21	10,585.21	Construction Completed
2-126	A&E 504 COMPLIANCE	143001 812000		21,834.30	21,834.30	0.00	21,834.30	21,834.30	Construction Completed
2-126	BUILDING EXTERIOR	146014 000000		125.95	125.95	0.00	125.95	125.95	Construction Completed
2-126	HVAC	146016 000000		50,979.62	50,979.62	0.00	50,979.62	50,979.62	Construction Completed
2-126	FURNACE & BOILERS	146016 785000		0.00	0.00	0.00	0.00	0.00	
2-126	FIRE PROTECTION & SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-126	504 COMPLIANCE 60	146021 812000		469,743.62	469,743.62	0.00	469,743.62	469,743.62	Construction Completed
2-126	RANGES AND REFRIGERATORS FOR 504	146511 812000		714.00	714.00	0.00	714.00	714.00	Construction Completed
2-126	RELOCATION FOR 504 PROGRAM	149501 812000		550.25	550.25	0.00	550.25	550.25	Relocation Completed
				555,207.96	555,207.96	0.00	555,207.96	555,207.96	

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		99.17	99.17	0.00	99.17	99.17	Construction Completed
2-127	CONSTRUCTION REPS FOR 504	143001 741001		3,138.59	3,138.59	0.00	3,138.59	3,138.59	Construction Completed
2-127	A&E 504 COMPLIANCE	143001 812000		13,205.66	13,205.66	0.00	13,205.66	13,205.66	Construction Completed
2-127	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-127	HVAC	146016 000000		51,116.68	51,116.68	0.00	51,116.68	51,116.68	Construction Completed
2-127	FIRE PROTECTION & SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-127	504 COMPLIANCE 60	146021 812000		111,898.37	111,898.37	0.00	111,898.37	111,898.37	Construction Completed
2-127	RANGES AND REFRIGERATORS FOR 504	146511 812000		6,228.22	6,228.22	0.00	6,228.22	6,228.22	Construction Completed
2-127	RELOCATION FOR 504 PROGRAM	149501 812000		2,390.00	2,390.00	0.00	2,390.00	2,390.00	Relocation Completed
				188,076.69	188,076.69	0.00	188,076.69	188,076.69	

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 9/30/07

___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report

_X_Revised Annual Statement #5

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements Soft Costs				
	1408 Management Improvements Hard Costs				
4	1410 Administration	507,751.00	507,751.00	507,751.00	507,751.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	4,569,762.00	4,569,762.00	4,569,762.00	4,569,762.00
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 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	5,077,513.00	5,077,513.00	5,077,513.00	5,077,513.00
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Compliance	4,463,365.67	4,463,365.67	4,463,365.67	4,463,365.67
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		315,588.49	304,107.50	(11,480.99)	304,107.50	304,107.50	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		74,039.14	69,951.68	(4,087.46)	69,951.68	69,951.68	
2-00	EMPLOYEE BENEFIT CONTRIBUTION	141009 000000		0.00	11,480.99	11,480.99	11,480.99	11,480.99	
2-00	EMPLOYEE BENEFIT CONT- INDIRECT	141009 000001		0.00	4,087.46	4,087.46	4,087.46	4,087.46	
2-00	WORKERS COMPENSATION	141009 001000		21,183.01	21,183.01	0.00	21,183.01	21,183.01	
2-00	GROUP INSURANCE	141009 002000		54,938.61	54,938.61	0.00	54,938.61	54,938.61	
2-00	RETIREMENT INDIRECT	141009 003001		42,001.75	42,001.75	0.00	42,001.75	42,001.75	
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 TANK 50	145011 966000							
2-00	CAULKING AND POINTING	146014 725000		0.00	0.00	0.00	0.00	0.00	
2-00	HVAC	146016 000000							
2-00	504 COMPLIANCE 60	146021 812000							
2-00	LEAD PAINT REMOVAL 60	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 FOR MOVING & FAMILY	149501 000000							
2-00	RELOCATION FOR 504 COMPLIANCE	149501 812000							
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				507,751.00	507,751.00	0.00	507,751.00	507,751.00	

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	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-01	504 COMPLIANCE 60	146021 812000		980.00	86,352.73	85,372.73	86,352.73	86,352.73	Construction Completed
				980.00	86,352.73	85,372.73	86,352.73	86,352.73	

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 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-04	504 COMPLIANCE 60	146021 812000		3,424,273.00	3,342,090.00	(82,183.00)	3,342,090.00	3,342,090.00	Construction Completed
				3,424,273.00	3,342,090.00	(82,183.00)	3,342,090.00	3,342,090.00	

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 60	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 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 60	146019 704000		2,239.41	2,239.41	0.00	2,239.41	2,239.41	Construction Completed
				2,239.41	2,239.41	0.00	2,239.41	2,239.41	

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 60	146021 812000		2,596.80	2,596.80	0.00	2,596.80	2,596.80	Construction Completed
2-14	504 FORCE ACCOUNT CREW	146021 812001		42,658.92	39,500.70	(3,158.22)	39,500.70	39,500.70	Construction Completed
				45,255.72	42,097.50	(3,158.22)	42,097.50	42,097.50	

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-P002-502-03 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 60	146019 704000		104,156.92	104,156.92	0.00	104,156.92	104,156.92	Construction Completed
2-19	504 COMPLIANCE 60	146021 812000		2,677.18	2,677.18	0.00	2,677.18	2,677.18	Construction Completed
2-19	504 FORCE ACCOUNT CREW	146021 812001		990,179.77	990,148.26	(31.51)	990,148.26	990,148.26	Construction Completed
				1,097,013.87	1,096,982.36	(31.51)	1,096,982.36	1,096,982.36	

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 9/30/07

___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report

_X_Revised Annual Statement #4

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds	3,627,836.45	3,627,836.45	3,300,045.99	3,297,516.99
2	1406 Operations (May not exceed 20% of line 20)	5,155,039.00	5,155,039.00	5,155,039.00	5,155,039.00
3	1408 Management Improvements Soft Costs	1,375,746.77	1,375,746.77	1,375,746.77	1,164,555.12
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,552,520.00	2,552,520.00	2,552,520.00	2,395,340.04
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,430,603.89	2,233,809.72	2,233,559.32	1,322,933.36
8	1440 Site Acquisition				
9	1450 Site Improvement	1,454,730.77	1,381,295.58	1,345,725.77	1,339,583.77
10	1460 Dwelling Structures	12,057,821.08	12,164,113.11	12,163,787.37	12,010,533.94
11	1465.1 Dwelling Equipment-Nonexpendable	36,065.12	32,989.82	32,989.82	32,989.82
12	1470 Nondwelling Structures	19,480.13	19,480.13	19,480.13	19,480.13
13	1475 Nondwelling Equipment	349,811.23	349,811.23	120,835.00	43,132.76
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	318,377.01	485,389.64	485,389.64	457,996.87
18	1499 Development Activities*				
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	25,775,195.00	25,775,195.00	25,510,072.82	23,966,584.81
21	Amount of line 20 Related to LBP Testing	646,367.75	647,943.67	647,943.67	595,239.96
22	Amount of line 20 Related to Section 504 Compliance	6,996,628.32	7,346,775.68	7,311,205.87	7,255,930.50
23	Amount of line 20 Related to Security Soft Costs	72,190.88	72,190.88	72,190.88	72,055.88
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:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	AUTHORITY WIDE							
2-00	OPERATION	140600 000000		5,155,039.00	5,155,039.00	0.00	5,155,039.00	5,155,039.00
2-00	AUTHORITY WIDE-MIP FUNDS	140800 000000		106,561.57	106,561.57	0.00	106,561.57	106,561.57
2-00	MIS	140800 410000		246,037.64	246,037.64	0.00	246,037.64	168,086.64
2-00	PUBLIC SAFETY	140800 412000		72,190.88	72,190.88	0.00	72,190.88	72,055.88
2-00	ELDERLY SERVICES	140800 421000		236,447.49	236,447.49	0.00	236,447.49	201,991.41
2-00	OCCUPANCY	140800 427000		148,340.58	148,340.58	0.00	148,340.58	148,340.58
2-00	FAMILY SERVICES	140800 768000		199,612.00	199,612.00	0.00	199,612.00	100,962.43
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	69,208.00	69,208.00
2-00	RISK MANAGEMENT	140800 899000		111,810.00	111,810.00	0.00	111,810.00	111,810.00
2-00	RENT COLLECTION	140800 901000		51,041.52	51,041.52	0.00	51,041.52	51,041.52
2-00	VACANCY REHAB	140800 967000		134,497.09	134,497.09	0.00	134,497.09	134,497.09
2-00	NONTECHNICAL SALARIES	141001 000000		2,119,960.28	1,548,051.43	(571,908.85)	1,548,051.43	1,497,855.28
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		127,804.86	233,094.58	105,289.72	233,094.58	232,998.83
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		0.00	0.00	0.00	0.00	0.00
2-00	LEGAL EXPENSE	141004 000000		0.00	4,025.00	4,025.00	4,025.00	0.00
2-00	LEGAL EXPENSE FOR CFFP BOND	141004 200700		0.00	75,000.00	75,000.00	75,000.00	0.00
2-00	EMPLOYEE BENEFIT CONTRIBUTION	141009 000000		0.00	12,205.39	12,205.39	12,205.39	12,205.39
2-00	EMPLOYEE BENEFIT CONTRIBUTION-	141009 000001		0.00	4,087.46	4,087.46	4,087.46	4,087.46
2-00	WORKER'S COMPENSATION	141009 001000		51,169.17	117,137.18	65,968.01	117,137.18	117,137.18
2-00	GROUP INSURANCE	141009 002000		93,465.01	244,731.75	151,266.74	244,731.75	244,731.75
2-00	RETIREMENT INDIRECT	141009 003001		88,704.32	188,834.38	100,130.06	188,834.38	188,834.38
2-00	LOCAL TRAVEL 10	141010 000101		984.01	3,367.26	2,383.25	3,367.26	3,367.26
2-00	LONG DISTANCE TRAVEL	141010 000102		755.56	755.56	0.00	755.56	755.56
2-00	TELEPHONE 10	141016 000000		0.00	8,964.00	8,964.00	8,964.00	5,508.60
2-00	SUNDRY ADMINISTRATIVE	141019 000000		32,853.91	65,942.08	33,088.17	65,942.08	51,216.75
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		7,712.50	7,888.33	175.83	7,888.33	4,845.55
2-00	TELEPHONE	141019 000102		9,355.55	1,648.13	(7,707.42)	1,648.13	1,648.13
2-00	OFFICE SUPPLIES	141019 000103		3,403.63	4,972.64	1,569.01	4,972.64	4,384.52
2-00	ADVERTISING	141019 000110		12,790.94	26,149.29	13,358.35	26,149.29	22,964.15
2-00	PUBLICATIONS	141019 000111		999.00	2,027.31	1,028.31	2,027.31	343.20
2-00	MEMBERSHIPS	141019 000121		1,141.40	1,141.40	0.00	1,141.40	1,141.40
2-00	DATA/TELECOMMUNICATIONS	141019 000137		680.00	884.81	204.81	884.81	18.76
2-00	PRED ADMIN EXPENSE	141019 000351		739.86	1,034.82	294.96	1,034.82	718.69
2-00	ADVERTISING FOR CFFP	141019 200700		0.00	577.20	577.20	577.20	577.20
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		14,125.00	14,125.00	0.00	14,125.00	14,125.00
2-00	BASEMENTS/CELLARS 30	143001 704000		0.00	0.00	0.00	0.00	0.00
2-00	CONSULTANTS 30	143001 741000		0.00	0.00	0.00	0.00	0.00
2-00	CONSTRUCTION REPS FOR 504	143001 741001		89.51	0.00	(89.51)	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: Boston Housing Authority

Grant Number and Type:
Capital Fund Program Grant Number: MA06-P002-501-04
Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
2-00	DEVELOPMENT CONSULTANTS	143001 743001		264,211.17	26,771.26	(237,439.91)	26,771.26	14,029.76
2-00	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-00	LEAD PAINT REMOVAL 30	143001 837000		132,384.97	38,758.96	(93,626.01)	38,758.96	10,444.00
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		75,000.00	75,000.00	0.00	75,000.00	2,086.00
2-00	SMOKE DETECTORS 30	143001 940000		3,732.00	3,732.00	0.00	3,732.00	0.00
2-00	UNDERGROUND STORAGE TANK 30	143001 966000		1,396.93	1,396.93	0.00	1,396.93	0.00
2-00	UNDERGROUND STORAGE TANK 50	145011 966000		0.00	0.00	0.00	0.00	0.00
2-00	CAULKING & POINTING	146014 725000		0.00	0.00	0.00	0.00	0.00
2-00	LEAD PAINT REMOVAL 60	146021 837000		76,243.49	27,408.75	(48,834.74)	27,408.75	3,020.00
2-00	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00
2-00	OFFICE FURNITURE & EQUIPMENT	147501 000000		13,692.00	13,692.00	0.00	0.00	0.00
2-00	COMPUTERS	147501 742000		215,284.23	215,284.23	0.00	0.00	0.00
2-00	MAINTENANCE EQUIPMENT	147502 000000		0.00	4,898.24	4,898.24	4,898.24	0.00
2-00	VEHICLES	147507 000000		120,835.00	115,936.76	(4,898.24)	115,936.76	43,132.76
2-00	RELOCATION FOR MOVING & FAMILY	149501 000000		109,608.79	266,430.09	156,821.30	266,430.09	266,430.09
2-00	RELOCATION FOR 504 PROGRAM	149501 812000		58,000.00	56,343.63	(1,656.37)	56,343.63	56,343.63
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00
				10,192,908.86	9,968,083.62	(224,825.24)	9,739,107.39	9,149,545.40

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	CHARLESTOWN							
2-01	ARCH & ENG FOR CFFP	143001 200700		0.00	291.67	291.67	291.67	291.67
2-01	BASEMENTS/CELLARS 30	143001 704000		51,462.00	51,462.00	0.00	51,212.00	36,306.00
2-01	CONSULTANTS 30	143001 741000		4,714.38	14,031.07	9,316.69	14,031.07	14,031.07
2-01	CONSTRUCTION REPS FOR 504	143001 741001		80,321.92	85,751.51	5,429.59	85,751.51	85,751.51
2-01	A&E 504 COMPLIANCE	143001 812000		12,425.47	38,430.49	26,005.02	38,430.49	38,430.49
2-01	BHA COST- CONTRACTOR	143001 812001		943.56	943.56	0.00	943.56	943.56
2-01	LEAD PAINT REMOVAL 30	143001 837000		77,501.58	101,076.38	23,574.80	101,076.38	101,076.38
2-01	SEWERS 30	143001 929000		50,000.00	0.00	(50,000.00)	0.00	0.00
2-01	UNDERGROUND STORAGE TANK 30	143001 966000		0.00	0.00	0.00	0.00	0.00
2-01	BUILDING EXTERIOR	146014 000000		11,936.00	11,936.00	0.00	11,936.00	11,936.00
2-01	HVAC	146016 000000		970.00	970.00	0.00	970.00	0.00
2-01	504 COMPLIANCE 60	146021 812000		519,090.69	492,008.60	(27,082.09)	492,008.60	492,008.60
2-01	LEAD PAINT REMOVAL 60	146021 837000		108,633.12	108,633.12	0.00	108,633.12	108,633.12
2-01	RANGES AND FRIDGES FOR 504	146511 812000		24,080.00	21,177.62	(2,902.38)	21,177.62	21,177.62
2-01	RELOCATION FOR LEAD PAINT	149501 837000		16,581.12	19,775.35	3,194.23	19,775.35	19,775.35
				958,659.84	946,487.37	(12,172.47)	946,237.37	930,361.37

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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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PHA Name:	Grant Number and Type:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	LENOX STREET							
2-04	ARCH & ENG	143001 000000		71,821.24	71,821.24	0.00	71,821.24	36,721.39
2-04	CONSULTANTS 30	143001 741000		25,704.74	25,771.40	66.66	25,771.40	25,771.40
2-04	CONSTRUCTION REPS FOR 504	143001 741001		28,944.56	28,944.56	0.00	28,944.56	28,944.56
2-04	A&E 504 COMPLIANCE	143001 812000		23,158.65	23,158.65	0.00	23,158.65	23,158.65
2-04	SEWERS 30	143001 929000		1,680.50	1,680.50	0.00	1,680.50	1,680.50
2-04	UNDERGROUND STORAGE TANK 30	143001 966000		4,640.64	4,640.64	0.00	4,640.64	0.00
2-04	SITE GROUNDS	145011 000000		35,000.00	16,500.00	(18,500.00)	16,500.00	16,500.00
2-04	ELECTRICAL 60	146015 000000		25,315.57	25,315.57	0.00	25,315.57	25,315.57
2-04	HVAC	146016 000000		1,564.00	1,564.00	0.00	1,564.00	1,564.00
2-04	LEAD PAINT REMOVAL 60	146021 837000		4,105.46	4,105.46	0.00	4,105.46	4,105.46
2-04	RANGES AND FRIDGES FOR 504	146511 812000		1,195.90	1,195.90	0.00	1,195.90	1,195.90
2-04	NON DWELLING CONSTRUCTION	147001 000000		9,740.00	9,740.00	0.00	9,740.00	9,740.00
2-04	RELOCATION FOR 504 PROGRAM	149501 812000		820.00	2,174.00	1,354.00	2,174.00	820.00
				233,691.26	216,611.92	(17,079.34)	216,611.92	175,517.43

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PHA Name:	Grant Number and Type:
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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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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PHA Name:	Grant Number and Type:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	CATHEDRAL							
2-06	ARCH & ENG	143001 000000		1,862.50	1,862.50	0.00	1,862.50	1,862.50
2-06	CONSULTANTS 30	143001 741000		52,907.29	52,907.29	0.00	52,907.29	52,907.29
2-06	CONSTRUCTION REPS FOR 504	143001 741001		2,514.65	2,514.65	0.00	2,514.65	2,514.65
2-06	A&E 504 COMPLIANCE	143001 812000		33,499.70	34,170.70	671.00	34,170.70	30,270.88
2-06	LEAD PAINT REMOVAL 30	143001 837000		5,600.00	6,036.00	436.00	6,036.00	6,036.00
2-06	SITE GROUNDS	145011 000000		383,836.06	343,836.06	(40,000.00)	343,836.06	343,836.06
2-06	SITE FOR 504 COMPLIANCE	145011 812000		365,471.09	365,471.09	0.00	365,471.09	365,471.09
2-06	ELECTRICAL 60	146015 000000		0.00	0.00	0.00	0.00	0.00
2-06	FIRE PROTECTION & SAFETY	146020 000000		21,261.46	21,261.46	0.00	21,261.46	21,261.46
2-06	504 COMPLIANCE 60	146021 812000		37,000.00	0.00	(37,000.00)	0.00	0.00
2-06	504 FORCE ACCOUNT CREW	146021 812001		0.00	187.34	187.34	187.34	187.34
2-06	LEAD PAINT REMOVAL 60	146021 837000		76,232.66	80,560.16	4,327.50	80,560.16	80,560.16
2-06	UNIT REHAB	146021 967000		10,258.37	11,470.24	1,211.87	11,470.24	11,470.24
2-06	NON DWELLING CONSTRUCTION	147001 000000		9,740.13	9,740.13	0.00	9,740.13	9,740.13
2-06	RELOCATION FOR 504 PROGRAM	149501 812000		750.00	750.00	0.00	750.00	750.00
				1,000,933.91	930,767.62	(70,166.29)	930,767.62	926,867.80

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PHA Name:	Grant Number and Type:
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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HEATH STREET							
2-07	ARCH & ENG	143001 000000		21,556.75	21,556.75	0.00	21,556.75	1,760.00
2-07	BASEMENTS/CELLARS 30	143001 704000		8,102.00	8,102.00	0.00	8,102.00	8,102.00
2-07	CONSULTANTS 30	143001 741000		15,141.61	15,141.61	0.00	15,141.61	15,141.61
2-07	CONSTRUCTION REPS FOR 504	143001 741001		1,117.18	1,117.18	0.00	1,117.18	1,117.18
2-07	LEAD PAINT REMOVAL 30	143001 837000		5,320.00	5,320.00	0.00	5,320.00	5,320.00
2-07	DWELLING CONSTRUCTION	146001 000000		1,536.25	1,536.25	0.00	1,536.25	1,536.25
2-07	ROOFS	146018 000000		1,398,000.00	1,398,000.00	0.00	1,398,000.00	1,398,000.00
2-07	BASEMENTS/CELLARS 60	146019 704000		2,500.00	2,500.00	0.00	2,500.00	2,500.00
2-07	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
2-07	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86
				1,455,445.65	1,455,445.65	0.00	1,455,445.65	1,435,648.90

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	MAVERICK							
2-08	HVAC	146016 000000		6,850.00	6,850.00	0.00	6,850.00	6,850.00
2-08	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86
				9,021.86	9,021.86	0.00	9,021.86	9,021.86

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	FRANKLIN HILL							
2-09	ARCH & ENG	143001 000000		41,540.00	41,540.00	0.00	41,540.00	0.00
2-09	CONSTRUCTION REPS FOR 504	143001 741001		87.15	87.15	0.00	87.15	87.15
2-09	DEVELOPMENT CONSULTANTS	143001 743001		200,000.00	184,600.50	(15,399.50)	184,600.50	28.00
2-09	A&E 504 COMPLIANCE	143001 812000		561.00	561.00	0.00	561.00	561.00
2-09	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
2-09	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86
				244,360.01	228,960.51	(15,399.50)	228,960.51	2,848.01

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	WHITTIER STREET							
2-11	ARCH & ENG	143001 000000		7,875.00	7,875.00	0.00	7,875.00	0.00
2-11	CONSULTANTS 30	143001 741000		475.53	475.53	0.00	475.53	475.53
2-11	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-11	UNDERGROUND STORAGE TANK 30	143001 966000		61,586.00	37,533.00	(24,053.00)	37,533.00	15,335.36
2-11	SITE FOR 504 COMPLIANCE	145011 812000		51,545.51	51,545.51	0.00	51,545.51	51,545.51
2-11	UNDERGROUND STORAGE TANK 50	145011 966000		70,000.00	19,495.00	(50,505.00)	19,495.00	19,495.00
2-11	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00
2-11	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00
2-11	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
2-11	504 FORCE ACCOUNT CREW	146021 812001		29,916.20	30,289.71	373.51	30,289.71	29,289.71
2-11	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86
				223,570.10	149,385.61	(74,184.49)	149,385.61	118,312.97

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	BEECH STREET							
2-13	CONSULTANTS 30	143001 741000		0.00	800.00	800.00	800.00	800.00
2-13	DEVELOPMENT CONSULTANTS	143001 743001		0.00	144,519.40	144,519.40	144,519.40	4,759.40
2-13	A&E 504 COMPLIANCE	143001 812000		363.00	363.00	0.00	363.00	363.00
2-13	504 COMPLIANCE 60	146021 812000		68,000.00	0.00	(68,000.00)	0.00	0.00
2-13	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86
				70,534.86	147,854.26	77,319.40	147,854.26	8,094.26

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ALICE TAYLOR							
2-14	ARCH & ENG	143001 000000		101,864.80	101,864.80	0.00	101,864.80	68,185.57
2-14	CONSULTANTS 30	143001 741000		0.00	1,594.81	1,594.81	1,594.81	1,594.81
2-14	CONSTRUCTION REPS FOR 504	143001 741001		2,092.74	2,734.97	642.23	2,734.97	2,734.97
2-14	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-14	SITE FOR 504 COMPLIANCE	145011 812000		180,997.67	180,997.67	0.00	180,997.67	180,997.67
2-14	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00
2-14	ELEVATORS 60	146021 760000		867,350.00	867,350.00	0.00	867,350.00	867,350.00
2-14	504 COMPLIANCE 60	146021 812000		9,156.71	843.29	(8,313.42)	843.29	843.29
2-14	504 FORCE ACCOUNT CREW	146021 812001		256,168.03	257,851.88	1,683.85	257,851.88	257,851.88
2-14	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86
2-14	RELOCATION FOR MOVING & FAMILY	149501 000000		2,250.00	2,250.00	0.00	2,250.00	2,250.00
				1,422,051.81	1,417,659.28	(4,392.53)	1,417,659.28	1,383,980.05

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	BROMLEY							
2-19	ARCH & ENG	143001 000000		34,602.35	34,602.35	0.00	34,602.35	5,899.58
2-19	BASEMENTS/CELLARS 30	143001 704000		8,102.00	8,102.00	0.00	8,102.00	8,102.00
2-19	CONSULTANTS 30	143001 741000		2,897.76	7,586.32	4,688.56	7,586.32	7,586.32
2-19	CONSTRUCTION REPS FOR 504	143001 741001		5,900.57	6,885.28	984.71	6,885.28	6,885.28
2-19	A&E 504 COMPLIANCE	143001 812000		11,019.77	10,405.88	(613.89)	10,405.88	10,405.88
2-19	SITE FOR 504 COMPLIANCE	145011 812000		347,916.24	347,916.24	0.00	347,916.24	347,916.24
2-19	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00
2-19	504 COMPLIANCE 60	146021 812000		204,506.76	154,517.96	(49,988.80)	154,517.96	154,517.96
2-19	504 FORCE ACCOUNT CREW	146021 812001		2,095,988.53	2,100,670.98	4,682.45	2,100,670.98	2,100,670.98
2-19	LEAD PAINT REMOVAL 60	146021 837000		14,467.36	14,467.36	0.00	14,467.36	14,467.36
2-19	UNIT REHAB	146021 967000		2,768.98	2,988.98	220.00	2,988.98	2,988.98
2-19	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-19	RELOCATION FOR 504 PROGRAM	149501 812000		27.99	27.99	0.00	27.99	27.99
				2,728,198.31	2,688,171.34	(40,026.97)	2,688,171.34	2,659,468.57

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	MARY ELLEN McCORMACK							
2-23	ARCH & ENG	143001 000000		44,783.75	44,783.75	0.00	44,783.75	24,300.00
2-23	ARCH & ENG FOR CFFP	143001 200700		0.00	291.67	291.67	291.67	291.67
2-23	BASEMENTS/CELLARS 30	143001 704000		11,104.00	4,000.00	(7,104.00)	4,000.00	4,000.00
2-23	CONSULTANTS 30	143001 741000		15,285.82	20,140.89	4,855.07	20,140.89	20,140.89
2-23	CONSTRUCTION REPS FOR 504	143001 741001		3,762.24	6,561.59	2,799.35	6,561.59	6,561.59
2-23	A&E 504 COMPLIANCE	143001 812000		9,925.00	371.50	(9,553.50)	371.50	371.50
2-23	KITCHEN	143001 830000		0.00	1,902.00	1,902.00	1,902.00	1,902.00
2-23	LEAD PAINT REMOVAL 30	143001 837000		27,889.80	41,775.01	13,885.21	41,775.01	41,775.01
2-23	SEWERS 30	143001 929000		71,550.00	71,550.00	0.00	71,550.00	33,952.50
2-23	ELECTRICAL 60	146015 000000		60,703.22	60,703.22	0.00	60,703.22	60,703.22
2-23	HVAC	146016 000000		973,883.00	973,883.00	0.00	973,883.00	973,883.00
2-23	BASEMENTS/CELLARS 60	146019 704000		460,106.32	460,106.32	0.00	460,106.32	460,106.32
2-23	504 COMPLIANCE 60	146021 812000		117,003.00	108,253.00	(8,750.00)	108,253.00	108,253.00
2-23	LEAD PAINT REMOVAL 60	146021 837000		43,187.07	48,373.82	5,186.75	48,373.82	48,373.82
2-23	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00
2-23	RELOCATION FOR LEAD PAINT	149501 837000		260.00	260.00	0.00	260.00	260.00
				1,839,443.22	1,842,955.77	3,512.55	1,842,955.77	1,784,874.52

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	OLD COLONY							
2-24	ARCH & ENG	143001 000000		22,473.63	22,473.63	0.00	22,473.63	0.00
2-24	ARCH & ENG FOR CFFP	143001 200700		0.00	291.66	291.66	291.66	291.66
2-24	BASEMENTS/CELLARS 30	143001 704000		0.00	0.00	0.00	0.00	0.00
2-24	CONSULTANTS 30	143001 741000		1,866.36	3,019.48	1,153.12	3,019.48	3,019.48
2-24	CONSTRUCTION REPS FOR 504	143001 741001		19,586.85	21,947.68	2,360.83	21,947.68	21,947.68
2-24	A&E 504 COMPLIANCE	143001 812000		272.00	272.00	0.00	272.00	272.00
2-24	HVAC STUDY 30	143001 816000		500.00	500.00	0.00	500.00	0.00
2-24	LEAD PAINT REMOVAL 30	143001 837000		218.00	8,776.00	8,558.00	8,776.00	8,776.00
2-24	SEWERS 30	143001 929000		71,550.00	71,550.00	0.00	71,550.00	33,952.50
2-24	UNDERGROUND STORAGE TANK 50	145011 966000		11,235.33	11,235.33	0.00	11,235.33	11,235.33
2-24	HVAC	146016 000000		6,956.00	6,956.00	0.00	6,956.00	6,956.00
2-24	504 COMPLIANCE 60	146021 812000		637,887.00	617,887.00	(20,000.00)	617,887.00	617,887.00
2-24	LEAD PAINT REMOVAL 60	146021 837000		6,157.86	6,157.86	0.00	6,157.86	6,157.86
2-24	RANGES AND FRIDGES FOR 504	146511 812000		5,255.00	5,082.08	(172.92)	5,082.08	5,082.08
2-24	RELOCATION FOR 504 PROGRAM	149501 812000		1,136.00	1,136.00	0.00	1,136.00	1,136.00
				785,094.03	777,284.72	(7,809.31)	777,284.72	716,713.59

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
BICKFORD STREET								
2-25				0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	MARGARET COLLINS							
2-26	CONSULTANTS 30	143001 741000		763.49	763.49	0.00	763.49	763.49
2-26	DEVELOPMENT CONSULTANTS	143001 743001		0.00	50.82	50.82	50.82	50.82
2-26	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70
2-26	SITE GROUNDS	145011 000000		500.00	500.00	0.00	500.00	500.00
2-26	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-26	HVAC	146016 000000		1,378.85	1,378.85	0.00	1,378.85	0.00
2-26	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				3,310.04	3,360.86	50.82	3,360.86	1,982.01

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ANAPOLIS							
2-27	CONSULTANTS 30	143001 741000		393.17	393.17	0.00	393.17	393.17
2-27	DEVELOPMENT CONSULTANTS	143001 743001		0.00	65.00	65.00	65.00	65.00
2-27	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-27	SITE FOR 504 COMPLIANCE	145011 812000		0.00	250.31	250.31	0.00	0.00
2-27	504 COMPLIANCE 60	146021 812000		3,100.00	0.00	(3,100.00)	0.00	0.00
2-27	RELOCATION FOR MOVING & FAMILY	149501 000000		1,530.00	1,530.00	0.00	1,530.00	1,530.00
2-27	RELOCATION FOR 504 PROGRAM	149501 812000		195.00	195.00	0.00	195.00	195.00
				5,218.17	2,433.48	(2,784.69)	2,183.17	2,183.17

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PHA Name:	Grant Number and Type:
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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ASHMONT							
2-28	ARCH & ENG	143001 000000		330.50	330.50	0.00	330.50	0.00
2-28	CONSULTANTS 30	143001 741000		544.35	544.35	0.00	544.35	544.35
2-28	DEVELOPMENT CONSULTANTS	143001 743001		0.00	62.63	62.63	62.63	62.63
2-28	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70
				1,542.55	1,605.18	62.63	1,605.18	1,274.68

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HOLGATE							
2-29	ARCH & ENG	143001 000000		3,328.40	3,328.40	0.00	3,328.40	2,080.90
2-29	CONSULTANTS 30	143001 741000		604.82	604.82	0.00	604.82	604.82
2-29	DEVELOPMENT CONSULTANTS	143001 743001		0.00	94.54	94.54	94.54	94.54
2-29	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70
2-29	ELECTRICAL 60	146015 000000		0.00	0.00	0.00	0.00	0.00
2-29	FURNACE & BOILERS	146016 785000		12,213.11	12,213.11	0.00	12,213.11	12,213.11
2-29	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				16,814.03	16,908.57	94.54	16,908.57	15,661.07

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	FOLEY APARTMENTS							
2-30	ARCH & ENG	143001 000000		26,434.77	26,434.77	0.00	26,434.77	16,982.50
2-30	CONSULTANTS 30	143001 741000		1,466.97	1,466.97	0.00	1,466.97	1,466.97
2-30	DEVELOPMENT CONSULTANTS	143001 743001		0.00	112.27	112.27	112.27	112.27
2-30	GENERATORS 30	143001 805000		9,000.00	0.00	(9,000.00)	0.00	0.00
2-30	A&E 504 COMPLIANCE	143001 812000		1,206.04	1,206.04	0.00	1,206.04	1,206.04
2-30	ENVIRONMENTAL HAZARD 30	143001 838000		1,520.00	1,520.00	0.00	1,520.00	704.40
2-30	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-30	HVAC	146016 000000		26,530.00	26,530.00	0.00	26,530.00	0.00
2-30	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
2-30	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-30	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	1,906.80	1,906.80	1,906.80	1,100.00
				66,157.78	59,176.85	(6,980.93)	59,176.85	21,572.18

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	GROVELAND							
2-32	ARCH & ENG	143001 000000		672.25	672.25	0.00	672.25	672.25
2-32	CONSULTANTS 30	143001 741000		530.62	530.62	0.00	530.62	530.62
2-32	DEVELOPMENT CONSULTANTS	143001 743001		0.00	70.91	70.91	70.91	70.91
2-32	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-32	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-32	ROOFS	146018 000000		241.23	241.23	0.00	241.23	0.00
2-32	504 COMPLIANCE 60	146021 812000		2,050.00	0.00	(2,050.00)	0.00	0.00
				3,494.10	1,515.01	(1,979.09)	1,515.01	1,273.78

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	DAVISON							
2-34	ARCH & ENG	143001 000000		1,469.00	1,469.00	0.00	1,469.00	0.00
2-34	CONSULTANTS 30	143001 741000		586.09	586.09	0.00	586.09	586.09
2-34	DEVELOPMENT CONSULTANTS	143001 743001		0.00	54.36	54.36	54.36	54.36
2-34	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-34	SITE FOR 504 COMPLIANCE	145011 812000		0.00	7,551.10	7,551.10	0.00	0.00
2-34	504 COMPLIANCE 60	146021 812000		3,050.00	0.00	(3,050.00)	0.00	0.00
				5,105.09	9,660.55	4,555.46	2,109.45	640.45

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	WASHINGTON							
2-35	CONSULTANTS 30	143001 741000		629.30	629.30	0.00	629.30	629.30
2-35	DEVELOPMENT CONSULTANTS	143001 743001		0.00	95.72	95.72	95.72	95.72
2-35	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-35	FIRE PROTECTION & SAFETY	146020 000000		500.00	500.00	0.00	500.00	500.00
2-35	504 COMPLIANCE 60	146021 812000		14,210.00	0.00	(14,210.00)	0.00	0.00
				15,339.30	1,225.02	(14,114.28)	1,225.02	1,225.02

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	WEST NINTH STREET							
2-36	ARCH & ENG	143001 000000		672.25	672.25	0.00	672.25	672.25
2-36	CONSULTANTS 30	143001 741000		196.55	196.55	0.00	196.55	196.55
2-36	DEVELOPMENT CONSULTANTS	143001 743001		0.00	98.09	98.09	98.09	98.09
2-36	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-36	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				868.80	966.89	98.09	966.89	966.89

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	CARROLL APARTMENTS							
2-37	CONSULTANTS 30	143001 741000		272.23	272.23	0.00	272.23	272.23
2-37	DEVELOPMENT CONSULTANTS	143001 743001		0.00	74.45	74.45	74.45	74.45
2-37	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-37	SITE FOR 504 COMPLIANCE	145011 812000		0.00	7,106.14	7,106.14	0.00	0.00
2-37	ROOFS	146018 000000		1,225.00	1,225.00	0.00	1,225.00	1,225.00
2-37	504 COMPLIANCE 60	146021 812000		5,000.00	0.00	(5,000.00)	0.00	0.00
2-37	504 FORCE ACCOUNT CREW	146021 812001		8,004.25	8,004.25	0.00	8,004.25	7,867.18
				14,501.48	16,682.07	2,180.59	9,575.93	9,438.86

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	MEADE APARTMENTS							
2-38	CONSULTANTS 30	143001 741000		272.22	272.22	0.00	272.22	272.22
2-38	DEVELOPMENT CONSULTANTS	143001 743001		0.00	46.09	46.09	46.09	46.09
2-38	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-38	SITE FOR 504 COMPLIANCE	145011 812000		0.00	6,860.41	6,860.41	0.00	0.00
2-38	504 COMPLIANCE 60	146021 812000		900.00	0.00	(900.00)	0.00	0.00
2-38	504 FORCE ACCOUNT CREW	146021 812001		7,800.00	0.00	(7,800.00)	0.00	0.00
				8,972.22	7,178.72	(1,793.50)	318.31	318.31

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	MARTIN LUTHER KING							
2-40	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91
2-40	CONSULTANTS 30	143001 741000		272.22	272.22	0.00	272.22	272.22
2-40	DEVELOPMENT CONSULTANTS	143001 743001		0.00	120.54	120.54	120.54	120.54
2-40	A&E 504 COMPLIANCE	143001 812000		9,900.00	9,900.00	0.00	9,900.00	9,900.00
2-40	ELECTRICAL 60	146015 000000		8,337.30	8,337.30	0.00	8,337.30	8,337.30
2-40	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-40	RELOCATION FOR 504 PROGRAM	149501 812000		3,470.00	3,470.00	0.00	3,470.00	3,470.00
				22,570.43	22,690.97	120.54	22,690.97	22,690.97

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	EVA WHITE							
2-41	CONSULTANTS 30	143001 741000		241.99	241.99	0.00	241.99	241.99
2-41	DEVELOPMENT CONSULTANTS	143001 743001		0.00	119.36	119.36	119.36	119.36
2-41	LEAD PAINT REMOVAL 30	143001 837000		0.00	560.00	560.00	560.00	560.00
2-41	ELECTRICAL 60	146015 000000		100.00	100.00	0.00	100.00	100.00
2-41	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				341.99	1,021.35	679.36	1,021.35	1,021.35

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	WALNUT PARK							
2-42	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91
2-42	CONSTRUCTION REPS FOR 504	143001 741001		362.84	362.84	0.00	362.84	362.84
2-42	DEVELOPMENT CONSULTANTS	143001 743001		0.00	190.26	190.26	190.26	190.26
2-42	A&E 504 COMPLIANCE	143001 812000		1,206.04	1,206.04	0.00	1,206.04	1,206.04
2-42	ENVIRONMENTAL HAZARD 30	143001 838000		950.00	950.00	0.00	950.00	440.25
2-42	504 FORCE ACCOUNT CREW	146021 812001		80,526.84	80,543.28	16.44	80,543.28	53,847.79
2-42	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-42	RELOCATION FOR 504 PROGRAM	149501 812000		4,076.00	4,076.00	0.00	4,076.00	4,076.00
				87,712.63	87,919.33	206.70	87,919.33	60,714.09

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	AMORY STREET							
2-45	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91
2-45	CONSULTANTS 30	143001 741000		4,274.10	4,274.10	0.00	4,274.10	4,274.10
2-45	DEVELOPMENT CONSULTANTS	143001 743001		0.00	220.99	220.99	220.99	220.99
2-45	A&E 504 COMPLIANCE	143001 812000		1,842.50	1,842.50	0.00	1,842.50	1,842.50
2-45	ENVIRONMENTAL HAZARD 30	143001 838000		11,276.00	11,276.00	0.00	11,276.00	8,625.30
2-45	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-45	ELECTRICAL 60	146015 000000		0.00	0.00	0.00	0.00	0.00
2-45	FIRE PROTECTION & SAFETY	146020 000000		115,150.00	111,398.76	(3,751.24)	111,073.02	111,073.02
2-45	504 COMPLIANCE 60	146021 812000		0.00	2,063.04	2,063.04	2,063.04	2,063.04
2-45	504 FORCE ACCOUNT CREW	146021 812001		1,258,514.17	1,951,303.79	692,789.62	1,951,303.79	1,933,018.75
2-45	LEAD PAINT REMOVAL 60	146021 837000		0.00	283.69	283.69	283.69	283.69
2-45	UNIT REHAB	146021 967000		1,692.24	2,328.34	636.10	2,328.34	2,328.34
2-45	RELOCATION FOR 504 PROGRAM	149501 812000		8,407.86	8,407.86	0.00	8,407.86	8,407.86
				1,401,747.78	2,093,989.98	692,242.20	2,093,664.24	2,072,728.50

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	GENERAL WARREN							
2-47	ARCH & ENG	143001 000000		235.50	235.50	0.00	235.50	235.50
2-47	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76
2-47	DEVELOPMENT CONSULTANTS	143001 743001		0.00	111.09	111.09	111.09	111.09
2-47	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70
				1,199.96	1,311.05	111.09	1,311.05	1,311.05

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	TORRE UNIDAD							
2-49	ARCH & ENG	143001 000000		29,722.50	29,722.50	0.00	29,722.50	16,902.50
2-49	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76
2-49	DEVELOPMENT CONSULTANTS	143001 743001		0.00	233.99	233.99	233.99	233.99
2-49	GENERATORS 30	143001 805000		9,000.00	0.00	(9,000.00)	0.00	0.00
2-49	A&E 504 COMPLIANCE	143001 812000		1,842.50	1,842.50	0.00	1,842.50	1,842.50
2-49	ENVIRONMENTAL HAZARD 30	143001 838000		1,710.00	1,710.00	0.00	1,710.00	792.45
2-49	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00
2-49	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
2-49	504 FORCE ACCOUNT CREW	146021 812001		3,743.05	3,743.05	0.00	3,743.05	3,743.05
2-49	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-49	RELOCATION FOR 504 PROGRAM	149501 812000		7,583.20	7,583.20	0.00	7,583.20	7,583.20
				53,898.01	45,132.00	(8,766.01)	45,132.00	31,394.45

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ROCKLAND							
2-50	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91
2-50	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76
2-50	DEVELOPMENT CONSULTANTS	143001 743001		0.00	81.54	81.54	81.54	81.54
2-50	ENVIRONMENTAL HAZARD 30	143001 838000		950.00	950.00	0.00	950.00	440.25
2-50	SITE FOR 504 COMPLIANCE	145011 812000		0.00	0.00	0.00	0.00	0.00
2-50	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-50	RELOCATION FOR 504 PROGRAM	149501 812000		3,292.05	3,292.05	0.00	3,292.05	3,292.05
				5,129.72	5,211.26	81.54	5,211.26	4,701.51

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	CODMAN APARTMENTS							
2-51	ARCH & ENG	143001 000000		2,262.50	2,262.50	0.00	2,262.50	2,262.50
2-51	CONSULTANTS 30	143001 741000		296.61	296.61	0.00	296.61	296.61
2-51	DEVELOPMENT CONSULTANTS	143001 743001		0.00	122.90	122.90	122.90	122.90
2-51	GENERATORS 30	143001 805000		9,000.00	0.00	(9,000.00)	0.00	0.00
2-51	ENVIRONMENTAL HAZARD 30	143001 838000		2,090.00	2,090.40	0.40	2,090.00	968.55
2-51	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-51	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-51	RELOCATION FOR 504 PROGRAM	149501 812000		3,582.10	5,328.85	1,746.75	5,328.85	4,682.10
				17,231.21	10,101.26	(7,129.95)	10,100.86	8,332.66

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HERITAGE							
2-52	ARCH & ENG	143001 000000		2,459.78	2,459.78	0.00	2,459.78	2,359.78
2-52	CONSULTANTS 30	143001 741000		837.98	837.98	0.00	837.98	837.98
2-52	DEVELOPMENT CONSULTANTS	143001 743001		15,220.28	15,572.45	352.17	15,572.45	15,483.13
2-52	GENERATORS 30	143001 805000		18,000.00	0.00	(18,000.00)	0.00	0.00
2-52	A&E 504 COMPLIANCE	143001 812000		1,206.04	1,206.04	0.00	1,206.04	1,206.04
2-52	ENVIRONMENTAL HAZARD 30	143001 838000		2,280.00	2,280.00	0.00	2,280.00	1,056.60
2-52	SITE GROUNDS	145011 000000		8,228.87	8,228.87	0.00	8,228.87	2,086.87
2-52	BUILDING EXTERIOR	146014 000000		9,127.00	9,127.00	0.00	9,127.00	500.00
2-52	LEAD PAINT REMOVAL 60	146021 837000		3,477.76	3,477.76	0.00	3,477.76	3,477.76
2-52	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-52	RELOCATION FOR 504 PROGRAM	149501 812000		3,327.37	4,626.29	1,298.92	4,626.29	4,626.29
				64,165.08	47,816.17	(16,348.91)	47,816.17	31,634.45

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ST. BOTOLPH							
2-53	ARCH & ENG	143001 000000		1,750.00	1,750.00	0.00	1,750.00	1,750.00
2-53	CONSULTANTS 30	143001 741000		2,038.24	2,038.24	0.00	2,038.24	2,038.24
2-53	DEVELOPMENT CONSULTANTS	143001 743001		0.00	155.99	155.99	155.99	155.99
2-53	ENVIRONMENTAL HAZARD 30	143001 838000		2,470.00	2,470.00	0.00	2,470.00	1,144.65
2-53	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00
2-53	ELEVATORS 60	146021 760000		41,730.00	0.00	(41,730.00)	0.00	0.00
2-53	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-53	RELOCATION FOR 504 PROGRAM	149501 812000		15,129.04	15,150.49	21.45	15,150.49	14,128.64
				63,117.28	21,564.72	(41,552.56)	21,564.72	19,217.52

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	PASCIUCCO							
2-54	ARCH & ENG	143001 000000		28,088.75	28,088.75	0.00	28,088.75	14,815.00
2-54	CONSULTANTS 30	143001 741000		404.11	404.11	0.00	404.11	404.11
2-54	CONSTRUCTION REPS FOR 504	143001 741001		1,086.30	1,086.30	0.00	1,086.30	1,086.30
2-54	DEVELOPMENT CONSULTANTS	143001 743001		0.00	105.18	105.18	105.18	105.18
2-54	A&E 504 COMPLIANCE	143001 812000		4,219.66	4,219.66	0.00	4,219.66	4,219.66
2-54	504 COMPLIANCE 60	146021 812000		16,750.00	16,750.00	0.00	16,750.00	16,750.00
2-54	LEAD PAINT REMOVAL 60	146021 837000		0.00	13,120.00	13,120.00	13,120.00	13,120.00
2-54	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
				50,548.82	63,774.00	13,225.18	63,774.00	50,500.25

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
EVANS STREET								
2-55				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:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
INFILL I								
2-56				0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	LOWER MILLS							
2-57	ARCH & ENG	143001 000000		2,853.41	2,853.41	0.00	2,853.41	2,853.41
2-57	CONSULTANTS 30	143001 741000		476.47	476.47	0.00	476.47	476.47
2-57	CONSTRUCTION REPS FOR 504	143001 741001		2,332.56	2,332.56	0.00	2,332.56	2,332.56
2-57	DEVELOPMENT CONSULTANTS	143001 743001		0.00	206.81	206.81	206.81	206.81
2-57	GENERATORS 30	143001 805000		8,987.00	0.00	(8,987.00)	0.00	0.00
2-57	A&E 504 COMPLIANCE	143001 812000		4,219.66	4,219.66	0.00	4,219.66	4,219.66
2-57	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-57	504 COMPLIANCE 60	146021 812000		12,500.94	12,500.94	0.00	12,500.94	12,500.94
2-57	RANGES AND FRIDGES FOR 504	146511 812000		1,220.74	1,220.74	0.00	1,220.74	1,220.74
2-57	RELOCATION FOR 504 PROGRAM	149501 812000		1,180.00	1,180.00	0.00	1,180.00	1,180.00
				33,770.78	24,990.59	(8,780.19)	24,990.59	24,990.59

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS							
2-58	ARCH & ENG	143001 000000		16,252.00	15,350.00	(902.00)	15,350.00	15,350.00
2-58	CONSULTANTS 30	143001 741000		643.54	643.54	0.00	643.54	643.54
2-58	UNDERGROUND STORAGE TANK 30	143001 966000		0.00	9,568.00	9,568.00	9,568.00	0.00
2-58	BUILDING EXTERIOR	146014 000000		1,000.00	1,000.00	0.00	1,000.00	1,000.00
2-58	FIRE PROTECTION & SAFETY	146020 000000		17,723.57	17,723.57	0.00	17,723.57	17,723.57
2-58	LEAD PAINT REMOVAL 60	146021 837000		3,081.86	3,081.86	0.00	3,081.86	3,081.86
				38,700.97	47,366.97	8,666.00	47,366.97	37,798.97

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	INFILL II							
2-59	RELOCATION FOR MOVING & FAMILY	149501 000000		1,506.00	1,506.00	0.00	1,506.00	1,506.00
				1,506.00	1,506.00	0.00	1,506.00	1,506.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	AUSONIA							
2-61	ARCH & ENG	143001 000000		1,925.00	1,925.00	0.00	1,925.00	1,925.00
2-61	CONSULTANTS 30	143001 741000		2,075.67	2,075.67	0.00	2,075.67	2,075.67
2-61	DEVELOPMENT CONSULTANTS	143001 743001		0.00	116.99	116.99	116.99	116.99
2-61	UNDERGROUND STORAGE TANK 30	143001 966000		0.00	5,440.00	5,440.00	5,440.00	1,960.00
2-61	ELEVATORS 60	146021 760000		41,730.00	950.00	(40,780.00)	950.00	950.00
2-61	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				45,730.67	10,507.66	(35,223.01)	10,507.66	7,027.66

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HASSAN							
2-62	ARCH & ENG	143001 000000		5,243.75	3,874.25	(1,369.50)	3,874.25	3,874.25
2-62	CONSULTANTS 30	143001 741000		42.33	42.33	0.00	42.33	42.33
2-62	CONSTRUCTION REPS FOR 504	143001 741001		1,190.83	1,190.83	0.00	1,190.83	1,190.83
2-62	DEVELOPMENT CONSULTANTS	143001 743001		0.00	116.99	116.99	116.99	116.99
2-62	A&E 504 COMPLIANCE	143001 812000		4,219.70	4,219.70	0.00	4,219.70	4,219.70
2-62	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-62	504 COMPLIANCE 60	146021 812000		19,468.98	19,468.98	0.00	19,468.98	19,468.98
2-62	RANGES AND FRIDGES FOR 504	146511 812000		2,441.48	2,441.48	0.00	2,441.48	2,441.48
2-62	RELOCATION FOR MOVING & FAMILY	149501 000000		806.80	806.80	0.00	806.80	806.80
2-62	RELOCATION FOR 504 PROGRAM	149501 812000		1,180.00	1,180.00	0.00	1,180.00	1,180.00
				34,593.87	33,341.36	(1,252.51)	33,341.36	33,341.36

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	SPRING STREET							
2-70	CONSULTANTS 30	143001 741000		943.98	943.98	0.00	943.98	943.98
2-70	DEVELOPMENT CONSULTANTS	143001 743001		0.00	121.72	121.72	121.72	121.72
2-70	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-70	SITE FOR 504 COMPLIANCE	145011 812000		0.00	3,142.64	3,142.64	0.00	0.00
2-70	WATERPROOFING 14	146014 970000		501.00	501.00	0.00	501.00	501.00
2-70	504 COMPLIANCE 60	146021 812000		1,500.00	0.00	(1,500.00)	0.00	0.00
				2,944.98	4,709.34	1,764.36	1,566.70	1,566.70

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	PATRICIA WHITE							
2-71	ARCH & ENG	143001 000000		2,426.20	2,426.20	0.00	2,426.20	2,426.20
2-71	DEVELOPMENT CONSULTANTS	143001 743001		0.00	263.53	263.53	263.53	263.53
2-71	GENERATORS 30	143001 805000		9,000.00	0.00	(9,000.00)	0.00	0.00
2-71	A&E 504 COMPLIANCE	143001 812000		1,206.04	1,206.04	0.00	1,206.04	1,206.04
2-71	ENVIRONMENTAL HAZARD 30	143001 838000		2,090.00	2,090.00	0.00	2,090.00	968.55
2-71	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-71	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-71	RELOCATION FOR 504 PROGRAM	149501 812000		4,820.60	7,146.15	2,325.55	7,146.15	5,717.60
				19,542.84	13,131.92	(6,410.92)	13,131.92	10,581.92

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ROSLYN APARTMENTS							
2-72	ARCH & ENG	143001 000000		1,838.41	1,838.41	0.00	1,838.41	590.91
2-72	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76
2-72	DEVELOPMENT CONSULTANTS	143001 743001		0.00	139.45	139.45	139.45	139.45
2-72	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-72	SITE FOR 504 COMPLIANCE	145011 812000		0.00	2,443.98	2,443.98	0.00	0.00
2-72	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00
2-72	504 COMPLIANCE 60	146021 812000		3,900.00	0.00	(3,900.00)	0.00	0.00
				6,035.17	4,718.60	(1,316.57)	2,274.62	1,027.12

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	BELLFLOWER							
2-77	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91
2-77	CONSULTANTS 30	143001 741000		950.53	950.53	0.00	950.53	950.53
2-77	DEVELOPMENT CONSULTANTS	143001 743001		0.00	133.54	133.54	133.54	133.54
2-77	SITE FOR 504 COMPLIANCE	145011 812000		0.00	3,526.50	3,526.50	0.00	0.00
2-77	504 COMPLIANCE 60	146021 812000		2,127.30	127.30	(2,000.00)	127.30	127.30
2-77	504 FORCT ACCOUNT CREW	146021 812001		35,969.86	35,986.59	16.73	35,986.59	35,986.59
				39,638.60	41,315.37	1,676.77	37,788.87	37,788.87

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	COMMONWEALTH							
2-82	ARCH & ENG	143001 000000		92,897.60	92,897.60	0.00	92,897.60	54,339.59
2-82	CONSULTANTS 30	143001 741000		20,785.01	20,785.01	0.00	20,785.01	20,785.01
2-82	CONSTRUCTION REPS FOR 504	143001 741001		22,789.47	22,789.47	0.00	22,789.47	22,789.47
2-82	A&E 504 COMPLIANCE	143001 812000		3,286.00	3,286.00	0.00	3,286.00	3,286.00
2-82	ELEVATORS 60	146021 760000		943,767.74	943,767.74	0.00	943,767.74	943,767.74
2-82	504 COMPLIANCE 60	146021 812000		161,660.68	133,163.68	(28,497.00)	133,163.68	133,163.68
2-82	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86
2-82	RANGES AND FRIDGES FOR 504	146511 812000		1,872.00	1,872.00	0.00	1,872.00	1,872.00
2-82	RELOCATION FOR ELEVATORS	149501 760000		66,123.39	66,123.39	0.00	66,123.39	43,988.57
2-82	RELOCATION FOR 504 PROGRAM	149501 812000		2,283.70	2,283.70	0.00	2,283.70	2,283.70
				1,317,637.45	1,289,140.45	(28,497.00)	1,289,140.45	1,228,447.62

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	PEABODY SQUARE							
2-83	ARCH & ENG	143001 000000		6,822.50	6,822.50	0.00	6,822.50	2,022.50
2-83	CONSULTANTS 30	143001 741000		890.05	890.05	0.00	890.05	890.05
2-83	DEVELOPMENT CONSULTANTS	143001 743001		0.00	119.36	119.36	119.36	119.36
2-83	GENERATORS 30	143001 805000		9,000.00	0.00	(9,000.00)	0.00	0.00
2-83	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-83	SITE FOR 504 COMPLIANCE	145011 812000		0.00	1,361.46	1,361.46	0.00	0.00
2-83	504 COMPLIANCE 60	146021 812000		3,700.00	0.00	(3,700.00)	0.00	0.00
				20,412.55	9,193.37	(11,219.18)	7,831.91	3,031.91

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	FRANKLIN FIELD							
2-89	ARCH & ENG	143001 000000		61,967.19	61,967.19	0.00	61,967.19	55,135.19
2-89	CONSULTANTS 30	143001 741000		1,564.73	1,564.73	0.00	1,564.73	1,564.73
2-89	A&E 504 COMPLIANCE	143001 812000		4,714.10	280.50	(4,433.60)	280.50	280.50
2-89	LEAD PAINT REMOVAL 30	143001 837000		840.00	45,550.00	44,710.00	45,550.00	45,550.00
2-89	UNDERGROUND STORAGE TANK 30	143001 966000		13,381.14	13,381.14	0.00	13,381.14	0.00
2-89	BUILDING EXTERIOR	146014 000000		848,492.52	748,463.41	(100,029.11)	748,463.41	703,463.41
2-89	504 COMPLIANCE 60	146021 812000		80,000.00	0.00	(80,000.00)	0.00	0.00
2-89	LEAD PAINT REMOVAL 60	146021 837000		28,982.62	55,183.11	26,200.49	55,183.11	55,183.11
2-89	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00
				1,039,942.30	926,390.08	(113,552.22)	926,390.08	861,176.94

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	JOSEPH MALONE							
2-90	CONSULTANTS 30	143001 741000		1,015.96	1,015.96	0.00	1,015.96	1,015.96
2-90	DEVELOPMENT CONSULTANTS	143001 743001		0.00	122.90	122.90	122.90	122.90
2-90	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00
2-90	SITE FOR 504 COMPLIANCE	145011 812000		0.00	3,327.27	3,327.27	0.00	0.00
2-90	504 COMPLIANCE 60	146021 812000		4,000.00	0.00	(4,000.00)	0.00	0.00
2-90	504 FORCE ACCOUNT CREW	146021 812001		25,900.00	1,509.05	(24,390.95)	1,509.05	1,509.05
				30,915.96	5,975.18	(24,940.78)	2,647.91	2,647.91

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
HIGHLAND PARK								
2-93				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:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-04 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	COMMONWEALTH ELDERLY							
2-95	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00
2-95	DEVELOPMENT CONSULTANTS	143001 743001		0.00	135.90	135.90	135.90	135.90
2-95	ELEVATORS 60	146021 760000		8,350.00	0.00	(8,350.00)	0.00	0.00
2-95	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00
				8,350.00	135.90	(8,214.10)	135.90	135.90

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HAMPTON STREET							
2-98	ARCH & ENG	143001 000000		1,486.43	1,486.43	0.00	1,486.43	1,486.43
2-98	CONSULTANTS 30	143001 741000		211.73	211.73	0.00	211.73	211.73
2-98	CONSTRUCTION REPS FOR 504	143001 741001		368.15	368.15	0.00	368.15	368.15
2-98	DEVELOPMENT CONSULTANTS	143001 743001		0.00	89.81	89.81	89.81	89.81
2-98	A&E 504 COMPLIANCE	143001 812000		5,019.82	5,019.82	0.00	5,019.82	5,019.82
2-98	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-98	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00
2-98	FIRE PROTECTION & SAFETY	146020 000000		114.00	114.00	0.00	114.00	114.00
2-98	504 COMPLIANCE 60	146021 812000		5,025.14	5,025.14	0.00	5,025.14	5,025.14
2-98	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-98	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00
2-98	RELOCATION FOR 504 PROGRAM	149501 812000		50.00	50.00	0.00	50.00	50.00
				12,275.27	12,365.08	89.81	12,365.08	12,365.08

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
FREDERICK DOUGLASS								
2-126	ARCH & ENG	143001 000000		24,590.91	24,590.91	0.00	24,590.91	15,230.91
2-126	CONSTRUCTION REPS FOR 504	143001 741001		472.15	472.15	0.00	472.15	472.15
2-126	DEVELOPMENT CONSULTANTS	143001 743001		0.00	89.81	89.81	89.81	89.81
2-126	A&E 504 COMPLIANCE	143001 812000		5,019.84	5,019.84	0.00	5,019.84	5,019.84
2-126	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-126	FIRE PROTECTION & SAFETY	146020 000000		114.00	114.00	0.00	114.00	114.00
2-126	504 COMPLIANCE 60	146021 812000		5,025.14	5,025.14	0.00	5,025.14	5,025.14
2-126	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-126	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00
2-126	RELOCATION FOR 504 PROGRAM	149501 812000		400.00	400.00	0.00	400.00	400.00
				35,622.04	35,711.85	89.81	35,711.85	26,351.85

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
WASHINGTON MANOR								
2-127	ARCH & ENG	143001 000000		1,250.47	1,250.47	0.00	1,250.47	1,250.47
2-127	CONSULTANTS 30	143001 741000		496.77	496.77	0.00	496.77	496.77
2-127	CONSTRUCTION REPS FOR 504	143001 741001		979.50	979.50	0.00	979.50	979.50
2-127	DEVELOPMENT CONSULTANTS	143001 743001		0.00	85.10	85.10	85.10	85.10
2-127	A&E 504 COMPLIANCE	143001 812000		5,019.82	5,019.82	0.00	5,019.82	5,019.82
2-127	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00
2-127	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00
2-127	FIRE PROTECTION & SAFETY	146020 000000		117.00	117.00	0.00	117.00	117.00
2-127	504 COMPLIANCE 60	146021 812000		6,811.80	6,811.80	0.00	6,811.80	6,811.80
2-127	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00
2-127	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00
				14,675.36	14,760.46	85.10	14,760.46	14,760.46

Federal FY of Grant: FFY04
Status of Work

Work completed

Federal FY of Grant:
FFY04
Status of Work

Ongoing

LBP Testing ongoing as needed
Asbestos consulting as needed
Construction completed
Construction completed

LPB abatement ongoing as needed

Work completed
Relocation completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Construction completed

Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY04
Status of Work

Federal FY of Grant:
FFY04
Status of Work

Construction to begin January 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Work completed

Federal FY of Grant: FFY04
Status of Work

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Construction completed

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Project cancelled

Ongoing
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed

Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction to be completed
Construction to be completed
Construction completed

Construction completed

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Construction completed
Construction completed
Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY04
Status of Work

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing
Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing

A&E under contract; construction to begin November 2007

Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

Construction completed
Construction completed

Construction to be completed

Work completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

A&E under contract; construction to begin November 2007

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing

A&E under contract; construction to begin December 2007
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing

A&E under contract; construction to begin December 2007

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed
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Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed
Construction completed

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed

Federal FY of Grant:
FFY04
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed
Ongoing

Construction completed
Construction completed

Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

Construction completed
Construction completed
Construction to be completed
A&E under contract; construction to begin Spring 2008
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed

Work completed

Federal FY of Grant:
FFY04
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Ongoing
Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY04
Status of Work

Federal FY of Grant: FFY04
Status of Work

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Ongoing

Construction completed

Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY04
Status of Work

Work completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Ongoing
Construction completed

Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing

A&E under contract; construction to begin December 2008
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing

Construction completed
Work completed

Work completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

A&E under contract; construction to begin December 2007

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
A&E under contract; construction to begin December 2007
Construction completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction to be completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Work completed
Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing

A&E under contract; construction to begin December 2007

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Ongoing

A&E under contract; construction to begin December 2007

Federal FY of Grant: FFY04
Status of Work

Federal FY of Grant: FFY04
Status of Work

Ongoing

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Ongoing
Construction completed

Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Ongoing
Construction completed

Construction completed
Construction completed

Construction completed

Federal FY of Grant:
FFY04
Status of Work

Construction completed
Construction completed
Construction completed
Ongoing
Construction completed

Construction completed
Construction completed

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

___Original Annual Statement
_X_Performance and Evaluation Report for Period Ended 9/30/07

___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report

_X_Revised Annual Statement #5

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	5,155,039.00	5,155,039.00	5,155,039.00	5,155,039.00
3	1408 Management Improvements Soft Costs	2,115,289.00	2,115,289.00	2,115,289.00	1,447,873.96
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,552,520.00	2,552,520.00	2,552,520.00	1,773,009.12
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,947,921.33	2,087,479.10	1,809,320.38	991,940.34
8	1440 Site Acquisition				
9	1450 Site Improvement	62,816.91	62,816.91	62,816.51	46,337.51
10	1460 Dwelling Structures	8,359,767.35	8,217,749.88	8,182,369.88	7,419,758.41
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,076,031.45	2,076,031.45	61,546.00	20,921.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	29,356.96	31,816.66	31,083.57	30,037.17
18	1499 Development Activities*	3,500,000.00	3,500,000.00	3,500,000.00	0.00
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	25,823,742.00	25,823,742.00	23,494,984.34	16,909,916.51
21	Amount of line 20 Related to LBP Testing	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	3,401,595.28	3,249,781.39	3,061,928.39	2,565,771.17
23	Amount of line 20 Related to Security Soft Costs	694,748.72	694,748.72	694,748.72	247,259.29
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:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	AUTHORITY WIDE							
2-00	OPERATION	140600 000000		5,155,039.00	5,155,039.00	0.00	5,155,039.00	5,155,039.00
2-00	MANAGEMENT IMPROVEMENTS	140800 000000		155,694.13	155,694.13	0.00	155,694.13	154,280.63
2-00	MIS	140800 410000		266,312.00	266,312.00	0.00	266,312.00	234,464.90
2-00	PUBLIC SAFETY	140800 412000		694,748.72	694,748.72	0.00	694,748.72	247,259.29
2-00	ELDERLY SERVICES	140800 421000		385,673.83	385,673.83	0.00	385,673.83	227,608.88
2-00	OCCUPANCY	140800 427000		189,423.00	189,423.00	0.00	189,423.00	189,423.00
2-00	FAMILY SERVICES	140800 768000		165,889.86	165,889.86	0.00	165,889.86	156,040.31
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	69,208.00	69,208.00
2-00	RISK MANAGEMENT	140800 899000		111,810.00	111,810.00	0.00	111,810.00	110,769.49
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	51,553.00	51,553.00
2-00	VACANCY REHAB	140800 967000		0.00	0.00	0.00	0.00	0.00
2-00	ADMINISTRATIVE	141001 000000		1,051,005.28	1,000,261.89	(50,743.39)	1,000,261.89	740,920.40
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		241,665.34	283,187.51	41,522.17	283,187.51	283,060.01
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		438,723.34	438,723.34	0.00	438,723.34	0.00
2-00	LEGAL EXPENSE	141004 000000		2,026.68	2,026.68	0.00	2,026.68	0.00
2-00	EMPLOYEE BENEFIT CONTRIBUTION	141009 000000		1,471.67	1,471.67	0.00	1,471.67	1,471.67
2-00	WORKER'S COMPENSATION	141009 001000		133,825.91	133,825.91	0.00	133,825.91	129,843.34
2-00	GROUP INSURANCE	141009 002000		303,545.06	303,752.24	207.18	303,752.24	303,752.24
2-00	RETIREMENT INDIRECT	141009 003001		295,567.85	298,558.07	2,990.22	298,558.07	298,558.07
2-00	LOCAL TRAVEL 10	141010 000101		346.92	346.92	0.00	346.92	346.92
2-00	LONG DISTANCE TRAVEL	141010 000102		0.00	0.00	0.00	0.00	0.00
2-00	TELEPHONE	141016 000000		6,457.51	8,139.83	1,682.32	8,139.83	8,139.83
2-00	SUNDRY ADMINISTRATIVE	141019 000000		0.00	0.00	0.00	0.00	0.00
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		0.00	0.00	0.00	0.00	0.00
2-00	TELEPHONE	141019 000102		2,156.76	3,532.71	1,375.95	3,532.71	3,532.71
2-00	OFFICE SUPPLIES	141019 000103		86.83	215.48	128.65	215.48	215.48
2-00	ADVERTISING	141019 000110		640.85	2,428.95	1,788.10	2,428.95	2,119.65
2-00	PUBLICATIONS	141019 000111		0.00	0.00	0.00	0.00	0.00
2-00	MEMBERSHIPS	141019 000121		0.00	0.00	0.00	0.00	0.00
2-00	DATA/TELECOMMUNICATIONS	141019 000137		0.00	0.00	0.00	0.00	0.00
2-00	PRED ADMIN EXPENSE	141019 000351		0.00	1,048.80	1,048.80	1,048.80	1,048.80
2-00	ADVERTISING FOR CFFP	141019 200700		75,000.00	75,000.00	0.00	75,000.00	0.00
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	BASMENTS/CELLARS 30	143001 704000		32,029.00	32,029.00	0.00	32,029.00	0.00
2-00	CONSULTANTS 30	143001 741000		0.00	0.00	0.00	0.00	0.00
2-00	CONSTRUCTION REPS FOR 504	143001 741001		0.00	0.00	0.00	0.00	0.00
2-00	DEVELOPMENT CONSULTANTS	143001 743001		0.00	15,488.00	15,488.00	15,488.00	0.00
2-00	A&E 504 COMPLIANCE	143001 812000		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				
				Approved	Revised	Difference	Obligated	Expended
2-00	LEAD PAINT REMOVAL 30	143001 837000		0.00	0.00	0.00	0.00	0.00
2-00	UNDERGROUND STORAGE TANK 30	143001 966000		19,546.33	17,798.83	(1,747.50)	17,798.83	0.00
2-00	LEAD PAINT REMOVAL 60	146021 837000		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	OFFICE EQUIPMENT	147501 000000		35,395.73	35,395.73	0.00	0.00	0.00
2-00	COMPUTERS	147501 742000		1,861,183.04	1,861,183.04	0.00	11,485.00	11,485.00
2-00	COMPUTER UPGRADE	147501 742002		129,452.68	129,452.68	0.00	61.00	0.00
2-00	VEHICLES	147507 000000		50,000.00	50,000.00	0.00	50,000.00	9,436.00
2-00	RELOCATION MOVING & FAMILY	149501 000000		144.27	178.97	34.70	178.97	178.97
2-00	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00
2-00	RELOCATION FOR LEAD PAINT	149501 837000		0.00	0.00	0.00	0.00	0.00
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00
				11,950,622.59	11,964,397.79	13,775.20	9,949,912.34	8,414,755.59

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	CHARLESTOWN							
2-01	FAMILY SERVICES	140800 768000		66.96	66.96	0.00	66.96	66.96
2-01	ARCH & ENG FOR CFFP	143001 200700		1,998.00	1,998.00	0.00	1,936.50	1,585.36
2-01	BASMENTS/CELLARS 30	143001 704000		52,632.71	52,632.71	0.00	52,632.71	52,632.71
2-01	BUILDING ENV DESIGN 30	143001 712000		84,000.00	84,000.00	0.00	84,000.00	33,600.00
2-01	CONSULTANTS 30	143001 741000		2,527.81	2,527.81	0.00	2,527.81	2,527.81
2-01	CONSTRUCTION REPS FOR 504	143001 741001		34,398.68	34,687.85	289.17	34,687.85	34,687.85
2-01	A&E 504 COMPLIANCE	143001 812000		13,752.23	13,752.23	0.00	13,752.23	0.00
2-01	SEWERS 30	143001 929000		0.00	0.00	0.00	0.00	0.00
2-01	BUILDING EXTERIOR	146014 000000		50,708.41	50,708.41	0.00	50,708.41	16,205.54
2-01	HVAC	146014 000000		23,816.00	23,816.00	0.00	23,816.00	23,816.00
2-01	BASEMENTS/CELLARS 60	146019 704000		1,070,579.18	1,070,579.18	0.00	1,035,199.18	996,319.18
2-01	504 COMPLIANCE 60	146021 812000		60,981.23	0.00	(60,981.23)	0.00	0.00
2-01	SEWERS 60	146021 929000		4,070.29	4,070.29	0.00	4,070.29	4,070.29
				1,399,531.50	1,338,839.44	(60,692.06)	1,303,397.94	1,165,511.70

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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				
				Approved	Revised	Difference	Obligated	Expended
	LENOX STREET							
2-04	CONSTRUCTION REPS FOR 504	143001 741001		101.69	101.69	0.00	101.69	101.69
2-04	SITE	145001 000000		16,479.40	16,479.40	0.00	16,479.00	0.00
2-04	504 COMPLIANCE 60	146021 812000		86,819.00	86,819.00	0.00	86,819.00	86,819.00
				103,400.09	103,400.09	0.00	103,399.69	86,920.69

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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				
				Approved	Revised	Difference	Obligated	Expended
	CATHEDRAL							
2-06	CONSULTANTS 30	143001 741000		18,123.28	19,543.24	1,419.96	19,543.24	19,543.24
2-06	GENERATORS 30	143001 805000		6,837.50	6,837.50	0.00	6,837.50	4,170.88
2-06	A&E 504 COMPLIANCE	143001 812000		2,394.81	2,394.81	0.00	2,394.81	0.00
2-06	SITE GROUNDS	145011 000000		16,991.45	16,991.45	0.00	16,991.45	16,991.45
2-06	SITE FOR 504 COMPLIANCE	145011 812000		4,346.06	4,346.06	0.00	4,346.06	4,346.06
2-06	504 FORCE ACCOUNT CREW	146021 812001		610.82	610.82	0.00	610.82	610.82
2-06	SEWERS 60	146021 929000		5,656.77	5,656.77	0.00	5,656.77	5,656.77
				54,960.69	56,380.65	1,419.96	56,380.65	51,319.22

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HEATH STREET							
2-07	BASEMENTS/CELLARS 30	143001 704000		11,454.65	11,454.65	0.00	11,454.65	11,454.65
2-07	CONSULTANTS 30	143001 741000		4,336.51	4,336.51	0.00	4,336.51	4,336.51
2-07	BASEMENTS/CELLARS 60	146019 704000		419,899.00	419,899.00	0.00	419,899.00	419,899.00
				435,690.16	435,690.16	0.00	435,690.16	435,690.16

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
MAVERICK								
2-08				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-P002-501-05 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	FRANKLIN HILL							
2-09	DEVELOPMENT CONSULTANTS 30	143001 743001		18,966.00	18,966.00	0.00	2,210.50	2,210.50
2-09	A&E 504 COMPLIANCE	143001 812000		18,882.00	18,882.00	0.00	18,882.00	0.00
2-09	DEVELOPMENT ACTIVITY	149900 000000		3,500,000.00	3,500,000.00	0.00	3,500,000.00	0.00
				3,537,848.00	3,537,848.00	0.00	3,521,092.50	2,210.50

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	WHITTIER STREET							
2-11	UNDERGROUND STORAGE TANKS 30	143001 966000		8,562.00	8,562.00	0.00	8,562.00	8,562.00
2-11	504 FORCE ACCOUNT CREW	146021 812001		5,334.24	5,334.24	0.00	5,334.24	5,334.24
				13,896.24	13,896.24	0.00	13,896.24	13,896.24

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	BEECH STREET							
2-13	ARCH & ENG	143001 000000		18,962.24	18,962.24	0.00	18,962.24	0.00
2-13	A&E 504 COMPLIANCE	143001 812000		12,003.75	12,003.75	0.00	12,003.75	0.00
2-13	SEWERS 30	143001 929000		178,571.73	178,571.73	0.00	178,571.73	82,879.98
2-13	UNDERGROUND STORAGE TANKS 30	143001 966000		991.25	991.25	0.00	991.25	991.25
				210,528.97	210,528.97	0.00	210,528.97	83,871.23

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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 ENV DESIGN 30	143001 712000		56,000.00	56,000.00	0.00	56,000.00	0.00
2-14	CONSULTANTS 30	143001 741000		4,475.57	4,475.57	0.00	4,475.57	4,475.57
2-14	CONSTRUCTION REPS FOR 504	143001 741001		352.68	352.68	0.00	352.68	352.68
2-14	ELEVATORS 60	146021 760000		10,426.02	10,426.02	0.00	10,426.02	2,426.02
2-14	RELOCATION	149501 000000		2,450.00	2,450.00	0.00	2,450.00	2,450.00
2-14	RELOCATION ELEVATORS	149501 760000		650.00	650.00	0.00	650.00	650.00
				74,354.27	74,354.27	0.00	74,354.27	10,354.27

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	BROMLEY							
2-19	ARCH & ENG	143001 000000		39,955.76	39,955.76	0.00	39,955.76	7,225.00
2-19	BASEMENTS/CELLARS 30	143001 704000		10,200.64	10,200.64	0.00	10,200.64	10,200.64
2-19	CONSULTANTS 30	143001 741000		2,794.21	2,794.21	0.00	2,794.21	2,794.21
2-19	CONSTRUCTION REPS FOR 504	143001 741001		13.40	13.40	0.00	13.40	13.40
2-19	A&E 504 COMPLIANCE	143001 812000		0.00	877.64	877.64	877.64	877.64
2-19	ROOFS	146018 000000		1,918,148.93	1,918,148.93	0.00	1,918,148.93	1,918,148.93
2-19	BASEMENTS/CELLARS 60	146019 704000		997,358.41	997,358.41	0.00	997,358.41	997,358.41
2-19	504 FORCE ACCOUNT CREW	146021 812001		52,656.04	52,656.04	0.00	52,656.04	49,493.43
2-19	RELOCATION	149501 000000		3,000.00	4,675.00	1,675.00	4,675.00	4,675.00
2-19	RELOCATION ELEVATORS	149501 760000		1,583.09	1,583.09	0.00	850.00	850.00
2-19	RELOCATION FOR 504	149501 812000		474.00	474.00	0.00	474.00	377.60
				3,026,184.48	3,028,737.12	2,552.64	3,028,004.03	2,992,014.26

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
MARY ELLEN McCORMACK								
2-23	ARCH & ENG FOR CFFP	143001 200700		600.00	600.00	0.00	600.00	600.00
2-23	BUILDING ENV DESIGN 30	143001 712000		93,324.00	124,124.00	30,800.00	93,324.00	27,324.00
2-23	CONSULTANTS 30	143001 741000		56,933.13	58,590.10	1,656.97	58,590.10	58,590.10
2-23	CONSTRUCTION REPS FOR 504	143001 741001		72.38	72.38	0.00	72.38	72.38
2-23	SEWERS 30	143001 929000		57,872.48	57,872.48	0.00	57,872.48	57,872.48
2-23	BUILDING EXTERIOR	146014 000000		2,000.00	2,000.00	0.00	2,000.00	2,000.00
2-23	HVAC	146016 000000		763,246.42	763,246.42	0.00	763,246.42	492,484.39
2-23	SEWERS 60	146021 929000		26,950.00	34,450.00	7,500.00	34,450.00	26,950.00
				1,000,998.41	1,040,955.38	39,956.97	1,010,155.38	665,893.35

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	OLD COLONY							
2-24	BUILDING ENV DESIGN 30	143001 712000		100,170.00	100,170.00	0.00	100,170.00	28,920.00
2-24	CONSULTANTS 30	143001 741000		545.13	545.13	0.00	545.13	545.13
2-24	CONSTRUCTION REPS FOR 504	143001 741001		1,229.47	1,229.47	0.00	1,229.47	1,229.47
2-24	SEWERS 30	143001 929000		49,944.12	49,944.12	0.00	49,944.12	49,944.12
2-24	504 COMPLIANCE 60	146021 812000		1,532.00	1,532.00	0.00	1,532.00	1,532.00
2-24	SEWERS 60	146021 929000		48,500.00	48,500.00	0.00	48,500.00	39,500.00
				201,920.72	201,920.72	0.00	201,920.72	121,670.72

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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				
				Approved	Revised	Difference	Obligated	Expended
MARGARET COLLINS								
2-26	A&E 504 COMPLIANCE	143001 812000		17,500.00	17,500.00	0.00	0.00	0.00
2-26	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				17,500.00	17,500.00	0.00	0.00	0.00

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ANAPOLIS							
2-27	BUILDING ENV DESIGN 30	143001 712000		8,404.12	14,253.43	5,849.31	14,253.43	14,253.43
2-27	A&E 504 COMPLIANCE	143001 812000		0.00	56.00	56.00	56.00	56.00
				8,404.12	14,309.43	5,905.31	14,309.43	14,309.43

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ASHMONT							
2-28	A&E 504 COMPLIANCE	143001 812000		17,500.00	17,500.00	0.00	0.00	0.00
2-28	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
2-28	RELOCATION FOR 504	149501 812000		1,275.00	1,275.00	0.00	1,275.00	1,275.00
				18,775.00	18,775.00	0.00	1,275.00	1,275.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HOLGATE							
2-29	ARCH & ENG FOR CFFP	143001 200700		625.00	625.00	0.00	625.00	625.00
2-29	BUILDING ENV DESIGN 30	143001 712000		5,355.59	6,060.16	704.57	6,060.16	2,844.95
2-29	A&E 504 COMPLIANCE	143001 812000		17,500.00	17,500.00	0.00	0.00	0.00
2-29	SMOKE DETECTORS 30	143001 940000		7,490.00	7,490.00	0.00	7,490.00	3,995.00
2-29	UNDERGROUND STORAGE TANKS 30	143001 966000		3,100.00	3,100.00	0.00	3,100.00	3,100.00
2-29	FIRE PROTECTION & SAFETY	146020 000000		111,242.00	111,242.00	0.00	111,242.00	0.00
2-29	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				145,312.59	146,017.16	704.57	128,517.16	10,564.95

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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	BUILDING ENV DESIGN 30	143001 712000		15,115.69	17,496.86	2,381.17	15,115.69	13,800.44
2-30	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00
2-30	GENERATORS 30	143001 805000		9,310.75	9,310.75	0.00	9,310.75	3,803.13
2-30	A&E 504 COMPLIANCE	143001 812000		22,923.00	22,923.00	0.00	5,423.00	5,423.00
2-30	RELOCATION FOR 504	149501 812000		1,765.00	1,765.00	0.00	1,765.00	1,765.00
				49,114.44	51,495.61	2,381.17	31,614.44	24,791.57

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	GROVELAND							
2-32	BUILDING ENV DESIGN 30	143001 712000		10,641.04	10,641.04	0.00	10,641.04	10,281.82
				10,641.04	10,641.04	0.00	10,641.04	10,281.82

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
DAVISON								
2-34	A&E 504 COMPLIANCE	143001 812000		0.00	56.00	56.00	56.00	56.00
				0.00	56.00	56.00	56.00	56.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
WASHINGTON								
2-35				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:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	WEST NINTH STREET							
2-36	BUILDING ENV DESIGN 30	143001 712000		9,606.94	11,988.11	2,381.17	9,606.94	3,862.06
2-36	A&E 504 COMPLIANCE	143001 812000		13,126.00	13,126.00	0.00	13,126.00	0.00
2-36	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				22,732.94	25,114.11	2,381.17	22,732.94	3,862.06

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
CARROLL APARTMENTS								
2-37	A&E 504 COMPLIANCE	143001 812000		0.00	56.00	56.00	56.00	56.00
				0.00	56.00	56.00	56.00	56.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	MEADE APARTMENTS							
2-38	BUILDING ENV DESIGN 30	143001 712000		6,143.29	8,524.46	2,381.17	6,143.29	2,478.72
2-38	A&E 504 COMPLIANCE	143001 812000		0.00	56.00	56.00	56.00	56.00
				6,143.29	8,580.46	2,437.17	6,199.29	2,534.72

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	MARTIN LUTHER KING							
2-40	ARCH & ENG FOR CFFP	143001 200700		625.00	625.00	0.00	625.00	625.00
2-40	A&E 504 COMPLIANCE	143001 812000		22,437.75	22,437.75	0.00	22,437.75	0.00
2-40	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
2-40	504 FORCE ACCOUNT CREW	146021 812001		2,032.00	2,032.00	0.00	2,032.00	2,032.00
				25,094.75	25,094.75	0.00	25,094.75	2,657.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	EVA WHITE							
2-41	ARCH & ENG FOR CFFP	143001 200700		625.00	625.00	0.00	625.00	625.00
2-41	BUILDING ENV DESIGN 30	143001 712000		39,410.81	33,756.93	(5,653.88)	33,756.93	8,150.31
2-41	A&E 504 COMPLIANCE	143001 812000		13,126.00	1,119.50	(12,006.50)	1,119.50	0.00
2-41	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				53,161.81	35,501.43	(17,660.38)	35,501.43	8,775.31

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	WALNUT PARK							
2-42	ARCH & ENG FOR CFFP	143001 200700		625.00	625.00	0.00	625.00	625.00
2-42	BUILDING ENV DESIGN 30	143001 712000		9,245.55	11,626.72	2,381.17	9,245.55	7,463.55
2-42	A&E 504 COMPLIANCE	143001 812000		29,430.00	29,430.00	0.00	11,930.00	0.00
2-42	HVAC STUDY 30	143001 816000		3,250.00	3,250.00	0.00	3,250.00	0.00
2-42	504 COMPLIANCE 60	146021 812000		6,680.00	6,680.00	0.00	6,680.00	6,680.00
2-42	504 FORCE ACCOUNT CREW	146021 812001		589,376.84	606,266.23	16,889.39	606,266.23	588,076.61
2-42	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00
				638,607.39	657,877.95	19,270.56	637,996.78	602,845.16

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	AMORY STREET							
2-45	ARCH & ENG	143001 000000		89.99	1,289.89	1,199.90	1,289.89	1,199.90
2-45	BUILDING ENV DESIGN 30	143001 712000		26,739.40	29,120.57	2,381.17	26,739.40	19,393.80
2-45	CONSULTANTS 30	143001 712000		6,341.21	6,341.21	0.00	6,341.21	6,341.21
2-45	A&E 504 COMPLIANCE	143001 812000		17,978.50	32,546.00	14,567.50	17,978.50	10,870.00
2-45	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	0.00	0.00	0.00	0.00
2-45	UNDERGROUND STORAGE TANKS 30	143001 966000		2,264.31	2,264.31	0.00	2,264.31	2,264.31
2-45	504 COMPLIANCE 60	146021 812000		4,581.84	4,581.84	0.00	4,581.84	4,581.84
2-45	504 FORCE ACCOUNT CREW	146021 812001		682,406.36	196,459.20	(485,947.16)	196,459.20	81,753.34
				740,401.61	272,603.02	(467,798.59)	255,654.35	126,404.40

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	GENERAL WARREN							
2-47	A&E 504 COMPLIANCE	143001 812000		17,500.00	17,500.00	0.00	0.00	0.00
2-47	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				17,500.00	17,500.00	0.00	0.00	0.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	TORRE UNIDAD							
2-49	ELDERLY SERVICES	140800 421000		24,909.50	24,909.50	0.00	24,909.50	7,199.50
2-49	BUILDING ENV DESIGN 30	143001 712000		26,789.47	29,170.65	2,381.18	26,789.47	25,285.33
2-49	CONSULTANTS 30	143001 712000		2,172.02	2,172.02	0.00	2,172.02	2,172.02
2-49	CONSTRUCTION REPS FOR 504	143001 741001		3,963.51	3,963.51	0.00	3,963.51	3,963.51
2-49	GENERATORS 30	143001 805000		6,837.50	6,837.50	0.00	6,837.50	3,623.88
2-49	A&E 504 COMPLIANCE	143001 812000		42,455.75	75,878.50	33,422.75	42,593.00	42,593.00
2-49	504 COMPLIANCE 60	146021 812000		107,174.75	107,714.75	540.00	107,714.75	107,000.00
2-49	504 FORCE ACCOUNT CREW	146021 812001		232,344.01	232,344.01	0.00	232,344.01	164,963.90
				446,646.51	482,990.44	36,343.93	447,323.76	356,801.14

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ROCKLAND							
2-50	ARCH & ENG FOR CFFP	143001 200700		625.00	625.00	0.00	625.00	625.00
2-50	A&E 504 COMPLIANCE	143001 812000		22,437.75	22,437.75	0.00	22,437.75	0.00
2-50	504 COMPLIANCE 60	146021 812000		0.00	830.00	830.00	830.00	0.00
2-50	504 FORCE ACCOUNT CREW	146021 812001		446,757.85	501,699.35	54,941.50	501,699.35	480,463.47
				469,820.60	525,592.10	55,771.50	525,592.10	481,088.47

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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	ARCH & ENG FOR CFFP	143001 200700		1,396.01	1,396.01	0.00	1,396.01	1,396.01
2-51	BUILDING ENV DESIGN 30	143001 712000		12,550.02	14,931.20	2,381.18	12,550.02	11,999.63
2-51	GENERATORS 30	143001 805000		6,837.50	6,837.50	0.00	6,837.50	3,623.88
2-51	A&E 504 COMPLIANCE	143001 812000		22,437.75	22,437.75	0.00	22,437.75	0.00
2-51	504 FORCE ACCOUNT CREW	146021 812001		18,358.06	162,112.63	143,754.57	162,112.63	148,026.78
2-51	RELOCATION FOR 504	149501 812000		6,528.38	6,528.38	0.00	6,528.38	6,528.38
				68,107.72	214,243.47	146,135.75	211,862.29	171,574.68

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HERITAGE							
2-52	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00
2-52	ARCH & ENG FOR CFFP	143001 200700		1,825.00	1,825.00	0.00	1,825.00	1,825.00
2-52	BUILDING ENV DESIGN 30	143001 712000		24,561.50	27,774.03	3,212.53	25,392.85	17,042.28
2-52	GENERATORS 30	143001 805000		14,733.75	14,733.75	0.00	14,733.75	14,361.11
2-52	A&E 504 COMPLIANCE	143001 812000		17,500.00	17,500.00	0.00	0.00	0.00
2-52	504 FORCE ACCOUNT CREW	146021 812001		2,556.99	1,331.88	(1,225.11)	1,331.88	0.00
2-52	RELOCATION FOR 504	149501 812000		5,135.22	5,135.22	0.00	5,135.22	4,935.22
				66,312.46	68,299.88	1,987.42	48,418.70	38,163.61

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
ST. BOTOLPH								
2-53	ARCH & ENG FOR CFFP	143001 200700		771.01	771.01	0.00	771.01	771.01
2-53	BUILDING ENV DESIGN 30	143001 712000		12,917.91	15,299.09	2,381.18	12,917.91	3,963.22
2-53	A&E 504 COMPLIANCE	143001 812000		22,436.75	22,436.75	0.00	22,436.75	0.00
2-53	504 FORCE ACCOUNT CREW	146021 812001		569,618.28	751,298.85	181,680.57	751,298.85	710,210.84
2-53	RELOCATION FOR 504	149501 812000		1,300.00	1,300.00	0.00	1,300.00	1,300.00
				607,043.95	791,105.70	184,061.75	788,724.52	716,245.07

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	PASCIUCCO							
2-54	ARCH & ENG FOR CFFP	143001 200700		1,200.00	1,200.00	0.00	1,200.00	1,200.00
2-54	BUILDING ENV DESIGN 30	143001 712000		11,031.24	13,412.42	2,381.18	11,031.24	10,991.20
2-54	A&E 504 COMPLIANCE	143001 812000		52.78	52.78	0.00	52.78	0.00
				12,284.02	14,665.20	2,381.18	12,284.02	12,191.20

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
EVANS STREET								
2-55				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				
				Approved	Revised	Difference	Obligated	Expended
INFILL I								
2-56				0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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	ARCH & ENG FOR CFFP	143001 200700		1,396.01	1,396.01	0.00	1,396.01	1,396.01
2-57	BUILDING ENV DESIGN 30	143001 712000		8,687.22	11,068.40	2,381.18	8,687.22	4,107.91
2-57	GENERATORS 30	143001 805000		6,837.50	6,837.50	0.00	6,837.50	3,623.88
2-57	A&E 504 COMPLIANCE	143001 812000		1,335.74	1,335.74	0.00	1,335.74	0.00
				18,256.47	20,637.65	2,381.18	18,256.47	9,127.80

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS							
2-58	UNDERGROUND STORAGE TANKS 30	143001 966000		7,867.34	10,939.84	3,072.50	10,939.84	10,939.84
2-58	UNDERGROUND STORAGE TANKS 50	145011 966000		25,000.00	25,000.00	0.00	25,000.00	25,000.00
2-58	RELOCATION MOVING & FAMILY	149501 000000		0.00	750.00	750.00	750.00	0.00
				32,867.34	36,689.84	3,822.50	36,689.84	35,939.84

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Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
INFILL II								
2-59				0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00

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

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	AUSONIA							
2-61	ARCH & ENG FOR CFFP	143001 200700		771.01	771.01	0.00	771.01	771.01
2-61	A&E 504 COMPLIANCE	143001 812000		13,126.00	13,126.00	0.00	13,126.00	0.00
2-61	HVAC STUDY 30	143001 816000		3,250.00	3,250.00	0.00	3,250.00	0.00
2-61	UNDERGROUND STORAGE TANKS 30	143001 966000		3,534.75	3,534.75	0.00	3,534.75	3,534.75
2-61	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00
				20,681.76	20,681.76	0.00	20,681.76	4,305.76

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HASSAN							
2-62	ARCH & ENG FOR CFFP	143001 200700		625.00	625.00	0.00	625.00	625.00
2-62	BUILDING ENV DESIGN 30	143001 712000		15,637.04	18,018.22	2,381.18	15,637.04	11,282.49
2-62	A&E 504 COMPLIANCE	143001 812000		478.20	478.20	0.00	478.20	0.00
				16,740.24	19,121.42	2,381.18	16,740.24	11,907.49

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	SPRING STREET							
2-70	ARCH & ENG FOR CFFP	143001 200700		1,300.00	1,300.00	0.00	1,300.00	1,300.00
2-70	A&E 504 COMPLIANCE	143001 812000		0.00	56.00	56.00	56.00	56.00
				1,300.00	1,356.00	56.00	1,356.00	1,356.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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	ARCH & ENG FOR CFFP	143001 200700		625.00	625.00	0.00	625.00	625.00
2-71	BUILDING ENV DESIGN 30	143001 712000		30,548.33	32,929.51	2,381.18	28,339.61	19,991.42
2-71	GENERATORS 30	143001 805000		6,837.50	6,837.50	0.00	6,837.50	3,623.87
2-71	A&E 504 COMPLIANCE	143001 812000		17,500.00	17,500.00	0.00	0.00	0.00
2-71	RELOCATION	149501 000000		3,100.00	3,100.00	0.00	3,100.00	3,100.00
2-71	RELOCATION FOR 504	149501 812000		1,952.00	1,952.00	0.00	1,952.00	1,952.00
				60,562.83	62,944.01	2,381.18	40,854.11	29,292.29

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	ROSLYN APARTMENTS							
2-72	ARCH & ENG FOR CFFP	143001 200700		1,825.00	1,825.00	0.00	1,825.00	1,825.00
2-72	BUILDING ENV DESIGN 30	143001 712000		13,355.77	15,736.95	2,381.18	13,355.77	8,951.40
2-72	A&E 504 COMPLIANCE	143001 812000		0.00	55.00	55.00	55.00	55.00
				15,180.77	17,616.95	2,436.18	15,235.77	10,831.40

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
BELLFLOWER								
2-77	ARCH & ENG FOR CFFP	143001 200700		1,825.00	1,825.00	0.00	1,825.00	1,825.00
2-77	BUILDING ENV DESIGN 30	143001 712000		22,334.66	22,334.66	0.00	22,334.66	14,254.14
2-77	A&E 504 COMPLIANCE	143001 812000		0.00	55.00	55.00	55.00	55.00
				24,159.66	24,214.66	55.00	24,214.66	16,134.14

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

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	COMMONWEALTH							
2-82	ARCH & ENG	143001 000000		3,740.00	3,740.00	0.00	3,740.00	3,740.00
2-82	ARCH & ENG FOR CFFP	143001 200700		1,400.00	1,400.00	0.00	1,400.00	1,400.00
2-82	A&E 504 COMPLIANCE	143001 812000		61,175.00	61,175.00	0.00	61,175.00	45,000.00
2-82	UNDERGROUND STORAGE TANK 30	143001 966000		3,184.44	5,494.44	2,310.00	5,494.44	5,494.44
2-82	ELEVATORS 60	146021 760000		36,895.61	36,895.61	0.00	36,895.61	36,895.61
2-82	504 COMPLIANCE 60	146021 812000		450.00	450.00	0.00	450.00	450.00
2-82	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00
				106,845.05	109,155.05	2,310.00	109,155.05	92,980.05

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				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	ARCH & ENG FOR CFFP	143001 200700		1,825.00	1,825.00	0.00	1,825.00	1,825.00
2-83	BUILDING ENV DESIGN 30	143001 712000		16,983.56	16,983.56	0.00	16,983.56	15,237.13
2-83	GENERATORS 30	143001 805000		6,837.50	6,837.50	0.00	6,837.50	3,623.87
2-83	A&E 504 COMPLIANCE	143001 812000		0.00	55.00	55.00	55.00	55.00
				25,646.06	25,701.06	55.00	25,701.06	20,741.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	FRANKLIN FIELD							
2-89	BUILDING ENV DESIGN 30	143001 712000		9,396.10	9,396.10	0.00	9,396.10	0.00
2-89	CONSULTANTS 30	143001 741000		8,542.72	10,104.39	1,561.67	10,104.39	10,104.39
2-89	A&E 504 COMPLIANCE	143001 812000		8,905.50	8,905.50	0.00	8,905.50	0.00
				26,844.32	28,405.99	1,561.67	28,405.99	10,104.39

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	JOSEPH MALONE							
2-90	ARCH & ENG FOR CFFP	143001 200700		1,300.00	1,300.00	0.00	1,300.00	1,300.00
2-90	A&E 504 COMPLIANCE	143001 812000		0.00	55.00	55.00	55.00	55.00
				1,300.00	1,355.00	55.00	1,355.00	1,355.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
HIGHLAND PARK								
2-93	ARCH & ENG FOR CFFP	143001 200700		1,300.00	1,300.00	0.00	1,300.00	1,300.00
				1,300.00	1,300.00	0.00	1,300.00	1,300.00

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	COMMONWEALTH ELDERLY							
2-95	ELEVATORS 60	146021 760000		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:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-05 Replacement Housing Factor Grant No:

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
	HAMPTON STREET							
2-98	ARCH & ENG FOR CFFP	143001 200700		1,397.00	1,397.00	0.00	1,397.00	1,397.00
2-98	BUILDING ENV DESIGN 30	143001 712000		11,537.81	16,127.71	4,589.90	13,746.53	13,746.53
2-98	A&E 504 COMPLIANCE	143001 812000		368.78	368.78	0.00	368.78	0.00
				13,303.59	17,893.49	4,589.90	15,512.31	15,143.53

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
FREDERICK DOUGLASS								
2-126	ARCH & ENG FOR CFFP	143001 200700		1,396.00	1,396.00	0.00	1,396.00	1,396.00
2-126	BUILDING ENV DESIGN 30	143001 712000		10,296.57	14,403.38	4,106.81	12,022.21	12,022.21
2-126	A&E 504 COMPLIANCE	143001 812000		490.45	490.45	0.00	490.45	0.00
				12,183.02	16,289.83	4,106.81	13,908.66	13,418.21

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

Dev. Number Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost				
				Approved	Revised	Difference	Obligated	Expended
WASHINGTON MANOR								
2-127	ARCH & ENG FOR CFFP	143001 200700		1,396.96	1,396.96	0.00	1,396.96	1,396.96
2-127	BUILDING ENV DESIGN 30	143001 712000		9,496.56	11,877.74	2,381.18	9,496.56	5,997.13
2-127	A&E 504 COMPLIANCE	143001 812000		2,137.01	2,137.01	0.00	2,137.01	0.00
				13,030.53	15,411.71	2,381.18	13,030.53	7,394.09

Federal FY of Grant: FFY05
Status of Work

Construction completed

Ongoing

Federal FY of Grant: FFY05
Status of Work

Environmental consultant as needed

Construction completed

Federal FY of Grant:
FFY05
Status of Work

Work completed
A&E under contract; construction to begin Fall 2008
Construction completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed

Construction completed

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant:
FFY05
Status of Work

Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant:
FFY05
Status of Work

Construction completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant: FFY05
Status of Work

Ongoing
Project cancelled
Development underway

Federal FY of Grant:
FFY05
Status of Work

Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed
Construction to be completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
A&E under contract; construction to begin Spring 2008
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant: FFY05
Status of Work

Work cancelled

Federal FY of Grant:
FFY05
Status of Work

Construction completed
Construction completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Dec. 2007

Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction to be completed
A&E under contract; construction to begin Dec. 2007
Construction completed
Construction completed
Construction to be completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Spring 2008

A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed

Federal FY of Grant: FFY05
Status of Work

Construction completed

Federal FY of Grant: FFY05
Status of Work

Construction completed

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Spring 2008
A&E under contract; construction to begin Dec. 2007

Federal FY of Grant: FFY05
Status of Work

Construction completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Spring 2008
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction completed

Construction completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction to be completed
A&E under contract; construction to begin Dec. 2007

Federal FY of Grant:
FFY05
Status of Work

Work completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

Construction completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed

Construction completed
Construction completed
Construction completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Dec. 2007

Federal FY of Grant:
FFY05
Status of Work

Work to be completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
A&E under contract; construction to begin Spring 2008
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

Work completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction completed
A&E under contract; construction to begin Fall 2008
Construction to be completed
Construction to be completed
Work completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
A&E under contract; construction to begin Spring 2008
A&E under contract; construction to begin Dec. 2007
Construction to be completed
Work completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
A&E under contract; construction to begin Dec. 2007
Construction completed
Work completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Fall 2008

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction completed
A&E under contract; construction to begin Spring 2008
Construction to be completed

Federal FY of Grant:
FFY05
Status of Work

Construction completed
Construction completed
Work cancelled

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction to be completed
Construction completed
Construction completed

Federal FY of Grant: FFY05
Status of Work

Work completed
Project rescheduled
Construction completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Dec. 2007

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
A&E under contract; construction to begin Spring 2008
A&E under contract; construction to begin Dec. 2007
Work completed
Work completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

Construction completed
A&E under contract; construction to begin Fall 2008
Construction completed
Construction completed
Construction completed
Construction completed

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
A&E under contract; construction to begin Spring 2008
Construction completed

Federal FY of Grant:
FFY05
Status of Work

Construction completed
Construction completed
Work cancelled

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
Construction completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Fall 2008

Federal FY of Grant: FFY05
Status of Work

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
Construction completed

Federal FY of Grant: FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008

Federal FY of Grant:
FFY05
Status of Work

A&E under contract; construction to begin Fall 2008
A&E under contract; construction to begin Spring 2008
Construction completed

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-P002-501-06 Replacement Housing Factor Grant No:	FFY06

___Original Annual Statement
_X_Performance and Evaluation Report for Period Ended 9/30/07

___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report

_X_Revised Annual Statement #3

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	4,735,390.00	4,735,390.00	4,735,390.00	4,735,390.00
3	1408 Management Improvements Soft Costs	2,465,289.00	2,466,789.00	2,466,789.00	999,560.11
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,342,695.00	2,342,695.00	2,342,695.00	337,455.13
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,091,470.21	4,867,996.55	4,222,691.99	392,381.62
8	1440 Site Acquisition				
9	1450 Site Improvement	72,500.00	64,500.00	9,500.00	8,820.00
10	1460 Dwelling Structures	8,009,594.79	8,308,481.84	5,996,938.98	483,497.35
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	631,694.00	617,950.00	549,850.00	0.00
13	1475 Nondwelling Equipment	173,317.00	171,817.00	4,159.24	4,159.24
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	130,000.00	76,330.61	13,621.45	13,621.45
18	1499 Development Activities*				
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	23,676,950.00	23,676,950.00	20,341,635.66	6,974,884.90
21	Amount of line 20 Related to LBP Testing	752,244.66	755,496.87	703,042.00	305,669.89
22	Amount of line 20 Related to Section 504 Compliance	1,392,601.36	2,426,198.48	2,425,698.48	31,039.96
23	Amount of line 20 Related to Security Soft Costs	1,004,987.62	1,004,987.62	1,004,987.62	0.00
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		4,735,390.00	4,735,390.00	0.00	4,735,390.00	4,735,390.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000		86,060.34	86,060.34	0.00	86,060.34	81,576.85	
2-00	MIS	140800 410000		275,313.64	267,812.00	(7,501.64)	267,812.00	219,813.80	
2-00	PUBLIC SAFETY	140800 412000		1,004,987.62	1,004,987.62	0.00	1,004,987.62	0.00	
2-00	ELDERLY SERVICES	140800 421000		304,137.36	313,139.00	9,001.64	313,139.00	163,111.07	
2-00	OCCUPANCY	140800 427000		189,423.00	189,423.00	0.00	189,423.00	83,035.72	
2-00	FAMILY SERVICES	140800 768000		269,112.00	269,112.00	0.00	269,112.00	206,805.81	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	69,208.00	69,208.00	
2-00	RISK MANAGEMENT	140800 899000		127,897.81	126,464.04	(1,433.77)	126,464.04	126,464.04	
2-00	RENT COLLECTION	140800 901000		50,119.23	51,553.00	1,433.77	51,553.00	27,451.04	
2-00	VACANCY REHAB	140800 967000		0.00	0.00	0.00	0.00	0.00	
2-00	ADMINISTRATIVE	141001 000000		2,342,695.00	1,805,294.90	(537,400.10)	1,805,294.90	96,551.53	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		0.00	169,156.79	169,156.79	169,156.79	103,337.72	
2-00	LOCAL TRAVEL 01	141001 000101		0.00	2,277.27	2,277.27	2,277.27	2,277.27	
2-00	LEGAL EXPENSE	141004 000000		0.00	50,681.70	50,681.70	50,681.70	0.00	
2-00	WORKER'S COMPENSATION	141009 001000		0.00	53,364.30	53,364.30	53,364.30	20,774.39	
2-00	GROUP INSURANCE	141009 002000		0.00	85,915.65	85,915.65	85,915.65	18,859.89	
2-00	RETIREMENT INDIRECT	141009 003001		0.00	99,437.15	99,437.15	99,437.15	94,967.10	
2-00	OFFICE SUPPLIES	141019 000103		0.00	10.44	10.44	10.44	10.44	
2-00	CONSULTANTS 10	141019 000105		0.00	74,827.50	74,827.50	74,827.50	0.00	
2-00	PUBLICATIONS	141019 000111		0.00	1,000.00	1,000.00	1,000.00	627.49	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		0.00	729.30	729.30	729.30	49.30	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	0.00	0.00	
2-00	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-00	CONSULTANTS	143001 741000		368,909.28	211,297.51	(157,611.77)	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-00	DEVELOPMENT CONSULTANTS	143001 743001		200,000.00	200,000.00	0.00	38,869.20	0.00	
2-00	A&E 504 COMPLIANCE	143001 812000		14,703.05	0.00	(14,703.05)	0.00	0.00	
2-00	LEAD PAINT REMOVAL 30	143001 837000		277,598.00	277,598.00	0.00	267,598.00	0.00	Construction to be completed
2-00	UNDERGROUND STORAGE TANK 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-00	UNDERGROUND STORAGE TANK 50	145011 966000		55,000.00	55,000.00	0.00	0.00	0.00	Project in planning
2-00	LEAD PAINT REMOVAL 60	146021 837000		194,696.16	172,019.82	(22,676.34)	129,774.11	0.00	Comstruction to be completed
2-00	UNIT REHAB	146021 967000		0.00	0.00	0.00	0.00	0.00	
2-00	OFFICE EQUIPMENT	147501 000000		23,692.00	23,692.00	0.00	0.00	0.00	
2-00	COMPUTERS	147501 742000		99,625.00	98,125.00	(1,500.00)	0.00	0.00	
2-00	COMPUTER UPGRADE	147501 742002		0.00	0.00	0.00	0.00	0.00	
2-00	VEHICLES	147507 000000		50,000.00	50,000.00	0.00	4,159.24	4,159.24	
2-00	RELOCATION MOVING & FAMILY	149501 000000		120,000.00	62,500.00	(57,500.00)	0.00	0.00	Project in planning
2-00	RELOCATION FOR 504 PROGRAM	149501 812000		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	
2-00	RELOCATION FOR LEAD PAINT	149501 837000		10,000.00	10,000.00	0.00	9,790.84	9,790.84	Construction completed
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				10,893,567.49	10,641,076.33	(252,491.16)	9,906,035.39	6,064,261.54	

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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	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		21,907.20	21,907.20	0.00	21,759.20	148.00	A&E under contract; construction to begin Spring 2008
2-01	ARCH & ENG FOR CFFP	143001 200700		991,760.00	1,015,410.00	23,650.00	1,015,410.00	99,660.00	A&E under contract; construction to begin Fall 2008
2-01	CONSTRUCTION REP FOR 504	143001 741001		186.88	3,185.73	2,998.85	3,185.73	3,185.73	Construction completed
2-01	SEWERS 30	143001 929000		25,000.00	0.00	(25,000.00)	0.00	0.00	
2-01	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-01	LEAD PAINT REMOVAL 60	146021 837000		13,341.92	13,341.92	0.00	13,341.92	13,341.92	Construction completed
2-01	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
				1,052,196.00	1,053,844.85	1,648.85	1,053,696.85	116,335.65	

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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	
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	ELECTRICAL 30	143001 755000		0.00	0.00	0.00	0.00	0.00	
2-04	ELECTRICAL 60	146015 000000		1,273.48	1,273.48	0.00	1,273.48	1,273.48	Construction completed
2-04	504 COMPLIANCE 60	146021 812000		370.00	370.00	0.00	370.00	370.00	Construction completed
2-04	LEAD PAINT REMOVAL 60	146021 837000		5,499.27	5,499.27	0.00	5,499.27	5,499.27	Construction completed
				7,142.75	7,142.75	0.00	7,142.75	7,142.75	

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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	
ORCHARD PARK									
2-05				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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				Approved	Revised	Difference	Obligated	Expended	
	CATHEDRAL								
2-06	CONSULTANTS 30	143001 741000		0.00	7,587.34	7,587.34	7,587.34	7,587.34	Construction completed
2-06	A&E 504 COMPLIANCE	143001 000000		2,190.00	0.00	(2,190.00)	0.00	0.00	
2-06	SEWERS 30	143001 929000		0.00	0.00	0.00	0.00	0.00	
2-06	ELECTRICAL 60	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-06	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-06	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
2-06	NON DWELLING CONSTRUCTION	147001 000000		10,500.00	10,500.00	0.00	0.00	0.00	Project rescheduled
				15,266.92	20,664.26	5,397.34	10,164.26	10,164.26	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HEATH STREET								
2-07	CONSULTANTS 30	143001 741000		0.00	1,495.44	1,495.44	1,495.44	1,495.44	Construction completed
2-07	HVAC STUDY 30	143001 816000		1,200.00	1,200.00	0.00	1,200.00	1,200.00	Construction completed
2-07	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
				3,776.92	5,272.36	1,495.44	5,272.36	5,272.36	

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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				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	
FRANKLIN HILL									
2-09				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	
	WHITTIER STREET								
2-11	SEWERS 30	143001 929000		0.00	0.00	0.00	0.00	0.00	
2-11	UNDERGROUND STORAGE TANK 30	143001 966000		30,000.00	30,000.00	0.00	30,000.00	0.00	A&E under contract; construction to begin Spring 2008
2-11	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
				32,576.92	32,576.92	0.00	32,576.92	2,576.92	

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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	
	BEECH STREET								
2-13	FAMILY SERVICES	140800 768000		500.00	500.00	0.00	500.00	500.00	Work completed
2-13	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
				3,076.92	3,076.92	0.00	3,076.92	3,076.92	

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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	
	ALICE TAYLOR								
2-14	BUILDING ENV DESIGN 30	143001 712000		0.00	10,420.85	10,420.85	10,420.85	10,420.85	Construction completed
2-14	CONSULTANTS 30	143001 741000		0.00	7,448.61	7,448.61	7,448.61	7,448.61	Construction completed
2-14	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-14	ELEVATORS 60	146021 760000		879,790.00	879,790.00	0.00	879,790.00	128,980.00	Construction to be completed
2-14	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
2-14	NON DWELLING CONSTRUCTION	147001 000000		1,744.00	0.00	(1,744.00)	0.00	0.00	
				884,110.92	900,236.38	16,125.46	900,236.38	149,426.38	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-19	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-19	ELEVATORS 60	146021 760000		1,735,000.00	1,735,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Winter 2007-200
2-19	LEAD PAINT REMOVAL 60	146021 837000		11,079.03	11,079.03	0.00	11,079.03	11,079.03	Construction completed
				1,746,079.03	1,746,079.03	0.00	11,079.03	11,079.03	

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				Approved	Revised	Difference	Obligated	Expended	
MARY ELLEN McCORMACK									
2-23	ARCH & ENG FOR CFFP	143001 200700		1,133,265.62	1,133,318.93	53.31	1,133,318.93	88,318.93	A&E under contract; construction to begin Fall 2008
2-23	CONSULTANTS 30	143001 741000		1,090.72	13,862.30	12,771.58	13,862.30	13,862.30	Construction completed
2-23	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-23	LEAD PAINT REMOVAL 60	146021 837000		5,373.42	11,827.92	6,454.50	11,827.92	11,827.92	Construction completed
				1,139,729.76	1,159,009.15	19,279.39	1,159,009.15	114,009.15	

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				Approved	Revised	Difference	Obligated	Expended	
OLD COLONY									
2-24	ARCH & ENG	143001 000000		8,550.00	8,550.00	0.00	8,550.00	3,562.50	A&E under contract; construction to begin Spring 2008
2-24	ARCH & ENG FOR CFFP	143001 200700		910,408.66	921,106.98	10,698.32	921,106.98	79,356.98	A&E under contract; construction to begin Fall 2008
2-24	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-24	BUILDING EXTERIOR	146014 000000		43,721.00	46,846.00	3,125.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-24	LEAD PAINT REMOVAL 60	146021 837000		2,576.93	2,576.93	0.00	2,576.93	2,576.93	Construction completed
				965,256.59	979,079.91	13,823.32	932,233.91	85,496.41	

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				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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				Approved	Revised	Difference	Obligated	Expended	
	MARGARET COLLINS								
2-26	BUILDING ENV DESIGN 30	143001 712000		6,125.00	6,125.00	0.00	6,125.00	3,666.41	Construction to be completed
2-26	BUILDING EXTERIOR	146014 000000		5,653.50	5,653.50	0.00	0.00	0.00	Construction to be completed
				11,778.50	11,778.50	0.00	6,125.00	3,666.41	

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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	BUILDING ENV DESIGN 30	143001 712000		7,000.00	0.00	(7,000.00)	0.00	0.00	
2-27	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	Construction to be completed
2-27	STAIRWAYS 30	143001 950000		5,725.00	5,725.00	0.00	826.87	826.87	Construction completed
2-27	BUILDING EXTERIOR	146014 000000		106,260.00	106,260.00	0.00	106,260.00	0.00	Construction to be completed
2-27	HALLS 60	146021 810000		45,000.00	0.00	(45,000.00)	0.00	0.00	
2-27	LEAD PAINT REMOVAL 60	146021 837000		0.00	8,071.00	8,071.00	8,071.00	8,071.00	Construction completed
				164,041.00	120,112.00	(43,929.00)	115,157.87	8,897.87	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
ASHMONT									
2-28				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		11,099.55	11,099.55	0.00	10,952.55	147.00	Construction to be completed
2-29	ARCH & ENG FOR CFFP	143001 200700		22,530.00	22,530.00	0.00	17,714.00	3,819.60	A&E under contract; construction to begin Fall 2008
2-29	BUILDING ENV DESIGN 30	143001 712000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-29	UNDERGROUND STORAGE TANK 50	145011 966000		7,500.00	7,500.00	0.00	7,500.00	7,020.00	Construction completed
2-29	BUILDING EXTERIOR	146014 000000		62,370.00	62,370.00	0.00	62,370.00	0.00	A&E under contract; construction to begin Spring 2008
2-29	SECURITY	146019 000000		12,268.00	12,640.00	372.00	641.92	641.92	Construction to be completed
2-29	FIRE PROTECTION	146020 000000		92,758.00	92,901.88	143.88	92,901.88	143.88	Construction to be completed
				213,525.55	209,041.43	(4,484.12)	192,080.35	11,772.40	

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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	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-30	ELEVATORS 60	146021 760000		386,613.64	386,613.64	0.00	386,613.64	0.00	Construction to be completed
2-30	GENERATORS 60	146021 805000		80,000.00	0.00	(80,000.00)	0.00	0.00	
2-30	504 COMPLIANCE 60	146021 812000		5,568.00	0.00	(5,568.00)	0.00	0.00	
2-30	504 FORCE ACCOUNT CREW	146021 812001		0.00	225,000.00	225,000.00	225,000.00	0.00	Construction to be completed
				472,181.64	611,613.64	139,432.00	611,613.64	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	
	GROVELAND								
2-32	ARCH & ENG FOR CFFP	143001 200700		14,785.00	14,785.00	0.00	4,785.00	0.00	A&E under contract; construction to begin Fall 2008
2-32	BUILDING ENV DESIGN 30	143001 712000		1,720.00	0.00	(1,720.00)	0.00	0.00	
2-32	CONSULTANTS 30	143001 741000		0.00	99.06	99.06	99.06	99.06	Construction completed
2-32	SEWERS 30	143001 929000		8,280.00	8,280.00	0.00	8,280.00	3,835.00	Construction completed
2-32	BUILDING EXTERIOR	146014 000000		63,294.00	63,294.00	0.00	63,294.00	0.00	A&E under contract; construction to begin Spring 2008
				88,079.00	86,458.06	(1,620.94)	76,458.06	3,934.06	

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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	
	DAVISON								
2-34	BUILDING ENV DESIGN 30	143001 712000		7,625.00	7,625.00	0.00	7,625.00	4,026.93	Construction to be completed
2-34	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	A&E under contract; construction to begin Dec. 2007
2-34	BUILDING EXTERIOR	146014 000000		99,878.50	99,878.50	0.00	0.00	0.00	Construction to be completed
				107,559.50	107,559.50	0.00	7,625.00	4,026.93	

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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	
	WASHINGTON								
2-35	ELDERLY ACTIVITY ADVISOR	140800 421000		6,500.00	6,500.00	0.00	6,500.00	1,340.28	Work to be completed
				6,500.00	6,500.00	0.00	6,500.00	1,340.28	

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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	
	WEST NINTH STREET								
2-36	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-36	BUILDING EXTERIOR	146014 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-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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	ELDERLY ACTIVITY ADVISOR	140800 421000		6,500.00	6,500.00	0.00	6,500.00	893.52	Work to be completed
2-37	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	A&E under contract; construction to begin Dec. 2007
				6,556.00	6,556.00	0.00	6,500.00	893.52	

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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	
	MEADE APARTMENTS								
2-38	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-38	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	A&E under contract; construction to begin Dec. 2007
2-38	STAIRWAYS 30	143001 950000		5,800.00	5,800.00	0.00	901.88	901.88	Construction completed
2-38	HALLS 60	146021 810000		42,475.00	0.00	(42,475.00)	0.00	0.00	
				48,331.00	5,856.00	(42,475.00)	901.88	901.88	

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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		11,099.55	11,099.55	0.00	10,952.55	147.00	
2-40	ARCH & ENG FOR CFFP	143001 200700		32,000.00	32,000.00	0.00	31,540.00	6,156.00	A&E under contract; construction to begin Fall 2008
2-40	SECURITY	146019 000000		17,990.00	18,542.00	552.00	551.93	551.93	Construction to be completed
				61,089.55	61,641.55	552.00	43,044.48	6,854.93	

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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	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	6,370.00	0.00	6,370.00	2,695.00	Work to be completed
2-41	ARCH & ENG	143001 000000		11,099.55	11,099.55	0.00	10,952.55	147.00	
2-41	ARCH & ENG FOR CFFP	143001 200700		42,000.00	42,000.00	0.00	3,320.00	648.00	A&E under contract; construction to begin Fall 2008
2-41	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-41	SECURITY	146019 000000		23,803.00	24,355.00	552.00	551.93	551.93	Construction to be completed
				83,272.55	83,824.55	552.00	21,194.48	4,041.93	

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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	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	12,740.00	0.00	12,740.00	5,310.00	Work to be completed
2-42	ARCH & ENG	143001 000000		11,099.55	11,099.55	0.00	10,952.55	147.00	Construction to be completed
2-42	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-42	HVAC STUDY 30	143001 816000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-42	HVAC	146016 000000		42,242.00	0.00	(42,242.00)	0.00	0.00	
2-42	SECURITY	146019 000000		12,178.00	12,472.00	294.00	551.93	551.93	Construction to be completed
				84,259.55	36,311.55	(47,948.00)	24,244.48	6,008.93	

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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		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-45	UNDERGROUND STORAGE TANK 30	143001 966000		10,000.00	10,000.00	0.00	10,000.00	0.00	Work completed
2-45	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-45	SECURITY	146019 000000		23,803.00	24,355.00	552.00	551.93	551.93	Construction to be completed
2-45	ELEVATORS 60	146021 760000		400,421.27	400,421.27	0.00	400,421.27	0.00	Construction to be completed
2-45	504 FORCE ACCOUNT CREW	146021 812001		4,000.00	14,442.34	10,442.34	14,442.34	0.00	Construction completed
2-45	RELOCATION	149501 000000		0.00	1,178.40	1,178.40	1,178.40	1,178.40	Construction completed
				449,323.82	461,496.56	12,172.74	437,546.49	1,877.33	

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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	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	6,370.00	0.00	6,370.00	2,082.50	Work to be completed
2-47	UNDERGROUND STORAGE TANK 30	143001 966000		7,500.00	0.00	(7,500.00)	0.00	0.00	
2-47	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				13,870.00	6,370.00	(7,500.00)	6,370.00	2,082.50	

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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		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-49	BUILDING ENV DESIGN 30	143001 712000		125,000.00	125,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-49	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-49	HVAC	146016 000000		23,421.00	23,421.00	0.00	23,421.00	23,421.00	Construction completed
2-49	SECURITY	146019 000000		12,178.00	12,472.00	294.00	551.93	551.93	Construction to be completed
2-49	ELEVATORS 60	146021 760000		593,728.09	593,728.09	0.00	593,728.09	0.00	Construction to be completed
2-49	GENERATORS 60	146021 805000		80,000.00	0.00	(80,000.00)	0.00	0.00	
2-49	504 COMPLIANCE 60	146021 812000		0.00	12,351.26	12,351.26	12,351.26	0.00	Construction completed
2-49	504 FORCE ACCOUNT CREW	146021 812001		0.00	236,835.75	236,835.75	236,835.75	6,644.13	Construction completed
				845,426.64	1,014,907.65	169,481.01	877,840.58	30,764.06	

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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	
	ROCKLAND								
2-50	504 COMPLIANCE 60	146021 812000		0.00	1,767.04	1,767.04	1,767.04	17.04	Construction completed
2-50	504 FORCE ACCOUNT CREW	146021 812001		6,000.00	60,122.00	54,122.00	60,122.00	5,245.63	Construction completed
				6,000.00	61,889.04	55,889.04	61,889.04	5,262.67	

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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		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-51	ARCH & ENG FOR CFFP	143001 200700		50,796.00	50,796.00	0.00	40,076.00	2,592.00	A&E under contract; construction to begin Fall 2008
2-51	BUILDING ENV DESIGN 30	143001 712000		7,000.00	0.00	(7,000.00)	0.00	0.00	
2-51	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-51	SECURITY	146019 000000		17,990.00	18,542.00	552.00	551.93	551.93	Construction to be completed
2-51	GENERATORS 60	146021 805000		80,000.00	0.00	(80,000.00)	0.00	0.00	
2-51	504 COMPLIANCE 60	146021 812000		301,000.00	13,320.00	(287,680.00)	13,320.00	0.00	Construction to be completed
2-51	504 FORCE ACCOUNT CREW	146021 812001		227,500.00	809,712.85	582,212.85	809,712.85	0.00	Construction to be completed
				695,385.55	903,470.40	208,084.85	874,613.33	3,290.93	

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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	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	12,740.00	0.00	12,740.00	5,308.35	Work to be completed
2-52	ARCH & ENG	143001 000000		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-52	ARCH & ENG FOR CFFP	143001 200700		33,000.00	33,000.00	0.00	25,000.00	0.00	A&E under contract; construction to begin Fall 2008
2-52	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-52	SECURITY	146019 000000		35,429.00	35,981.00	552.00	551.93	551.93	Construction to be completed
2-52	GENERATORS 60	146021 805000		120,000.00	0.00	(120,000.00)	0.00	0.00	
				212,268.55	92,820.55	(119,448.00)	49,244.48	6,007.28	

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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	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	12,740.00	0.00	12,740.00	0.00	
2-53	ARCH & ENG	143001 000000		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-53	ARCH & ENG FOR CFFP	143001 200700		29,122.50	29,122.50	0.00	29,122.50	0.00	A&E under contract; construction to begin Fall 2008
2-53	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-53	ELEVATORS 30	143001 760000		750.00	750.00	0.00	750.00	750.00	Construction completed
2-53	SECURITY	146019 000000		17,990.00	18,542.00	552.00	551.93	551.93	Construction to be completed
2-53	504 COMPLIANCE 60	146021 812000		798,550.65	8,586.50	(789,964.15)	8,586.50	0.00	Construction completed
2-53	504 FORCE ACCOUNT CREW	146021 812001		29,000.00	292,285.51	263,285.51	292,285.51	13,708.48	Construction completed
				899,252.70	373,126.06	(526,126.64)	354,988.99	15,157.41	

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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		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-54	ARCH & ENG FOR CFFP	143001 200700		2,194.50	2,194.50	0.00	2,194.50	0.00	A&E under contract; construction to begin Fall 2008
2-54	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-54	SECURITY	146019 000000		12,178.00	12,472.00	294.00	551.93	551.93	Construction to be completed
2-54	ELEVATORS 60	146021 760000		279,878.00	279,878.00	0.00	279,878.00	0.00	Construction to be completed
				305,350.05	305,644.05	294.00	293,576.98	698.93	

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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				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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

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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-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		11,099.55	11,099.55	0.00	10,952.55	147.00	Project rescheduled
2-57	ARCH & ENG FOR CFFP	143001 200700		57,564.00	57,564.00	0.00	53,164.00	3,240.00	A&E under contract; construction to begin Fall 2008
2-57	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-57	SECURITY	146019 000000		12,178.00	12,472.00	294.00	551.93	551.93	Construction to be completed
2-57	GENERATORS 60	146021 805000		80,000.00	0.00	(80,000.00)	0.00	0.00	
				160,841.55	81,135.55	(79,706.00)	64,668.48	3,938.93	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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	UNDERGROUND STORAGE TANK 30	143001 966000		90,000.00	90,000.00	0.00	90,000.00	0.00	A&E under contract; construction to begin Spring 2008
2-58	UNDERGROUND STORAGE TANK 50	145011 966000		10,000.00	2,000.00	(8,000.00)	2,000.00	1,800.00	A&E under contract; construction to begin Spring 2008
2-58	BUILDING EXTERIOR	146014 000000		22,800.00	23,800.00	1,000.00	22,800.00	0.00	Construction to be completed
2-58	LEAD PAINT REMOVAL 60	146021 837000		2,576.93	2,576.93	0.00	2,576.93	2,576.93	Construction completed
2-58	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
				125,376.93	118,376.93	(7,000.00)	117,376.93	4,376.93	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
INFILL II									
2-59				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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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-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	6,370.00	0.00	6,370.00	836.81	Work to be completed
2-61	ELEVATORS 30	143001 760000		750.00	750.00	0.00	750.00	750.00	Construction completed
2-61	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-61	UNDERGROUND STORAGE TANK 30	143001 966000		20,000.00	20,000.00	0.00	20,000.00	0.00	A&E under contract; construction to begin Spring 2008
2-61	HVAC	146016 000000		1,418.00	1,418.00	0.00	1,418.00	1,418.00	Construction completed
				28,538.00	28,538.00	0.00	28,538.00	3,004.81	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		11,099.55	11,099.55	0.00	10,952.55	147.00	Construction to be completed
2-62	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-62	SECURITY	146019 000000		17,990.00	18,542.00	552.00	551.93	551.93	Construction to be completed
				29,089.55	29,641.55	552.00	11,504.48	698.93	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	SPRING STREET								
2-70	ARCH & ENG FOR CFFP	143001 200700		3,762.00	3,762.00	0.00	3,762.00	0.00	A&E under contract; construction to begin Fall 2008
2-70	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	Construction completed
				3,818.00	3,818.00	0.00	3,762.00	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-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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	ELDERLY ACTIVITY ADVISOR	140800 421000		13,000.00	13,000.00	0.00	13,000.00	1,787.04	Work to be completed
2-71	ARCH & ENG FOR CFFP	143001 200700		30,000.00	30,000.00	0.00	25,000.00	0.00	A&E under contract; construction to begin Fall 2008
2-71	BUILDING EXTERIOR	146014 000000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-71	GENERATORS 60	146021 805000		80,000.00	0.00	(80,000.00)	0.00	0.00	
2-71	504 COMPLIANCE 60	146021 812000		1,809.66	0.00	(1,809.66)	0.00	0.00	
2-71	504 FORCE ACCOUNT CREW	146021 812001		0.00	743,850.00	743,850.00	743,850.00	0.00	A&E under contract; construction to begin December 2007
				154,809.66	786,850.00	632,040.34	781,850.00	1,787.04	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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 FOR CFFP	143001 200700		2,013.00	2,013.00	0.00	2,013.00	0.00	A&E under contract; construction to begin Fall 2008
2-72	BUILDING ENV DESIGN 30	143001 712000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-72	CONSULTANTS 30	143001 741000		0.00	148.59	148.59	148.59	148.59	Construction completed
2-72	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	0.00	0.00	A&E under contract; construction to begin December 2007
				17,068.00	2,216.59	(14,851.41)	2,161.59	148.59	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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 FOR CFFP	143001 200700		30,095.50	30,095.50	0.00	29,153.50	5,281.20	A&E under contract; construction to begin Fall 2008
2-77	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-77	CONSULTANTS 30	143001 741000		0.00	99.06	99.06	99.06	99.06	Construction completed
2-77	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	0.00	0.00	A&E under contract; construction to begin December 2007
2-77	BUILDING EXTERIOR	146014 000000		64,680.00	64,680.00	0.00	64,680.00	0.00	A&E under contract; construction to begin Spring 2008
				94,830.50	94,929.56	99.06	93,932.56	5,380.26	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		3,740.00	3,740.00	0.00	3,740.00	0.00	A&E under contract; construction to begin Spring 2008
2-82	ARCH & ENG FOR CFFP	143001 200700		11,946.00	11,946.00	0.00	11,946.00	0.00	A&E under contract; construction to begin Fall 2008
2-82	CONSULTANTS 30	143001 741000		0.00	198.16	198.16	198.16	198.16	Construction completed
2-82	ARCH & ENG FOR NON DWELLING	143001 856000		999.00	999.00	0.00	999.00	750.00	Construction completed
2-82	UNDERGROUND STORAGE TANK 30	143001 966000		0.00	860.00	860.00	860.00	860.00	
2-82	UNDERGROUND STORAGE TANK 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-82	LEAD PAINT REMOVAL 60	146021 837000		2,576.93	2,576.93	0.00	2,576.93	2,576.93	Construction completed
2-82	NON DWELLING CONSTRUCTION	147001 000000		607,450.00	607,450.00	0.00	549,850.00	0.00	Construction to be completed
				626,711.93	627,770.09	1,058.16	570,170.09	4,385.09	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		11,099.55	11,099.55	0.00	10,952.55	147.00	Construction to be completed
2-83	ARCH & ENG FOR CFFP	143001 200700		24,156.00	24,156.00	0.00	24,156.00	0.00	A&E under contract; construction to begin Fall 2008
2-83	BUILDING ENV DESIGN 30	143001 712000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-83	CONSULTANTS 30	143001 741000		0.00	383.05	383.05	383.05	383.05	Construction completed
2-83	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	0.00	0.00	Work completed
2-83	BUILDING EXTERIOR	146014 000000		165,396.00	165,396.00	0.00	165,396.00	0.00	Construction to be completed
2-83	SECURITY	146019 000000		12,178.00	12,472.00	294.00	551.93	551.93	Construction to be completed
2-83	GENERATORS 60	146021 805000		80,000.00	0.00	(80,000.00)	0.00	0.00	
				307,884.55	213,561.60	(94,322.95)	201,439.53	1,081.98	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		11,839.00	14,849.00	3,010.00	14,849.00	9,649.00	Construction to be completed
2-89	CONSULTANTS 30	143001 741000		0.00	3,702.49	3,702.49	3,702.49	3,702.49	Construction completed
2-89	CONSTRUCTION REP FOR 504	143001 741001		0.00	1,301.45	1,301.45	1,301.45	1,301.45	Construction completed
2-89	A&E 504 COMPLIANCE	143001 812000		3,600.00	4,925.00	1,325.00	4,925.00	4,925.00	Construction completed
2-89	STAIRWAYS 30	143001 950000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-89	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-89	LEAD PAINT REMOVAL 60	146021 837000		214,641.47	222,792.31	8,150.84	222,792.31	222,792.31	Construction completed
2-89	HALLS 60	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-89	RELOCATION FOR LEAD PAINT	149501 837000		0.00	2,652.21	2,652.21	2,652.21	2,652.21	Construction completed
				240,080.47	250,222.46	10,141.99	250,222.46	245,022.46	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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 FOR CFFP	143001 200700		11,649.00	11,649.00	0.00	11,649.00	0.00	A&E under contract; construction to begin Fall 2008
2-90	BUILDING ENV DESIGN 30	143001 712000		7,625.00	7,625.00	0.00	7,625.00	4,059.99	Construction to be completed
2-90	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	0.00	0.00	A&E under contract; construction to begin December 2007
2-90	BUILDING EXTERIOR	146014 000000		82,918.00	82,918.00	0.00	0.00	0.00	Construction to be completed
2-90	504 COMPLIANCE 60	146021 812000		0.00	2,000.55	2,000.55	2,000.55	0.00	A&E under contract; construction to begin December 2007
2-90	504 FORCE ACCOUNT CREW	146021 812001		0.00	129.68	129.68	129.68	129.68	Construction completed
				102,247.00	104,377.23	2,130.23	21,404.23	4,189.67	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		1,336.50	1,336.50	0.00	1,336.50	0.00	Work completed
2-93	BUILDING ENV DESIGN 30	143001 712000		30,000.00	30,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Winter 2007-200
2-93	SEWERS 30	143001 929000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-93	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-93	ELECTRICAL 60	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	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
				41,336.50	31,336.50	(10,000.00)	1,336.50	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-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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	ELDERLY ACTIVITY ADVISOR	140800 421000		5,200.00	5,200.00	0.00	5,200.00	1,340.28	Work to be completed
2-95	ARCH & ENG	143001 000000		4,000.00	0.00	(4,000.00)	0.00	0.00	
2-95	UNDERGROUND STORAGE TANK 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-95	UNDERGROUND STORAGE TANK 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-95	NON DWELLING CONSTRUCTION	147001 000000		12,000.00	0.00	(12,000.00)	0.00	0.00	
				21,200.00	5,200.00	(16,000.00)	5,200.00	1,340.28	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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	ARCH & ENG	143001 000000		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-98	ARCH & ENG FOR CFFP	143001 200700		21,000.00	21,000.00	0.00	17,098.00	3,337.20	A&E under contract; construction to begin Fall 2008
2-98	BUILDING ENV DESIGN 30	143001 712000		8,000.00	0.00	(8,000.00)	0.00	0.00	
2-98	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-98	SECURITY	146019 000000		23,802.00	24,353.00	551.00	550.93	550.93	Construction to be completed
				63,901.55	56,452.55	(7,449.00)	28,601.48	4,035.13	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-126	ARCH & ENG FOR CFFP	143001 200700		28,290.00	28,290.00	0.00	22,550.00	3,564.00	A&E under contract; construction to begin Fall 2008
2-126	BUILDING ENV DESIGN 30	143001 712000		8,000.00	0.00	(8,000.00)	0.00	0.00	
2-126	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-126	SECURITY	146019 000000		23,803.00	24,355.00	552.00	551.93	551.93	Construction to be completed
				71,192.55	63,744.55	(7,448.00)	34,054.48	4,262.93	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-06 Replacement Housing Factor Grant No:	FFY06

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		11,099.55	11,099.55	0.00	10,952.55	147.00	A&E under contract; construction to begin Spring 2008
2-127	ARCH & ENG FOR CFFP	143001 200700		28,290.00	28,290.00	0.00	25,870.00	4,212.00	A&E under contract; construction to begin Fall 2008
2-127	BUILDING ENV DESIGN 30	143001 712000		8,000.00	0.00	(8,000.00)	0.00	0.00	
2-127	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-127	SECURITY	146019 000000		23,802.34	24,353.34	551.00	551.25	551.25	Construction to be completed
				71,191.89	63,742.89	(7,449.00)	37,373.80	4,910.25	

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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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

___Original Annual Statement
_X_Performance and Evaluation Report for Period Ended 9/30/07

___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 a/o 9/30/07	Expended a/o 9/30/07
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	5,045,775.00	5,045,775.00	0.00	0.00
3	1408 Management Improvements Soft Costs	2,115,289.00	2,115,289.00	2,115,289.00	22,305.68
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,497,887.00	2,497,887.00	2,497,887.00	0.00
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,310,000.00	960,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	1,830,000.00	215,000.00	0.00	0.00
10	1460 Dwelling Structures	8,501,980.00	11,463,562.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	550,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	523,317.00	523,317.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	160,000.00	147,500.00	0.00	0.00
17	1499 Development Activities*			0.00	0.00
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collaeralization or debt Service paid via System of Direct Paymer	1,725,520.00	1,725,520.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	944,107.00	510,025.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	25,228,875.00	25,228,875.00	4,613,176.00	22,305.68
21	Amount of line 20 Related to LBP Testing	100,000.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	1,125,000.00	1,125,000.00	0.00	0.00
23	Amount of line 20 Related to Security Soft Costs	745,702.00	745,702.00	745,702.00	0.00
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service	1,725,520.00	1,725,520.00	0.00	0.00

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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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		5,045,775.00	5,045,775.00	0.00	0.00	0.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000							
2-00	MIS	140800 410000		266,312.00	266,312.00	0.00	266,312.00	0.00	
2-00	PUBLIC SAFETY	140800 412000		745,702.00	745,702.00	0.00	745,702.00	0.00	
2-00	ELDERLY SERVICES	140800 421000		411,669.00	411,669.00	0.00	411,669.00	0.00	
2-00	OCCUPANCY	140800 427000		189,423.00	189,423.00	0.00	189,423.00	0.00	
2-00	FAMILY SERVICES	140800 768000		269,612.00	269,612.00	0.00	269,612.00	0.00	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	69,208.00	417.48	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	111,810.00	0.00	111,810.00	21,888.20	
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	51,553.00	0.00	
2-00	VACANCY REHAB	140800 967000							
2-00	ADMINISTRATIVE	141001 000000		2,497,887.00	2,497,887.00	0.00	2,497,887.00	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							
2-00	BUILDING ENV DESIGN 30	143001 712000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-00	CONSULTANTS	143001 741000		430,000.00	430,000.00	0.00	0.00	0.00	Projects in design
2-00	DEVELOPMENT CONSULTANTS	143001 743001		180,000.00	180,000.00	0.00	0.00	0.00	Project in planning
2-00	A&E 504 COMPLIANCE	143001 812000							
2-00	LEAD PAINT REMOVAL 30	143001 837000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-00	UNDERGROUND STORAGE TANK 3	143001 966000		100,000.00	100,000.00	0.00	0.00	0.00	Project in planning
2-00	UNDERGROUND STORAGE TANK 5	145011 966000		100,000.00	100,000.00	0.00	0.00	0.00	Project in planning
2-00	ASBESTOS REMOVAL	146021 830000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-00	LEAD PAINT REMOVAL 60	146021 837000							
2-00	UNIT REHAB	146021 967000							
2-00	OFFICE EQUIPMENT	147501 000000		23,692.00	23,692.00	0.00	0.00	0.00	
2-00	COMPUTERS	147501 742000		350,000.00	350,000.00	0.00	0.00	0.00	
2-00	COMPUTER REPLACEMENTS	147501 742002		99,625.00	99,625.00	0.00	0.00	0.00	
2-00	VEHICLES	147507 000000		50,000.00	50,000.00	0.00	0.00	0.00	
2-00	RELOCATION MOVING & FAMILY	149501 000000		140,000.00	147,500.00	7,500.00	0.00	0.00	Project in planning
2-00	RELOCATION FOR 504 PROGRAM	149501 812000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-00	RELOCATION FOR LEAD PAINT	149501 837000							
2-00	DEBT SERVICE	900001 000000		1,725,520.00	1,725,520.00	0.00	0.00	0.00	Pending approval of CFFP
2-00	CONTINGENCY	150200 000000		944,107.00	510,025.00	(434,082.00)	0.00	0.00	Pending future need
				14,146,895.00	13,400,313.00	(746,582.00)	4,613,176.00	22,305.68	

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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	HVAC	146016 000000		281,980.00	281,980.00	0.00	0.00	0.00	Project in planning
2-01	BASEMENTS/CELLARS 60	146019 704000		100,000.00	100,000.00	0.00	0.00	0.00	Construction completed
				381,980.00	381,980.00	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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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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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	ELECTRICAL 60	146015 000000		3,000,000.00	3,400,000.00	400,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				3,000,000.00	3,400,000.00	400,000.00	0.00	0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	ELEVATORS 60	146021 760000		0.00	250,000.00	250,000.00	0.00	0.00	A&E under contract; construction to begin Winter 07-08
				0.00	250,000.00	250,000.00	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	BUILDING ENV DESIGN 30	143001 712000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-07	BASEMENTS/CELLARS 60	146019 704000		20,000.00	0.00	(20,000.00)	0.00	0.00	
				70,000.00	0.00	(70,000.00)	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	FIRE PROTECTION & SAFETY 30	143001 940000		15,000.00	15,000.00	0.00	0.00	0.00	Work cancelled
2-11	STORM & SEWERS 50	145013 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-11	FIRE PROTECTION & SAFETY	146020 000000		15,000.00	15,000.00	0.00	0.00	0.00	Work cancelled
2-11	ELEVATORS 60	146021 760000		276,000.00	0.00	(276,000.00)	0.00	0.00	
				356,000.00	30,000.00	(326,000.00)	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	ELECTRICAL 30	143001 755000		154,000.00	0.00	(154,000.00)	0.00	0.00	
2-13	STORM & SEWERS 50	145013 000000		900,000.00	100,000.00	(800,000.00)	0.00	0.00	A&E under contract; construction to begin Spring 2008
				1,054,000.00	100,000.00	(954,000.00)	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	
ALICE TAYLOR									
2-14	BUILDING EXTERIOR	146014 000000		350,000.00	0.00	(350,000.00)	0.00	0.00	A&E under contract; construction to begin Summer 08
2-14	ELEVATORS 60	146021 760000		650,000.00	0.00	(650,000.00)	0.00	0.00	Construction to be completed
				1,000,000.00	0.00	(1,000,000.00)	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	BROMLEY								
2-19	BUILDING ENV DESIGN 30	143001 712000		50,000.00	0.00	(50,000.00)	0.00	0.00	Project rescheduled
2-19	HVAC	146016 000000		350,000.00	0.00	(350,000.00)	0.00	0.00	Project rescheduled
2-19	BASEMENTS/CELLARS 60	146019 704000		50,000.00	0.00	(50,000.00)	0.00	0.00	Project rescheduled
2-19	ELEVATORS 60	146021 760000		0.00	1,036,173.00	1,036,173.00	0.00	0.00	A&E under contract; construction to begin Winter 07-08
				450,000.00	1,036,173.00	586,173.00	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	STORM & SEWERS 50	145013 000000		325,000.00	0.00	(325,000.00)	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-23	BUILDING EXTERIOR	146014 000000		54,000.00	0.00	(54,000.00)	0.00	0.00	A&E under contract; construction to begin Spring 2008
				379,000.00	0.00	(379,000.00)	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	HVAC STUDY 30	143001 816000		40,000.00	40,000.00	0.00	0.00	0.00	Project in planning
2-24	STORM & SEWERS 50	145013 000000		325,000.00	0.00	(325,000.00)	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-24	BUILDING EXTERIOR	146014 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	A&E under contract; construction to begin Spring 2008
				415,000.00	40,000.00	(375,000.00)	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				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	
ANAPOLIS									
2-27				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	
ASHMONT									
2-28				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	SECURITY	146019 000000		0.00	31,600.00	31,600.00	0.00	0.00	Construction to be completed
				0.00	31,600.00	31,600.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	BUILDING EXTERIOR	146014 000000		0.00	762,250.00	762,250.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-30	ELEVATORS 60	146021 760000		0.00	20,000.00	20,000.00	0.00	0.00	Construction to be completed
2-30	GENERATORS	146021 805000		0.00	80,000.00	80,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				0.00	862,250.00	862,250.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	MEADE APARTMENTS								
2-38	BUILDING EXTERIOR	146014 000000		100,000.00	0.00	(100,000.00)	0.00	0.00	Project rescheduled
				100,000.00	0.00	(100,000.00)	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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				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	
EVA WHITE									
2-41				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	
	WALNUT PARK								
2-42	BUILDING EXTERIOR	146014 000000		200,000.00	0.00	(200,000.00)	0.00	0.00	Project rescheduled
				200,000.00	0.00	(200,000.00)	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	BUILDING EXTERIOR	146014 000000		0.00	113,520.00	113,520.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-45	ELEVATORS 60	146021 760000		0.00	20,000.00	20,000.00	0.00	0.00	Construction to be completed
				0.00	133,520.00	133,520.00	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	UNDERGROUND STORAGE TANK 5	145011 966000		15,000.00	0.00	(15,000.00)	0.00	0.00	Work cancelled
				15,000.00	0.00	(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	
	TORRE UNIDAD								
2-49	BUILDING ENV DESIGN 30	143001 712000		0.00	125,000.00	125,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2008
2-49	BUILDING EXTERIOR	146014 000000		0.00	650,619.00	650,619.00	0.00	0.00	A&E under contract; construction to begin Summer 2008
2-49	ELEVATORS 60	146021 760000		0.00	20,000.00	20,000.00	0.00	0.00	Construction to be completed
2-49	GENERATORS	146021 805000		0.00	160,000.00	160,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				0.00	955,619.00	955,619.00	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	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	Project in planning
				0.00	16,600.00	16,600.00	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	
	CODMAN APARTMENTS								
2-51	BUILDING EXTERIOR	146014 000000		0.00	14,080.00	14,080.00	0.00	0.00	Project rescheduled
2-51	GENERATORS	146021 805000		0.00	160,000.00	160,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				0.00	174,080.00	174,080.00	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	BUILDING EXTERIOR	146014 000000		0.00	210,760.00	210,760.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-52	GENERATORS	146021 805000		0.00	200,000.00	200,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-52	504 COMPLIANCE 60	146021 812000		1,125,000.00	1,125,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Nov. 2007
				1,125,000.00	1,535,760.00	410,760.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	BUILDING EXTERIOR	146014 000000		150,000.00	0.00	(150,000.00)	0.00	0.00	Project rescheduled
				150,000.00	0.00	(150,000.00)	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	BUILDING EXTERIOR	146014 000000		150,000.00	550,880.00	400,880.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-54	ELEVATORS 60	146021 760000		0.00	20,000.00	20,000.00	0.00	0.00	Construction to be completed
				150,000.00	570,880.00	420,880.00	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	
EVANS STREET									
2-55				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				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	BUILDING EXTERIOR	146014 000000		150,000.00	0.00	(150,000.00)	0.00	0.00	Project rescheduled
2-57	GENERATORS	146021 805000		0.00	160,000.00	160,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				150,000.00	160,000.00	10,000.00	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	FIRE PROTECTION & SAFETY 30	143001 940000		40,000.00	40,000.00	0.00	0.00	0.00	Construction to be completed
2-58	ELECTRICAL 30	143001 755000		6,000.00	0.00	(6,000.00)	0.00	0.00	Project rescheduled
2-58	FIRE PROTECTION & SAFETY	146020 000000		40,000.00	40,000.00	0.00	0.00	0.00	Construction to be completed
2-58	ELECTRICAL 60	146015 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	Project rescheduled
				136,000.00	80,000.00	(56,000.00)	0.00	0.00	

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Boston Housing Authority	Capital Fund Program Grant Number: MA06-P002-501-07 Replacement Housing Factor Grant No:	FFY07

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	INFILL II								
2-59				0.00	0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	0.00	

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Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
AUSONIA									
2-61	UNDERGROUND STORAGE TANK 5	145011 966000		15,000.00	15,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-61	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	Project in planning
				15,000.00	31,600.00	16,600.00	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	
	HASSAN								
2-62	BUILDING EXTERIOR	146014 000000		300,000.00	0.00	(300,000.00)	0.00	0.00	Project rescheduled
				300,000.00	0.00	(300,000.00)	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	
	SPRING STREET								
2-70				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	BUILDING EXTERIOR	146014 000000		400,000.00	117,810.00	(282,190.00)	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-71	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	Project in planning
2-71	GENERATORS	146021 805000		0.00	160,000.00	160,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				400,000.00	294,410.00	(105,590.00)	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	
	ROSLYN APARTMENTS								
2-72	BUILDING EXTERIOR	146014 000000		150,000.00	258,300.00	108,300.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
2-72	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	Project in planning
				150,000.00	274,900.00	124,900.00	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	
	BELLFLOWER								
2-77	BUILDING EXTERIOR	146014 000000		200,000.00	0.00	(200,000.00)	0.00	0.00	Construction to be completed
2-77	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	Project in planning
2-77	GENERATORS	146021 805000		0.00	160,000.00	160,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				200,000.00	176,600.00	(23,400.00)	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	
	COMMONWEALTH								
2-82	HVAC STUDY 30	143001 816000		40,000.00	0.00	(40,000.00)	0.00	0.00	Project in planning
2-82	STORM & SEWERS 50	145013 000000		100,000.00	0.00	(100,000.00)	0.00	0.00	Project in planning
2-82	NON DWELLING CONSTRUCTION	147001 000000		550,000.00	0.00	(550,000.00)	0.00	0.00	Construction to be completed
				690,000.00	0.00	(690,000.00)	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	
	PEABODY SQUARE								
2-83	BUILDING EXTERIOR	146014 000000		150,000.00	0.00	(150,000.00)	0.00	0.00	Construction to be completed
				150,000.00	0.00	(150,000.00)	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	
	FRANKLIN FIELD								
2-89	HVAC STUDY 30	143001 816000		5,000.00	0.00	(5,000.00)	0.00	0.00	Project in planning
2-89	BUILDING EXTERIOR	146014 000000		0.00	655,000.00	655,000.00	0.00	0.00	Construction to be completed
2-89	HVAC	146016 000000		40,000.00	0.00	(40,000.00)	0.00	0.00	Project in planning
				45,000.00	655,000.00	610,000.00	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	
JOSEPH MALONE									
2-90				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	
	HIGHLAND PARK								
2-93	BUILDING ENV DESIGN 30	143001 712000		0.00	20,000.00	20,000.00	0.00	0.00	A&E to be selected Fall 2007
2-93	SEWERS 30	143001 929000		0.00	10,000.00	10,000.00	0.00	0.00	A&E to be selected Fall 2007
2-93	BUILDING EXTERIOR	146014 000000		0.00	50,000.00	50,000.00	0.00	0.00	A&E to be selected Fall 2007
2-93	ELECTRICAL 60	146015 000000		0.00	20,000.00	20,000.00	0.00	0.00	A&E to be selected Fall 2007
				0.00	100,000.00	100,000.00	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	
COMMONWEALTH ELDERLY									
2-95				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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	BUILDING EXTERIOR	146014 000000		0.00	164,890.00	164,890.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				0.00	164,890.00	164,890.00	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	BUILDING EXTERIOR	146014 000000		0.00	109,780.00	109,780.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				0.00	109,780.00	109,780.00	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-P002-501-07 Replacement Housing Factor Grant No:	FFY07

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	BUILDING EXTERIOR	146014 000000		0.00	262,920.00	262,920.00	0.00	0.00	A&E under contract; construction to begin Spring 2008
				0.00	262,920.00	262,920.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-08	FFY08

_X_ Original Annual Statement

___Reserve for Disasters/Emergencies

___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 9/6/08	Expended a/o 9/6/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	820,693.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**820,693.00**	**-**	**0.00**	**0.00**
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-R002-501-08

Federal FY of Grant:
FFY08

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		820,693.00		0.00	0.00	0.00	
				820,693.00		**0.00**	**0.00**	**0.00**	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-502-08	FFY08

_X_Original Annual Statement

___Reserve for Disasters/Emergencies

___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 9/6/08	Expended a/o 9/6/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
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	1,038,296.00			
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,038,296.00**			
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security Soft Costs				
	Amount of line 20 Related to Security Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				

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

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

(2) To be completed for the Performance Evaluation Report

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages

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

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-502-08	FFY08

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		1,038,296.00					
				1,038,296.00					

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, *Mayor Thomas M. Menino* the *Mayor of the City of Boston* certify that the Five Year and Annual PHA Plan of the *Boston Housing Authority* is consistent with the Consolidated Plan of *the City of Boston* prepared pursuant to 24 CFR Part 91.

Thomas M. Menino 12/19/07

Signed / Dated by Appropriate State or Local Official

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual* PHA Plans

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X *standard Annual,* __ *standard 5-Year/Annual or* __ *streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning* 4/1/08 *hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
· The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
· The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
· Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
· The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
· The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Boston Housing Authority	ma002
PHA Name	PHA Number/HA Code

X___ Standard PHA Plan for Fiscal Year: 2008
___ Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

___ Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Sandra B. Henriquez	Administrator/CEO
Signature	Date
	12/17/07

form **HUD-50077** (04/30/2003)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Boston Housing Authority

Program/Activity Receiving Federal Grant Funding

Agency Plan and CFP

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Sandra B. Henriquez	Administrator/CEO
Signature: X Sandra B. Henriquez	Date: December 17, 2007

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB 0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:
[b] a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:
[a] a. bid/offer/application
b. initial award
c. post-award

3. Report Type:
[a] a. initial filing
b. material change
For Material Change Only:
year _____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity:
[x] Prime [ ] Subawardee
Tier _____, *if known*:
Boston Housing Authority
Administration
52 Chauncy St.
Boston, MA 02111
Congressional District, *if known*: MA 8&9

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
N/A
Congressional District, *if known*:

6. Federal Department/Agency:
U.S. Dept. of Housing and Urban Development

7. Federal Program Name/Description:
Agency Plan and CFP FY 2008
CFDA Number, *if applicable*: _____

8. Federal Action Number, *if known*:
NA

9. Award Amount, *if known*:
$ NA

10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):
NA

b. Individuals Performing Services (*including address if different from No. 10a*) (*last name, first name, MI*):
NA

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less that $10,000 and not more than $100,000 for each such failure.

Signature: [signature]
Print Name: Sandra B. Henriquez
Title: Administrator/CEO
Telephone No.: 617-988-4124 Date: 12/17/07

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Boston Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Plan and CFP

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Sandra B. Henriquez	Administrator/CEO

Signature	Date (mm/dd/yyyy)
	12/17/07

Previous edition is obsolete

BOSTON HOUSING AUTHORITY

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

FOR THE PUBLIC HOUSING PROGRAMS

ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FOR THE PUBLIC HOUSING PROGRAMS

This is an important notice. Please have it translated.
Este é um aviso importante. Queira mandá-lo traduzir.
Esta es una aviso importante. Sírvase mandarla traducir.
ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG
XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO ẤY
Ceci est important. Veuillez faire traduire.
本通知很重要。请将之译成中文。
នេះគឺជាដំណឹងល្អ សូមអ្នកជួយកែប្រែជាភាសា

ACOP FINAL 1/15/08

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ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FOR THE PUBLIC HOUSING PROGRAMS
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ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FOR THE PUBLIC HOUSING PROGRAMS

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End of Section

CHAPTER 1: INTRODUCTION AND POLICY

1.1 Introduction

Boston Housing Authority's Mission Statement: It is the mission of the Boston Housing Authority ("*BHA*" or "*the Authority*") to provide stable, quality affordable housing for low- and moderate income persons; to deliver these services with integrity and mutual accountability; and to create living environments which serve as catalysts for the transformation from dependence to economic self-sufficiency.

This Admissions and Continued Occupancy Policy (ACOP) describes the admission, occupancy and transfer policies by which the BHA determines eligibility for admission, selects prospective residents, assigns apartments, admits residents, and processes transfers, in a fair and nondiscriminatory manner.

This ACOP is applicable to BHA Public Housing Developments only. The BHA's Hope VI Program developments utilize a separate HUD approved admissions and occupancy system which can be obtained from the property management agent for those developments.

1.2 Statement of Nondiscrimination

1.2.1 Compliance with Federal and State Laws

It is the policy of the BHA to comply fully with existing Federal and State laws[1] protecting the individual rights of applicants, residents, or staff and any laws subsequently enacted.

1.2.2 Civil Rights and Fair Housing

The Authority does not discriminate because of race, color, sex, sexual orientation, religion, age, handicap, disability, national origin, ethnicity, familial status or marital status, in the leasing, rental, sale or transfer of apartments, buildings, and related facilities, including land that it owns or controls.[2]

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[1] Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR Part 1; Title VIII of the Civil Rights Act of 1968 (as amended by the Fair Housing Amendment Act of 1988); Executive Order 11063 on Equal Opportunity in Housing and the implementing regulations at 24 CFR Part 107; Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR Part 8; the Age Discrimination Act of 1975 and the implementing regulations at 24 CFR Part 146; and the implementing regulations at 24 CFR Parts 100,108,110, and 121. Title II of the Americans with Disabilities Act and the implementing regulations at 28 CFR Part 35 and M.G.L. Chapter 151B. For BHA's state-aided housing, applicable regulations are found at 760 CMR 4.00, 5.00 and 6.00 covering housing developed under the Chapter 200, Chapter 667 and Chapter 705 programs.

[2] Buildings must be owned by the Authority and covered by a contract for annual contributions under the United States Housing Act of 1937 for properties in the Federal program, and/or a Massachusetts Department of Housing

The BHA shall not, on account of race, color, sex, religion, age, sexual orientation, disability, handicap, national origin, ethnicity, marital status or familial status:[3]

1. Deny to any Household the opportunity to apply for housing, or deny to any qualified Applicant the opportunity to lease housing suitable to his/her needs;

2. Provide housing which is different from that provided others except as required or permitted by law and in accordance with this Policy;

3. Subject any person to segregation or disparate treatment;

4. Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

5. Treat a person differently in determining eligibility or other requirements for admission;

6. Deny a person access to the same level of services available to other similarly situated individuals; or

7. Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing program.

1.2.3 Fair Admissions

The BHA shall not automatically deny admission to a particular group or category of otherwise eligible Applicants (e.g., Households with children born to unmarried parents or Households whose Head of Household or Co-Head of Household is a student).

Each Applicant in a particular group or category must be treated on an individual basis in the normal processing routine.

1.2.4 Reasonable Accommodations

The BHA shall make reasonable accommodations in policies and procedures and, if necessary and reasonable, make certain structural modifications for persons with disabilities (Applicants or residents) in accordance with the BHA's **Reasonable Accommodation in Housing Policy**

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and Community Development Contract for Financial Assistance or operating funds for properties in the State program.

[3] See M.G.L. Chapter. 151B, § 4 and 42 U.S.C. § 3601

- The BHA cannot refuse to make a Reasonable Accommodation in rules, policies, practices or services when such accommodation may be necessary to afford a person with a physical or mental impairment equal opportunity to use and enjoy a BHA apartment, including public and common use areas.

- The BHA must make a modification to existing premises, when requested by a Disabled person, if the modification is reasonable and necessary to afford equal opportunity to use and enjoy BHA premises.

- An accommodation or structural modification is not reasonable if it would impose an undue administrative and financial burden on the BHA, or fundamentally alter the nature of the public housing program. The burden of demonstrating that a requested accommodation is unreasonable and imposes an undue administrative and financial burden, or fundamentally alters the nature of the public housing program is on the BHA. If granting the requested accommodation would create an undue administrative and financial burden, the BHA shall approve the request to the extent that it can do so without undergoing the undue burden or fundamental program alteration as described above.

Requests for accommodation with respect to documents used by the BHA should be made to the Authority's TDD phone number, TTY phone number, Civil Rights Department, Occupancy Department, Development Manager's Office, or the Housing Service Center. In addition, although there are many different staff members who may review a request for reasonable accommodation, the BHA has a Reasonable Accommodation Coordinator who may be contacted for assistance. The Reasonable Accommodation Coordinator can be reached in the BHA's Office of Civil Rights. The BHA Reasonable Accommodation in Public Housing Policy may also be consulted.

1.2.5 Records of Applications for Admission and Transfer

BHA records with respect to applications for admission and transfer shall indicate the following for each application:

1. Date and time of receipt;

2. The Applicant's choice(s) of development(s).

3. The determination of the BHA as to eligibility or non-eligibility of the applicant or resident;

4.Where eligible, the apartment size for which eligible.

5.Where eligible the Priority and/or Preference category granted, if any and the date such eligibility is granted.

6. Race of Household Members (for statistical purposes only)

7. Status as a Disabled Household or Household Member (See Section 5.3.2.G)

8. Name(s) of Household Member(s)

9. Address of Household including mailing address

10. Client number.

1.2.6 Records of Apartments Offered

The BHA will maintain a record of apartments offered and to whom offered, including the date, location, apartment identification, client number, circumstances of each offer, each acceptance or rejection, and the reason for any rejection.

1.2.7 Applicant/Transfer Applicant Appeal Procedure

An Applicant or resident who believes himself/herself to have been aggrieved by any action, inaction or decision of the BHA in the processing of his/her application for admission or transfer application shall have the right to a hearing. Applicants for admission are entitled to an appeal before a hearing officer pursuant to the provisions of this Policy (see Section 4.1.4) and transfer applicants before the BHA Grievance Panel pursuant to **BHA's Grievance Policy**.

1.3 Accessibility and Plain Language

1.3.1 Accessible Facilities and Programs

Facilities and programs used by Applicants and residents shall be made accessible. Application and management offices, hearing rooms, community centers, laundry facilities, craft and game rooms and other public spaces will be available for use by residents with disabilities. If these facilities are not already accessible (and located on accessible routes), they will be made accessible so long as this does not impose an undue financial and administrative burden on the Authority.

1.3.2 Plain Language Paperwork

Documents intended for use by Applicants and residents will be presented in accessible formats for those with vision or hearing impairments and they will be written simply and clearly to enable Applicants and residents with learning or cognitive disabilities to understand as much as possible. Requests for accommodation with respect to documents used by the BHA should be made to the Authority's TDD phone number, TTY phone number, Civil Rights Department, Occupancy Department, or the Housing Service Center.

1.3.3 Forms of Communication other than Plain Language Paperwork

At the point of initial contact BHA staff shall ask all Applicants whether they need some form of communication other than plain language paperwork. Some alternatives might include: sign language interpretation, having materials explained orally by staff, either in person or by phone, large type materials, information on tape, and having someone (friend, relative or advocate) accompany the Applicant to receive, interpret and explain housing materials. The BHA will pay for sign language interpreters for the hearing impaired.

1.3.4 English Language Ability

Some Applicants will not be able to read (or to read English), so staff must be prepared to read and explain documents that they would normally hand to an Applicant to be read or filled out. Applicants who read or understand little English may need to be provided with an interpreter who can explain what is occurring. BHA will not pay the costs associated with having a foreign language interpreter but will make available information on free translation services. The BHA will make an effort to have its written materials translated into those languages frequently spoken by Applicants.

1.4 Broad Range of Incomes (Income Mixing) and Deconcentration(Family Developments Only)

In accordance with the Congressional mandate in the Quality Housing and Work Responsibility Act of 1998 and with the approval of the Commonwealth of Massachusetts' Department of Housing and Community Development (DHCD), the Boston Housing Authority has adopted the federally required policies to provide for deconcentration of poverty and to encourage income mixing in all Family (general occupancy) developments. BHA offers the plan below to facilitate both deconcentration and income mixing in BHA developments. The goals of the plan are to provide a sufficient mixture of extremely low-income,

very-low, and low-income Households at all BHA developments, and to avoid circumstances wherein higher-income or lower-income developments are created with respect to the Authority-wide average income.

1.4.1 Definitions

For the purposes of this Admissions and Continued Occupancy Policy (ACOP), Lower-Income Households are defined as Households whose annual income does not exceed eighty (80) percent of the Boston area median income (AMI), with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development. In accordance with 24 CFR 5.603, HUD may establish income ceilings higher or lower than 80% of the median income for the area on the basis of HUD's findings that such variations are necessary because of unusually high or low household incomes. However, with regard to state developments, state income rules of eligibility as defined in 760 CMR 5.00 or any successor regulations will apply. Within this category of Lower-Income Households, the following definitions apply:

1. **Low-Income Household**

   A Low Income Household is defined as a Household whose annual income exceeds fifty (50) percent but *does not* exceed eighty (80) percent of the Boston AMI, with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development or Massachusetts Department of Housing and Community Development.

2. **Very Low-Income Household**

   A Very Low-Income Household is defined as a Household whose annual income exceeds thirty (30) percent of the Boston AMI but *does not* exceed fifty (50) percent of the AMI for the area with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development or Massachusetts Department of Housing and Community Development.
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3. **Extremely Low-Income Household**

   An Extremely Low-Income Household is defined as a Household whose annual income does not exceed thirty (30) percent of the AMI for the Boston area, with adjustments for smaller and larger Households, as determined by the Secretary of Housing and Urban Development or Massachusetts Department of Housing and Community Development.

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1.4.2 Broad Range of Incomes (Income-Mixing)

It is the goal of BHA to attain, within a reasonable period of time, a resident population in each development composed of Lower-Income Households with a broad range of incomes. BHA will make an effort to assure that each of its developments will include Households with a broad range of incomes generally representative of the range of Lower-Income Households in the City of Boston.

To achieve and maintain the basic objective of housing Households with a broad range of incomes, BHA will review its waiting list to determine whether there is a representative income mix of Low, Very-Low, and Extremely-Low Income Households. If there is not a representative income mix, BHA will consider strategies to encourage a greater income mix including, but not limited to, conducting targeted outreach efforts and/or establishing income Preferences.

Regardless of any discretionary strategies the BHA may adopt to achieve the goal of income mixing, the BHA will ensure that it meets the following targeting requirements as set forth by federal regulation:

- In federal developments only, at least 40% of new admissions to the BHA's public housing program during each fiscal year will be Extremely–Low Income Households. (See Section 5.1.4 for additional Income Qualification criteria).

- BHA may reduce the required percentage of public housing apartments to which Extremely-Low Income Households must be admitted to the extent that the BHA has credits, in the same fiscal year, for admissions of Extremely-Low Income Households to its Section 8 tenant-based assistance program beyond the number required for that program. However, the BHA may not have more credits than the lesser of the following:

    - Ten percent of the total number of Households admitted to the Section 8 tenant-based assistance program during the fiscal year; **OR**

    - The number of the BHA's public housing apartments in developments located in census tracts with a poverty rate of 30 percent or more that are made available and filled by eligible Households who are not Extremely-Low income Households.

- During any fiscal year and regardless of the number of credits from Section 8 tenant-based assistance admissions, at least 30 percent of BHA admissions to public housing apartments will be Extremely–Low income Households.

1.4.3 Deconcentration

The admissions policies contained in this ACOP are designed to deconcentrate poverty. This objective will be achieved by bringing higher-income Households into lower-income developments and/or lower-income Households into higher-income developments. While information regarding specifics of each development is contained each year in the BHA's Annual Plan, which is submitted to HUD and DHCD, below is an outline of BHA's deconcentration policy.

The BHA will accomplish the deconcentration goal in a uniform and non-discriminatory manner. While targeting certain levels of income for admission to BHA public housing, BHA will not intentionally concentrate lower-income Households, as defined below, in one public housing development or building within a development.

1. Deconcentration – Identification Procedures

Annually, the BHA will calculate the average income at all BHA Family developments ("the Authority-wide average income"). The Authority will also calculate the average income of all Households at each Development separately ("the Development average income"). Developments in which the Development average income is *above* 115% of the Authority-wide average income will be considered "higher-income" developments. Likewise, Developments in which the Development average income is *below* 85% of the Authority-wide average income will be considered "lower-income" Developments.

- Definitions

  - <u>The Authority-wide average income</u>: The average income of all Households residing in BHA Family developments. Such an average is used as a base measure from which Developments are either determined to be "higher-income" or "lower-income" for purposes of the BHA's deconcentration policy.

- The Development average income: The average income of all Households residing in a single BHA Family Housing development.

- Higher-income Development: A development in which the Development average income is above 115% of the Authority-wide average income.

- Lower-income Development: A development in which the Development average income is below 85% of the Authority-wide average income.

2. Remedial Action

Based upon the above-mentioned analysis, the BHA will review the need to offer incentives to eligible families that would help accomplish the deconcentration objectives at individual developments.

Should the average income at a development(s) vary more than 15% from the Authority-wide average, the BHA may utilize some or all of the policies and/or incentives listed below:

- Establish an income Preference in order to reach Applicant Households with lower or higher incomes as appropriate.

- Initiate affirmative marketing strategies to all eligible income groups.

- Provide additional applicant consultation and information.

- Provide additional supportive services and amenities.

- Provide rent incentives authorized by Quality Housing and Work Responsibility Act of 1998 ("QHWRA").

- Targeting investment and capital improvements towards a development(s) below 85% of the Authority-wide average income.

1.4.4 Monitoring

As part of the BHA's Annual Plan submission to HUD and as part of an annual report to DHCD, the BHA will annually monitor the income levels of Households residing in BHA housing and on the waiting list to assess its progress in attaining the deconcentration and income mixing goals. The

BHA will calculate and compare the average Household incomes at each development with the Authority-wide average, as described above. In addition, the income status of Applicants on the BHA's waiting list will be analyzed to determine the percentage of Applicants with "Low," "Very Low" and "Extremely Low" incomes.

The BHA will also ascertain its progress in meeting the income-targeting goal that requires in federal developments that 40% of new admissions must be Extremely-Low Income Households. If the monitored data indicates any problems, BHA will alter its marketing and deconcentration strategies in accordance with this policy and federal and State requirements.

1.5 Civil Rights Protection Plan

It is the policy and obligation of the Boston Housing Authority to administer all aspects of its housing programs without regard to race, color, age, sex, sexual orientation, national origin, ethnicity, religion, familial or marital status or handicap/disability. The BHA's **Civil Rights Protection Plan** ("CRPP") approved by the U.S. Department of Justice on July 26, 1999, is designed to protect Applicants, residents and their visitors from threats, harassment, violence or abuse while they are on BHA property. (Please refer to the BHA's CRPP for specific policies and procedures).

CHAPTER 2: MARKETING AND OUTREACH

2.1 Marketing Policy

It is the policy of the BHA to conduct marketing and outreach as needed to maintain an adequate application pool representative of the eligible population in the area. In marketing its developments, it is the policy of the BHA to comply fully with existing Federal and State laws protecting the individual rights of applicants, residents, or staff and any laws subsequently enacted. (See Section 1.2 Statement of Nondiscrimination including all subsections.)

2.1.1 Marketing has two primary purposes:

1. to make all potential applicants aware of the housing and related services that BHA offers its residents; and

2. to attract specific groups of applicants, such as,

- those with Low- and Very low-income levels, as defined in Chapter 1, section 1.4.1 "Definitions," of this policy,
- Disabled Persons who require units with accessible features, or
- those determined by an annual analysis of site-based waiting lists to be the least likely to apply for the housing market area.

2.2 Marketing Requirements

The following requirements apply to BHA marketing efforts:

2.2.1 Fair Housing

Materials must comply with the Fair Housing Act requirements with respect to wording, logo, size of type etc.

2.2.2 Accurate Descriptions

Materials shall accurately describe each development, its apartments by size and type, its application process, waiting list, estimated wait time, amenities and Priority and Preference structure and shall include the availability of apartments with accessible features, and any designation that applies to the property.

2.2.3 Plain Language

Marketing materials shall be in “plain language”. The BHA shall make an effort to use print media, videos and multi-media in a variety of languages.

2.2.4 Eligibility

Marketing materials shall make clear to individuals and Households, who is eligible for housing including people with physical and/or mental disabilities.

2.2.5 Reasonable Accommodations and Structural Modifications

BHA’s marketing materials will include notice of the Authority’s responsibility to provide reasonable accommodations and structural modifications for people with disabilities if reasonably required on account of disability.

2.3 Marketing and Outreach Strategies

2.3.1 When BHA Will Market Apartments

The BHA will undertake marketing efforts whenever there is a need to do so in order to address: changes required as a result of legislative or regulatory requirements; fair housing needs; apartment vacancy or turnover considerations; deconcentration and income mixing needs; an insufficient pool of Applicants on the waiting list; or any other factor which may require marketing efforts to further public housing program goals. The BHA shall assess these factors at least annually as part of its Agency Plan in order to determine the need and scope of the marketing effort.

2.3.2 Affirmative Marketing

2.3.2.1 The BHA shall undertake appropriate affirmative fair marketing efforts whenever the Authority identifies a need to augment the number of applicants on any of its site–based waiting lists. (See Section 2.1.1.2 and Section 3.2) [4]**Outreach**

1. Print Media
The BHA will establish a listing of publications in which marketing will be done through the use of print media. As necessary, the BHA will utilize any or all of these publications to facilitate outreach to those groups identified under Section 2.1.1.2.

A listing of publications serving BHA's housing market area is:

Newspaper	Street	Town	Zip
Allston-Brighton TAB	PO Box 9113	Needham	02492
Back Bay Courant	294 Washington St., Suite 429	Boston	02108
Banker and Tradesman	280 Summer Street	Boston	02210
Bay State Banner	68 Fargo Street, 8th Fl	Boston	02210
Bay Windows	631 Tremont Street	Boston	02118
Beacon Hill Times	25 Myrtle Street	Boston	02114
Boston Business Journal	200 High Street	Boston	02110
Boston City Paper	492 E. Broadway	South Boston	02127
Boston Haitian Reporter	150 Mt. Vernon St., Suite 120	Dorchester	02125
Boston Irish Reporter	150 Mt. Vernon St., Suite 120	Dorchester	02125
Boston Seaport Journal/Travel N.E.	256 Marginal Street	East Boston	02128
Boston TAB	PO Box 9113	Needham	02492
Carriage News (Taxi News)	PO Box 326	South Boston	02127
Charlestown Patriot	1 Thompson Square	Charlestown	02129
Dorchester Argus Citizen	PO Box 6	South Boston	02127
Dorchester Community News	1454 Dorchester Ave.	Dorchester	02122
Dorchester Reporter	150 Mt. Vernon St., Suite 120	Dorchester	02125

East Boston Sun Journal Transcript	PO Box 9103	Revere	02151
East Boston Times	40 William Kelly Square	East Boston	02128
El Mundo	408 South Huntington Avenue	Boston	02130
El Universal	1736 Washington Street	Boston	02118
Fenway News	PO Box 230307 Astor Station	Boston	02123
Hyde Park Bulletin	11 Fairmont Avenue	Hyde Park	02136
Hyde Park Tribune/JP Citizen	1261 Hyde Park Ave	Hyde Park	02136
In Newsweekly	450 Harrison Ave	Boston	02116
Independent Newspapers	385 Broadway, Suite 105	Revere	02151
Jamaica Plain Gazette/MHGazette	PO Box 1139, 7 Harris Ave	Jamaica Plain	02130
Jewish Advocate	15 School Street	Boston	02108
La Semana	911 Massachusetts Ave.	Boston	02118
Metro Newspaper	354 Congress Street	Boston	02210
Parents Paper	670 Center Street	Jamaica Plain	02130
Parkway/W. Roxbury Transcript	PO Box 9113	Needham	02492
People's Voice	PO Box 940, 554 Washington	Dorchester	02124
Post Gazette (North End)	PO Box 130135, 5	Boston	02113

	Prince St		
Regional Review (North End)	PO Box 1187	Saugus	01906
Sampan	200 Tremont Street	Boston	02116
Sing Tao	130 Lincoln St	Boston	02111
South Boston Online	490 Broadway	South Boston	02127
South Boston Tribune	PO Box 6	South Boston	02127
South End News	631 Tremont Street	Boston	02118
Spare Change	1151 Massachusetts Avenue	Cambridge	02138
Wade Publications, LTD	PO Box 400811	N. Cambridge	02140
West Roxbury Bulletin	1842 Center Street	West Roxbury	02132
West Roxbury Transcript	PO Box 9113	Needham	02492
World Journal	75 Kneeland Street	Boston	0 2111

3. Social Service Agencies/Community Organizations

The BHA will maintain a listing of Social Service Agencies and Community Organizations that serve households in the BHA's market area. The BHA shall utilize this listing as necessary to facilitate outreach to groups as identified in Section 2.1.1.2.

In addition, a specific effort shall be made to provide marketing materials to all agencies, including MASS ACCESS, that serve and advocate for potentially eligible applicants (e.g. the disabled/ handicapped) in order that accessible/adaptable apartments are brought to the attention of people who can best take advantage of these apartments' accessible or adaptable features. (See Section 6.3 Occupancy of Accessible Apartments and Apartments with Adapted Features)

A listing of Social Service Agencies/Community Organizations serving households in BHA's housing market area is:

Company	Address	City	State	ZipCode
Abour Hospital	49 Robinwood Avenue	Jamaica Plain	MA	02130
Action for Boston Community Development	178 Tremont Street	Boston	MA	02111
Action for Boston Community Development, Inc.	178 Tremont Street	Boston	MA	02111
AIDS Action Committee of Massachusetts	131 Clarendon Street	Boston	MA	02116
AIDS Housing Corporation	29 Stanhope Street	Boston	MA	02116
Alianza Hispana	413 Dudley Street	Roxbury	MA	02119
American Association of Retired Persons	1 Boston Place	Boston	MA	02108
Bentley College	175 Forest Street	Waltham	MA	02154
Beth Israel/Deaconess Medical Center	330 Brookline Avenue	Boston	MA	02215
Bethel Tabernacle Pentecostal Church	10 St. George Street	Roxbury	MA	02118
Blue Cross Blue Shield of Massachusetts, Inc.	401 Park Drive	Boston	MA	02215-2909
Boston Addiction Services	723 Massachusetts Avenue	Boston	MA	02114
Boston Aging Concerns	67 Newbury Street	Boston	MA	02116
Boston Center for Independent Living	95 Berkeley Street	Boston	MA	02116
Boston Center for Independent Living	95 Berkeley Street	Boston	MA	02116
Boston College	38 Commonwealth Avenue	Chestnut Hill	MA	01760
Boston College Law School	855 Centre Street	Newton	MA	02159
Boston Community Services	780 American Legion Highway	Roslindale	MA	02131
Boston Digital Bridge Foundation	1 City Hall Plaza	Boston	MA	02201
Boston Senior Home Care	100 Chauncy Street	Boston	MA	02111
Boston Teachers Union		Dorchester	MA	02125
Boston University	19 Deerfield Street	Boston	MA	02215
Boston Worker's Assistant Center	33 Harrison Avenue	Boston	MA	02111
Bowdoin Street Community Health Center	230 Bowdoin Street	Dorchester	MA	02122
Brandeis University	P.O.Box 9110 Mail Stop U4	Waltham	MA	02254
Brigham & Women's Hospital	72 Francis Street	Boston	MA	02215
Brookside Community Health Center	3297 Washington Street	Jamaica Plain	MA	02130
Cambridge College	1000 Massachusetts Avenue	Cambridge	MA	02138
Cambridge Housing Authority	270 Green Street	Cambridge	MA	02139
Cardinal Cushing Center for the Spanish	76 Union Park Street	Roxbury	MA	02118
Cardinal Medeiros Center for the Homeless	140 Shawmut Avenue	Roxbury	MA	02118
Carney-Caritas Hospital	2100 Dorchester Avenue	Dorchester	MA	02124
Casa Myrna Vazquez	P.O. Box 180019	Roxbury	MA	02118
Cathedral LTPC	617 Harrison Avenue	Roxbury	MA	02118
Catholic Charities of Boston	49 Franklin Street	Boston	MA	02110
Center for Public Representation	246 Walnut Street	Newton	MA	02460
Central Boston Elder Services	812 Huntington Avenue	Boston	MA	02115
CHAPA	18 Tremont Street	Boston	MA	02108
Charlestown Health Care Center	73 High Street	Charlestown	MA	02129
Church Park	221 Massachusetts Avenue	Boston	MA	02115

City of Boston, Commission for Persons with Disabilities	1 City Hall Plaza	Boston	MA 02201
City of Boston, Emergency Shelter Commission	1 City Hall Plaza	Boston	MA 02201
City of Boston, Fair Housing Commission	1 City Hall Plaza	Boston	MA 02201
City of Boston, Office of Civil Rights	1 City Hall Plaza	Boston	MA 02201
City of Boston, Office of Personnel Management	1 City Hall Plaza	Boston	MA 02210
Clark University	950 Main Street	Worcester	MA 01610
Codman Square Community Health Center	637 Washington Street	Dorchester	MA 02124
Committee for Boston Public Housing, Inc	100 Terrace Street	Roxbury	MA 02120
Community Work Service	174 Portland Street	Boston	MA 02114
Council of Elders	2055 Columbus Avenue	Roxbury	MA 02119
Council of Large Public Housing Authorities	1250 Eye Street NW	Washington	DC 20001
Covenant Congregational Church	455 Arborway	Jamaica Plain	MA 02130
Dana Farber Cancer Institute	44 Binney Street	Boston	MA 02215
Dana Farber Cancer Institute	44 Binney Street	Boston	MA 02215
Dimock Community Health Center	55 Dimock Street	Roxbury	MA 02119
Dimock Community Health Center	55 Dimock Street	Roxbury	MA 02119
Disability Law Center	11 Beacon Street	Boston	MA 02108
Disabled American Veterans	JFK Federal Bldg.	Boston	MA 02203
Dorchester House Multi-Service Center	1353 Dorchester Avenue	Dorchester	MA 02122
Dorchester House Multi-Service Center	1353 Dorchester Avenue	Dorchester	MA 02122
Dudley Street Neighborhood Initiative	513 Dudley Street	Roxbury	MA 02119
E.R.I	432 Columbia Street	Cambridge	MA 02141
Ebenezer Baptist Church	157 West Springfield Street	Roxbury	MA 02118
Ecumenical Social Action Commission, Inc.	3134 Washington Street	Jamaica Plain	MA 02130
Egleston Square Neighborhood Association	3134 Washington Street	Roxbury	MA 02119
Episcopal Diocese of Massachusetts	138 Tremont Street	Boston	MA 02111
ETHOS	555 Amory Street	Jamaica Plain	MA 02130
Fairmount LTPC	43 Bow Street	Hyde Park	MA 02136
Families in Transition	316 Huntington Avenue	Boston	MA 02115
Family Services of Greater Boston	31 Heath Street	Jamaica Plain	MA 02130
Father Bill's Place	38 Broad Street	Quincy	MA 02169
Faulkner Hospital	1153 Centre Street	Jamaica Plain	MA 02130
Fenway Community Health Center	7 Haviland Street	Boston	MA 02115
Fenway Community Health Center	7 Haviland Street	Boston	MA 02115
Franciscan Children's Hospital	30 Warren Street	Brighton	MA 02135
Golden Age Center	382 Main Street	Charlestown	MA 02129
Greater Boston Elderly Legal Services	197 Friend Street	Boston	MA 02114
Greater Boston Housing Initiatives	105 Chauncy Street	Boston	MA 02111
Greater Boston Legal Services	197 Friend Street	Boston	MA 02114
Greater Boston Legal Services	197 Friend Street	Boston	MA 02114
Greater Boston Rehabilitation Service	31 Msgr. O'Brien Hwy	Cambridge	MA 02141
Haitian Multi-Service Center	12 Bicknell Street	Dorchester	MA 02121
Harborlight/Salvation Army	407 Shawmut Avenue	Roxbury	MA 02118

Harvard Pilgrim Healthcare	126 Brookline Avenue	Hyde Park	MA 02136
Harvard University	54 Dunster Street	Cambridge	MA 02138
HomeStart	105 Chauncy Street	Boston	MA 02111
HomeStart	105 Chauncy Street	Boston	MA 02111
Housing Opportunity Unlimited	320 Mount Vernon Street	Dorchester	MA 02125
International Institute of Boston	287 Commonwealth Avenue	Boston	MA 02115
International Union of Operating Engineers	120 Mount Hope Street	Roslindale	MA 02131
Jewish Vocational Services	105 Chauncy Street	Boston	MA 02111
Jewish Vocational Services	26 West Street	Boston	MA 02111
Jobs for Youth-Boston, Inc.	125 Tremont Street	Boston	MA 02108
JP Neighborhood Development Corporation	31 Germania Street	Jamaica Plain	MA 02130
Justice Resource Institute	270 Huntington Avenue	Boston	MA 02115
Kingston House Mission	39 Kingston Street	Boston	MA 02111
Kit Clark Senior Services	1500 Dorchester Avenue	Dorchester	MA 02122
Laborers Union Local	265 East 9th Street	South Boston	MA 02127
Lemuel Shattuck Hospital	170 Morton Street	Jamaica Plain	MA 02130
Lemuel Shattuck Shelter	170 Morton Street	Jamaica Plain	MA 02130
Lesley College	29 Everett Street	Cambridge	MA 02139
Manhattan Agency	152 Howard Avenue	Dorchester	MA 02125
Masjid Al Quran	35 Intervale Street	Dorchester	MA 02121
Mass. Advocacy Center	100 Boylston Street	Boston	MA 02116
Mass. Association for the Blind	200 Ivy Street	Brookline	MA 02146
Mass. Association of Older Americans	110 Arlington Street	Boston	MA 02115
Mass. Association of Older Americans	110 Arlington Street	Boston	MA 02115
Mass. Association of Older Americans	110 Arlington Street	Boston	MA 02115
Mass. Association of Retarded Citizens	217 South Street	Waltham	MA 02154
Mass. Behavioral Health Partnership	150 Federal Street	Boston	MA 02110
Mass. Commission for the Blind	48 Boylston Street	Boston	MA 02116
Mass. Commission for the Deaf & Hard of Hearing	150 Mount Vernon Street	Dorchester	MA 02125
Mass. Department of Employment & Training	19 Staniford Street	Boston	MA 02114
Mass. Department of Employment and Training	19 Staniford Street	Boston	MA 02114
Mass. Department of Mental Health	25 Staniford Street	Boston	MA 02114
Mass. Department of Mental Health	85 E Newton Street	Roxbury	MA 02118
Mass. Department of Mental Retardation	160 North Washington St.	Boston	MA 02114
Mass. Department of Social Services	24 Farnsworth Street	Boston	MA 02210
Mass. Department of Social Services	24 Farnsworth Street	Boston	MA 02110
Mass. Housing & Shelter Alliance	5 Park Street	Boston	MA 02108
Mass. Immigrant & Refugee Advocates	105 Chauncy Street	Boston	MA 02111
Mass. Job Training, Inc.	90 Washington Street	Dorchester	MA 02121
Mass. Job Training, Inc.	1 Orr Square	Revere	MA 02151
Mass. Job Training, Inc.	1 Orr Square	Revere	MA 02151
Mass. Job Training, Inc.	600 Washington Street	Dorchester	MA 02122
Mass. League of Community Health Centers	100 Boylston Street	Boston	MA 02116
Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA 02121
Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA 02121

Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA 02121
Massachusetts General Hospital	55 Fruit Street	Boston	MA 02114
Massachusetts House of Representatives	State House	Boston	MA 02133
Massachusetts Institute of Technology	70 Memorial Drive	Cambridge	MA 02142
Mattapan Community Health Center	1425 Blue Hill Avenue	Mattapan	MA 02126
Maximus	30 Winter Street	Boston	MA 02108
Metro North Worker's Assistance Center	196 Boston Avenue	Medford	MA 02155
Metropolitan Boston Housing Partnership	125 Lincoln Street	Boston	MA 02111-2503
Mission Hill Extension LTPC	2609 Ruggles Street	Roxbury	MA 02120
NAACP of Greater Boston	330 Dr. Martin Luther King, Jr. Blvd.	Roxbury	MA 02119
NAHRO	630 Eye Street NW	Washington	DC 20001
National Association of Letter Carriers	626 Dorchester Avenue	South Boston	MA 02127
New England Baptist Hospital	125 Parker Hill Avenue	Roxbury	MA 02120
New England Baptist Hospital	125 Parker Hill Ave	Roxbury	MA 02120
New England Council of Carpenters	803 Summer Street	South Boston	MA 02127
New England Rehabilitation Center	1269 Beacon Street	Brookline	MA 02146
New England School of Law	154 Stuart Street	Boston	MA 02116
NOAAH c/o KMX Parners	2300 M Street NW	Washington	DC 20037
Northeastern University	400 Huntington Avenue	Boston	MA 02115
One With One	PO Box 35404	Brighton	MA 02135
Orchard Park LTPC	1154 Harrison Avenue, #137	Roxbury	MA 02119
Partners HealthCare System, Inc.	800 Boylston Street, Ste. 1150	Boston	MA 02199-8001
People's Baptist Church	134 Camden Street	Roxbury	MA 02118
Pine Street Inn	444 Harrison Avenue	Roxbury	MA 02118
Pleasant Hill Baptist Church	155 Humboldt Avenue	Dorchester	MA 02121
Project Free	93 Ames Street	Dorchester	MA 02124
Riverside Cambridge Community Center	217 Western Avenue	Cambridge	MA 02139
Rosie's Place	889 Harrison Avenue	Roxbury	MA 02118
Roxbury Multi-Service Center	317 Blue Hill Avenue	Dorchester	MA 02121
RoxComp	435 Warren Street	Roxbury	MA 02119
RoxComp/Orchard Park Health Center	116 Eustis Street	Roxbury	MA 02119
Russian Community Association of MA	215B Harvard Avenue	Boston	MA 02134
S.D.I.	50 Otis Hill Road	Norwell	MA 02061
S.T.R.I.V.E.	533 Washington Street	Dorchester	MA 02121
Saint Mark's Congregational Church	200 Townsend Street	Dorchester	MA 02121
Salvation Army Family Shelter	23 Vernon Street	Roxbury	MA 02119
Simmons College	300 The Fenway	Boston	MA 02115
Sojourner House	85 Rockland Street	Roxbury	MA 02119
Somerville Housing Authority	30 Memorial Road	Somerville	MA 02145
South Cove Community Health Center	145 South Street	Boston	MA 02111
Spaulding Rehabilitation Hospital	125 Nashua Street	Boston	MA 02114
St. Elizabeth's Medical Center	736 Cambridge Street	Brighton	MA 02135
St. Francis House	39 Boylston Street	Boston	MA 02116
Suffolk University	20 Ashburton Place	Boston	MA 02108
Suffolk University Law School	41 Temple Street	Boston	MA 02114
Teamster's Local 122	765 East Third Street	South Boston	MA 02127

Ten Point Coalition	215 Forest Hills Avenue	Jamaica Plain	MA 02130
The Laboure Center	275 West Broadway	South Boston	MA 02127
Travelers Aid Society of Boston	711 Atlantic Avenue	Boston	MA 02111
Travelers Aid Society of Boston	711 Atlantic Avenue	Boston	MA 02111
Tufts New England Medcal Center	750 Washington Street	Boston	MA 02110
Tufts New England Medical Center	750 Washington Street	Boston	MA 02111
Twelfth Baptist Church	160 Warren Street	Roxbury	MA 02119
United Food & Commerical Workers	725 South Street	Roslindale	MA 02131
Uphams Corner Community Health Center	415 Columbia Road	Dorchester	MA 02125
Urban Edge Housing Corporation	PO Box 1209	Jamaica Plain	MA 02130
Urban League of Eastern Massachusetts	88 Warren Street	Roxbury	MA 02119
VA Medical Center	150 S. Huntington Avenue	Jamaica Plain	MA 02130
Veterans Administration Outpatient Clinic	251 Causeway Street	Boston	MA 02114
Visiting Nurse Association of Boston	320 Washington Street	Brighton	MA 02135
Wheelock College	45 Pilgrim Road	Boston	MA 02115

CHAPTER 3: PRELIMINARY APPLICATIONS AND PROCESSING

3.1 Application Forms

Preliminary application forms shall be available at the Boston Housing Authority's Central Office located at 52 Chauncy Street, Boston; in its Housing Service Center, located at 56 Chauncy Street, Boston, on the BHA's web-site and at other locations, as determined by the Authority. Applications shall also be available by mail and may be downloaded from the BHA's web-site at www.bostonhousing.org. A **preliminary application** will be accepted from anyone who wishes to apply provided that: the Waiting List for the development(s) in which they are interested is open.

3.2 Development Choice

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The BHA maintains separate waiting lists for each of its public housing developments. Applicants may choose to apply for any or all of the developments for which they meet the minimum threshold requirements (See Section 5.1.2). Applicants may add or remove developments choices at any time prior to entering the final eligibility screening process except for reasonable accommodation and/orextenuating circumstances which will be reviewed on a case by case basis. Once the applicant is contacted by the BHA to schedule the personal interview appointment no changes in development choice(s) shall be accepted. Failure to schedule the personal interview appointment or complete the screening process for one of the developments of choice shall result in the withdrawal from all BHA public housing waiting lists.

3.2.1 Monitoring

As part of the Annual Plan submission to HUD and as part of a semi-annual report to DHCD, the BHA will monitor the racial, ethnic, and disability-related composition of Households residing at each BHA development and on each development waiting list. The purpse of this monitoring will be to assess changes in racial, ethnic, or disability-related Household composition at each BHA development that may have occurred during the implementation of the site-based waiting list.

In addition, at least every three years the BHA shall contract with an independent agency specializing in fair housing, to employ independent testers or other means satisfactory to HUD and DHCD, to assure that its site-based waiting lists are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist. The BHA shall provide the results of this review to HUD and DHCD and shall take steps to remedy any problems found during the review including steps necessary to affirmatively further fair housing.

3.2.2 Remedial Action

Based upon the above-mentioned monitoring, the BHA will review the need to take steps to remedy any problems that surfaced during the review. These steps may include some or all of the following:

- Initiate affirmative marketing strategies
- Provide additional applicant consultation and information
- Provide additional supportive services and amenities
- Target investment and capital improvements towards a development
- Modify marketing efforts in response to assessment of occupancy patterns and the composition of the waiting lists.

3.3 Processing Applications for Admission

3.3.1 Processing

It is the BHA's policy to accept and process applications in accordance with applicable BHA, Federal and State regulations and handbooks.

3.3.2 Assignment of Application Control Number

All applications shall be assigned a chronological application control number and shall be dated and time stamped when they are completed at a BHA application-taking location. All Applicants shall be given a date and time stamped receipt that informs Applicants of their responsibility to notify the BHA of any change of address or Household composition and to respond to application update requests sent to them.

3.3.3 Communications

1. BHA to Applicants

All communications with Applicants will be by first class mail, except when an Applicant who is a Disabled Person requests some other form of communication (for example, a telephone call, communication with a designated third party, etc.). Failure to respond to BHA communications may result in withdrawal of an Applicant from all waiting lists.

2. Applicants to BHA

It is the responsibility of each Applicant to inform the BHA in writing of any change in address, telephone number, Household composition, change in Priority, Good Cause, or other information, which may affect the status of the application while on the waiting lists. For an Applicant with no fixed address, such as homeless Households, the address of a social service agency may be used for BHA contacts; however, if the Applicant finds permanent housing, the address must be reported to the BHA in writing at once.

3.3.4 Waiting List Updates

On a regular cycle determined by the Authority, the BHA will send each Applicant on its waiting lists a notice (or other form of communication specified by an Applicant with a Disability) in which an appropriate response notice is enclosed. The notice will request each Applicant to return the response if s/he is still interested in public housing and to indicate on the response any changes in Household size, income, address, and other information as requested. Applicants will have twenty (20) calendar days from date of the notice to respond to the update notice.

As responses are returned, an Applicant's waiting list position is updated for each individual development for which they have applied. If an Applicant does not return the response, the Application is withdrawn from all waiting lists and the Applicant notified of the opportunity to appeal pursuant to Section 4.1.4 (Applicant Appeals/Informal Hearings) of this policy.

If an update letter to an Applicant is returned to the BHA because the Applicant is no longer at the address to which it was mailed, and the Applicant has not notified the BHA in writing of an address change, the application will be withdrawn from all waiting lists and the Applicant notified of the opportunity to appeal pursuant Section 4.1.4 (Applicant Appeals-Informal Hearings**)** of this policy.

3.3.5 All Applicants will be given a Notice entitled: ***Notice to All Applicants: Options for Applicants with Disabilities***. This notice explains the BHA's responsibilities for providing reasonable accommodations and recites examples of what a reasonable accommodation might entail.

3.3.6 Preliminary application forms will not be accepted unless they are complete, legible and signed by the Head of Household and Co-Head of Household (if applicable). (*See section 1.3.3 for more information on forms of communication other than plain language paperwork*).

CHAPTER 4: ESTABLISHING AND MAINTAINING WAITING LISTS FOR THE PUBLIC HOUSING PROGRAMS

4.1 Waiting List Management

The BHA shall maintain separate waiting lists for each of its public housing developments. It is the policy of the BHA to administer its waiting lists as required by the U.S. Department of Housing and Urban Development (HUD) and the Massachusetts Department of Housing and Community Development (DHCD) regulations and any approved waivers to said regulations**.**

4.1.1 Opening and Closing Waiting Lists

1. With respect to one or more development waiting lists, the BHA may limit application intake, suspend application intake and close waiting lists in whole or in part except as otherwise provided in Federal or State regulations. The BHA will also update its waiting lists by removing the names of those Applicants who are no longer interested or no longer qualify for housing or cannot be reached by mail, utilizing information provided by the Applicant and in accordance with procedures in 4.1.3.

2. During the period when a waiting list is closed, the BHA **will not** maintain a list of individuals who wish to be notified when the waiting list is reopened.

4.1.2 Determining if a Waiting List may be Closed

The BHA will use the following method to determine whether the waiting list for a public housing development will be partially or completely closed. The BHA may elect to close the list by Priority and/or Preference category and by bedroom size.

1. How to Determine When a Waiting List May Be Closed

a. Staff will compute the average number of move-ins to each public housing development per year by Priority and/or Preference categories. In addition, staff will compute the average number of move-ins over the past two years by apartment size.

b. Each waiting list will then be examined to determine how many Applicants are already on the waiting list in the Priority categories established by the BHA's Priority and Preference system described in this Admissions and Continued Occupancy Policy (see 4.2)

c. If the number of Applicants in the Priority categories **is less than** five (5) times the average number of move -ins by bedroom size per year, the waiting list will not be closed.

d. If the number of Applicants in the Priority categories is equal to or greater than five (5) times the average number of move-ins by bedroom size per year, the waiting list may be closed because the average wait of a new Applicant in these Priority categories would be more than one year.

e. At any point after the waiting list has been closed, if the number of Applicants in the Priority categories drops below five (5) times the average number of move-ins per year, the BHA will reopen the waiting list and begin accepting new Applications. The BHA may elect to re-open a waiting list in whole or in part. For example, the BHA may elect to accept Applications only from individuals who appear to qualify for Priority categories or Applicants with disabilities who require an Accessible Apartment or an apartment with special features or for certain bedroom sizes.

f. When the waiting list is to be closed or re-opened, notification will be placed in the lobby of BHA's central office Housing Service Center, development management offices, social service agencies and other housing application centers and notices will be placed in the media. The notification and notices will specify the development(s) waiting list(s) affected by the closing or re-opening.

BHA will notify HUD and DHCD prior to closing and re-opening of any waiting list.

4.1.3 Removal of Applications from All Waiting Lists

Applicant's names will be removed from the Waiting Lists of all developments they have selected by:

- being housed
- being withdrawn (See Section 4.1.3.1)
- being determined Ineligible (See Section 4.1.3.2)

In addition, an applicant may withdraw from any or all of the BHA waiting lists at any time by their own written request.

Applicants whose applications are removed from any waiting list are entitled to an informal hearing where they may appeal this decision. A Request for an appeal must be made **in writing** and must be received by the BHA within 20 calendar days of the date of the notice removing them from the waiting list

The BHA will hold the files of Applicants removed from any waiting list for seven (7) years.

1. Withdrawal of an Application

Circumstances that will lead to withdrawal of an Applicant's name from any or all waiting lists include:

a. The Applicant requests **in writing** that his/her name be removed; **OR**

b. The BHA has made reasonable efforts to contact the Applicant to determine continued interest or to schedule an interview but has been unsuccessful. Properly addressed correspondence mailed (or sent by other methods designated by an Applicant who is a Disabled Person) to the latest address provided by the Applicant in writing that is returned by the U.S. Postal Service shall constitute documentation of a reasonable effort to contact the Applicant; **OR**

c. Failure of the Applicant to keep an appointment:

1. If an Applicant fails to keep an appointment and fails to notify the Authority**, within ten days,** of his/her inability to keep an appointment, his/her name will be withdrawn from all waiting lists. A statement to this effect will appear on the forms used by BHA to advise Applicants of scheduled interviews or of information required.

2. The Authority will consider Mitigating Circumstances such as health problems or lack of transportation in determining whether the Application should be withdrawn as described above. The Authority will also consider a reasonable accommodation that may be necessary for Applicants who are Disabled Persons to keep appointments or provide information. Consideration of Mitigating Circumstances does not relieve the Applicant of the responsibility to provide the information or notify the BHA in writing.

d. The Applicant has failed to supply sufficient information necessary for screening, see Chapter 5.

e. Refusal of an appropriate offer of housing for reasons other than those that qualify as a basis for Reasonable Accommodation will result in withdrawal of the Application from all waiting lists.

f. Failure to respond to the BHA's annual waiting list update.

2. Determination of Ineligibility

Applications will be determined Ineligible for the following reasons:

a. The Applicant failed to pay an outstanding balance owed to the BHA or other Federal or State housing assistance program;

b. The Applicant failed to meet the Applicant selection or home visit criteria pursuant to this policy;

c. The Applicant failed to pay a previous utility balance that results in a current denial of service by the utility supplier to the Applicant.

3. Notice of Withdrawal or Ineligibility

Applicants removed from a waiting list (s) will receive a written notice, which will:

a. Inform the Applicant why s/he is being withdrawn or determined Ineligible;

b. Advise the Applicant of his/her right to request an appeal of the action in an informal hearing within twenty (20) calendar days of the date of the notice. Such request must be in writing and must state clearly the Applicant's reason for requesting the informal hearing.

c. Advise the Applicant that if s/he has a Disability, not previously disclosed, that the disclosure of such condition would initiate the

consideration of Mitigating Circumstances and/or Reasonable Accommodation.

d. Advise the applicant of his/her right to contest Applicant Background Check and Eviction Report information or CORI information in accordance with Federal and State law if that is a basis for determination of Ineligibility.

e. Provide a description of BHA's Informal Hearing process and advise Applicants that they have a right to be represented by an attorney or other individual at the informal hearing, review the contents of their file in advance of the hearing, the right to submit additional documents and evidence at the hearing, the right to request a reasonable accommodation and the right, after receiving a decision, to request reconsideration.

f. Explain the rights of an Applicant to a state aided program to request a review of the decision by the Massachusetts Department of Housing and Community Development within twenty-one (21) calendar days of the initial decision or after a decision on reconsideration.

4.1.4 Applicant Appeals – Informal Hearings

1. Right to an Informal Hearing

All Applicants who are determined Ineligible for admission, issued a Notice of Withdrawal, denied Priority status or Preference(s)or denied Reasonable Accommodation or Good Cause by the BHA will be sent a notice that:

a. Informs the Applicant of the reason(s) for Ineligibility, withdrawal or denial of Priority status or Preference(s)or denial of Reasonable Accommodation or Good Cause ;

b. Advises the Applicant of his/her right to contest the decision in an informal hearing provided a request for a hearing is received within 20 calendar days of the date the Notice of Adverse Action is issued. Such request must be in writing and must state clearly the basis for requesting the informal hearing and be sent to the address provided on the notice;

c. Advises the Applicant of his/her right to contest Applicant Background Check and Eviction Report information and/or CORI information in accordance with Federal and/or State law if that is the basis for determination of Ineligibility;

d. Advises the Applicant that if s/he has a disability, not previously disclosed, that the disclosure of such condition would lead to the consideration of Mitigating Circumstances and/or a reasonable accommodation, if it is related to the disability. Advises the Applicant that if s/he requests a reasonable accommodation at the time of or after requesting an informal hearing, the decision regarding the accommodation will be made by the hearing officer.

e. Provides a description of BHA's informal hearing process and advises Applicants that they have the right to be represented by an attorney or other individual at the informal hearing, review the contents of their file in advance of the hearing, the right to submit additional documents and evidence and to testify at the hearing, the right to request reconsideration and for Applicants to a state-aided program, the right to request a review of the decision by the Massachusetts Department of Housing and Community Development.

2 Scheduling the Informal Hearing

Upon receipt of the Applicant's written request, staff in the BHA's Office of Civil Rights shall schedule an informal hearing. The hearing shall be scheduled within a 30-day period following the receipt of the Applicant's request for an informal hearing unless the applicant requests it to be postponed as a "reasonable accommodation" or for "good cause" see 760 CMR 5.13(1)(d).

A "**Notice of Informal Hearing**" shall be sent by the BHA Office of Civil Rights to the Applicant's address of record listing the date, time and place of the hearing. The notice shall also restate the Applicant's rights to present evidence and testify, review their file, request a reasonable accommodation or interpreter and be represented by an attorney or other individual at the hearing. The hearing shall be held at a convenient time and at an accessible location for the Applicant and the BHA. If an Applicant requests a reasonable accommodation at the time of or after requesting an informal hearing, the decision regarding the accommodation will be made by the hearing officer.

3 Applicant Rights during the Informal Hearing

During the hearing, the BHA will put forth its evidence in support of a determination of Ineligibility, Withdrawal, denial of Priority status or Preference(s)or denial of Good Cause or Reasonable Accommodation. The Applicant will be afforded an opportunity to present evidence and testimony rebutting the basis for the BHA's determination.

4 Due Process Requirements

The informal hearing will conform to the following due process requirements:

a. If the Applicant requests, the BHA employee who made the decision must be present to provide available facts, and to be questioned, if still a BHA employee.

b. An employee of the Authority who did not participate in the original decision must conduct the hearing.

c. The decision must be based solely on evidence presented at the hearing as well as any evidence previously received by the BHA. All evidence submitted at the hearing shall be considered de novo, and the matter shall not be sent back to the Occupancy Department for reconsideration due to submission of new evidence.

d. The Applicant and/or his/her representative has a right to inspect the file prior to the hearing, provided the Applicant provides BHA with written authorizations permitting the representative to have access to the contents of the Applicant's file including CORI information.

e. Eitherthe Applicant or the BHA may request after close of the hearing that the record remain open for submission of new or rebuttal evidence. The Hearing Officer shall designate a date by which the record shall be closed and may extend it for good cause. The Applicant shall receive notice in writing of the date on which the record will close and of any extension. If BHA wishes to consider additional evidence not submitted at the hearing or submitted after the hearing, it shall give written notice to the Applicant with an opportunity to review such evidence and a reasonable period for the Applicant to respond.

5. Informal Hearing Decisions

After the informal hearing, all Applicants will be sent a "**Informal Hearing Decision**" from the BHA hearing officer. This notice shall:

a. Provide a summary of the hearing;

b. Provide the decision of the hearing officer, together with findings and determination;

c. Provide an explanation of the regulations and/or other applicable provisions utilized in making the decision;

d. Explain the rights of the Applicant to seek reconsideration by the BHA within 14 days of the decision;

e. Explain the rights of an Applicant to a state-aided program to request a review of the decision by the Massachusetts Department of Housing and Community Development within 21 calendar days of the decision or decision on reconsideration pursuant to 760 CMR 5.13(4).

f. All informal hearing decisions shall be made within 15 working days of the close of the hearing or the record, whichever is later.

6. Reversal of BHA's Determination of Ineligibility, Application Withdrawal, Denial of Priority Status or Preference(s), Denial of Good Cause or Reasonable Accommodation

a. If, as a result of information presented by the Applicant at the informal hearing, the BHA reverses its decision to reject the Applicant, no new application is required and the application will be returned to its appropriate place on the waiting list(s) for all developments previously selected by the Applicant using the original date and time of application and applicable Priority and/or Preference(s).

b. If the BHA reverses its decision to withdraw the Applicant, the process described above will repeat.

c. If the decision to deny Priority status and/or Preference(s), Good Cause or Reasonable Accommodation is reversed, the Applicant's position on the waiting list(s) for all developments previously selected by the Applicant will be restored in accordance with the determination.

7. Confirmation of the BHA's Determination of Ineligibility, application withdrawal, Denial of Priority Status or Preference(s), Denial of Good Cause or Reasonable Accommodation

a. If the decision or an appeal upholds the determination of Ineligibility, the Applicant may submit a new application for admission at a time when a waiting list is open but no earlier than 18 months after the decision of Ineligibility is confirmed. This period of time may permit the Applicant and/or Household Member to correct the behavior or situation that resulted in rejection. A shorter period, as determined by the Authority, to be appropriate under the circumstances of the rejection, or any new Application, may be allowed.

b. Applicants who are withdrawn may submit a new Application at any time provided a waiting list is open.

c. Applicants denied Priority Status, Preference(s),Good Cause or Reasonable Accommodation may re-apply for the same or a different Priority or Preference at any time provided a waiting list is open except as provided for in this policy.

4.2 Priorities and Preferences

Certain BHA Applicants may qualify for a Priority and/or Preference, which affects the position of those Applicants on each BHA waiting list.

4.2.1 Definitions

1. **Priority** is defined as a housing-related situation that affects a Household's present residential status. The BHA gives points to Applicants with a Priority that ranks those Applicants higher on each waiting list than Applicants without Priority. An Applicant can qualify for only one Priority at any given time. Certain priorities are given more points than others are. An Applicant will always be assigned to the highest Priority for which they qualify. Specific Priority definitions and point information can be found later in this chapter in sections 4.4.3 and 4.4.5.

2. **Preference** refers to points given to BHA Applicants who are veterans, Boston Residents, employed in Boston, offered employment in Boston, a Disabled Person with a household requiring a one-bedroom apartment (Family Developments only) or Elderly Households who apply for certain developments in accordance with State regulations and the BHA's Designated Housing Program (See Section 10.3, Designated Housing and Section 10.4 Elderly Preference). Preference points are cumulative and are added to Priority points (if any) to determine an Applicant's position on each BHA waiting list. An Applicant may qualify for more than one Preference at a time.

4.2.2 Verification

BHA will provide to each potential Applicant a description of each Priority and Preference available to Applicants. BHA will verify the Priority and/or Preference during the application process-as part of both the preliminary and final eligibility processes (See Section 4.4.3).

4.2.3 Matching of the Applicant and the Apartment Characteristics

Before applying Priorities and Preferences, BHA will determine the appropriate apartment size, and special needs requirements if any, based on Household composition and special needs required. In making the selection of a Household for an apartment with accessible features, the BHA will give preference to Households with the greatest number of Priority/Preference points, the earliest approval date for said

Priority/Preference points and earliest application date that include a person with disabilities who has a specific need for the apartment features.

4.2.4 Ranking by Priority and/or Preference Points

Applicants will be ranked on each selected development's waiting list by Priority and/or Preference points, which are described below. Date Priority and/or Preference points are granted and original Application date will further rank each Applicant.

Although the BHA has adopted specific ranking categories, the order in which they are ranked is different in the BHA's State and Federal Public Housing Programs. A chart for each program listing the ranking categories and the order in which they are ranked follows:

BHA PRIORITY CATEGORIES

Federal Housing Programs	State Housing Programs
Emergency Transfers	**Emergency Transfers**
Priority One: Displaced Due to Disaster Displaced Due to Domestic Violence Victim of Hate Crime Avoidance of Reprisal/Witness Protection Court Ordered no Fault Eviction Condemnation Urban Renewal Other Government Action Inaccessibility of Dwelling Unit Homelessness	**Priority One:** Displaced Due to Natural Disaster
Priority Two: Urban Renewal Condemnation **(Elderly/Disabled Program Only)** Excessive Rent Burden Imminent Landlord Displacement	**Priority Two:**
	Priority Three: •Displaced Due to Domestic •Violence •Victim of Hate Crime •Avoidance of Reprisal/Witness Protection •Court Ordered No Fault Eviction

•Inaccessibility of Dwelling Unit
•Homelessness
•BHA Resident in Federal Program "Termination of Assistance" due to Lack any household member with eligible immigration status.

Priority Five:
AHVP (Alternative Housing Voucher Program
Priority Six: (Elderly/Disabled Program Only)
Excessive Rent Burden
Imminent Landlord Displacement

On-Site Under or Over Housed Transfers **On-Site Under or Over Housed Transfers**

Standard Applicants **Standard Applicants**

4.2.5 Determining Placement on Waiting List

Priority and Preference points are added together to determine position on each selected development's waiting list. The more points an Applicant has and the earlier the date such points are granted, the higher on the list the Applicant will be in relation to other persons who applied for the same bedroom size and hold the same date of preliminary application.

4.3 Organization of the Waiting Lists

The BHA maintains a waiting list for each of its public housing developments. Each waiting list is maintained by apartment size, Applicants' Priority and/or Preference points and the date such points are granted and then chronologically according to application date.

Assignments to each waiting list shall be in order based upon suitable type and size of apartment, date Priority and/or Preference points are granted as established in these policies and the date and time the application is received. Generally, an Eligible Applicant with the highest Priority and/or Preference points and the earliest date of approval of such Priority and/or Preference points per category of apartment size will be placed at the top of each waiting list. If no Application with approved Priority and/or Preference points exists, an Eligible

Applicant with the earliest date and time of application will be placed at the top of each waiting list.

4.4 Application of Priorities and Preferences to the Waiting Lists

4.4.1 Not a Guarantee of Admission

It is BHA's policy that a Priority and/or Preference establishes placement position on a waiting list. Every applicant must still meet BHA's **Applicant Screening Criteria** (see Section 5.3.3) before being accepted as a resident.

4.4.2 Granting of Priorities and/or Preferences

A Priority and/or Preference will be granted to Applicants who are otherwise Eligible and Qualified and who, at the time they are certified for admission meet the definitions of the Priorities and/or Preferences described below.

Priorities and/or Preferences are established by the BHA in accordance with HUD and DHCD regulations.

4.4.3 Priority and/or Preference System

The following system of Priorities and/or Preferences will be used for new admissions to and transfers within BHA housing:

All requests for Priority Status must be verified by a third party. Information shall be submitted on Certificates of Priority Status and/or another form of written verification from a reliable third party as determined by the BHA. All requests for Priority status will be reviewed prior to the Personal Interview and/or as part of the final screening process.

During the review of documents submitted for Priority status, it may be necessary to obtain additional documentation in order to complete the review. In this case, the Occupancy Department will send (or give) the Applicant a notice entitled "**Priority Status Request – Insufficient Documentation Notice**" detailing the information still needed to complete the review for Priority status.

Applicants who do not qualify for Priority status based on a review of the documents submitted are sent (or given) a notice entitled **"Notice to Applicants Denied Priority Status**" detailing the specific reason(s) for the denial of priority. This notice informs applicants of their right to appeal

the denial of Priority status through the informal hearing process conducted by the BHA's Office of Civil Rights.

Applicants will be sorted on each waiting list in accordance with their Priority and/or Preference(s). The BHA considers residents seeking transfers as Applicants and as such they will be provided the opportunity to select the development waiting lists to which they choose to apply. The ranking categories utilized by the BHA are outlined below.

1.Emergency Transfers

For a complete listing of definitions of each Emergency Transfer Category and the verification required for each category, please refer to Section 7.2 of Chapter 7, "Transfer Policy."

2. Priority Applicants

Priority status for admission shall be granted to Applicant Households whose verified circumstances at the time of an offer of an apartment (prior to execution of the lease) fall within one of the following categories:

A. ***Displacement due to a disaster***, such as flood or fire, that results in the un-inhabitability of an Applicant's apartment or dwelling unit not due to the fault of the Applicant and/or Household member or beyond the Applicant's control;

Verification must include:

1. a copy of the incident report from the local Fire Department, and
2. a copy of his/her lease, or a statement from the property owner, verifying that s/he is/was the tenant of record at the affected address, and
3. verification from the Fire Department, the Inspectional Services Department, the Health Department or other appropriate agency that the dwelling unit is now uninhabitable.
4. the cause of the disaster if known. If the Applicant or a Household Member or guest was the cause of the disaster, approval for Priority status will be denied unless Mitigating Circumstances are established to the satisfaction of Occupancy Department Staff.

B. ***Displacement due to domestic violence/Dating Violence or Stalking***, which is defined as displacement from an address where the Applicant is/was the tenant of record due to continuing actual or threatened physical violence (including sexual abuse) directed against one or more of the household members

Verification must include submission of a fully completed "Certificate of Involuntary Displacement Due to Domestic Violence/Dating Violence/or Stalking " or a third-party, written verification from the local police department, a social service agency, a court of competent jurisdiction, a clergy member, a physician, or a public or private facility that provides shelter or counseling to the victims of domestic violence. Such verification will not be considered valid unless it:

a. Supplies the name of the abuser

b. Describes how the situation came to verifier's attention; and

c. Indicates that the threats and/or violence are of a recent (within the past six-(6) months) or continuing nature if the Applicant is still residing in the dwelling where the violence has occurred or is occurring.

d. Indicates that the Applicant has been displaced because of the threats and/or violence or that the Applicant is in imminent danger where he/she now resides.

The Applicant must supply the name and address of the abuser **AND**

Provide documentation that the Applicant is/was a tenant of record..

C. ***Victim of hate crime****:* A member of the Household has been a victim of one or more hate crimes AND the Household has vacated a dwelling unit because of this crime OR the fear associated with the crime has destroyed the peaceful enjoyment of the dwelling unit;

- "Hate crime", is defined as any criminal act coupled with overt actions motivated by bigotry and bias including, but not limited to, a threatened, attempted or completed overt act motivated at least in part by racial, religious, ethnic, handicap, gender or sexual orientation, prejudice, or which otherwise deprives another person of his/her constitutional rights by threats, intimidation or coercion, or which seeks to interfere with or disrupt a person's exercise of constitutional rights through harassment or intimidation.

Verification must include submission of a fully completed "Certificate of Involuntary Displacement by Hate Crimes" or documentation from a law enforcement agency that the Household Member(s) was a victim of such crime(s); **and**

a. has vacated the dwelling because of such crime(s); **or**

b. has experienced fear associated with such crime(s) and the fear has destroyed the peaceful enjoyment of their current dwelling unit.

D. ***Avoidance of reprisal/witness protection***: Relocation is required because: (A) a Household Member provided information or testimony on criminal activities to a law enforcement agency; and (B) based upon a threat assessment, a law enforcement agency recommends the relocation of the Household to avoid or minimize risk of violence against Household Members as reprisal for providing such information.

Verification requirements:

a) Submission of a fully completed "Certificate of Involuntary Displacement to Avoid Reprisal" or documentation from a law enforcement agency that the Applicant and/or a Household Member provided information on criminal activity; **AND**

b) Documentation that, following a threat assessment conducted by the agency, the agency recommends the relocation/re-housing of the household to avoid or minimize the threat of violence or reprisal to or against the Household Member(s) for providing such information.

   This includes situations in which the Applicant and/or Household Member(s) are themselves the victims of such crimes and have provided information (testimony) to a law enforcement agency.

E. ***Court-ordered no-fault eviction****:* eviction pursuant to an Order for Judgment (or Agreement for Judgment) issued by a court because of: (a) Landlord action beyond the applicant's ability to control or prevent, and the action occurred despite the applicant's having met all previously imposed conditions of occupancy and displacement was not the result of failure to comply with HUD and State policies in its housing programs with respect to occupancy of under-occupied and overcrowded units or failure to accept a transfer to another unit in accordance with a court order or policies or procedures under a HUD-approved desegregation plan.

Verification Requirements (ALL documents are required):

a) submission of a fully completed “Certificate of Involuntary Displacement by Landlord Action”; **and**

b) a copy of the Notice to Quit issued by the landlord or property manager; **and**

c) a copy of the Summons and Complaint available from the court; **and**

d) a copy of the Answer or other response(s) filed by the Applicant in court in response to the Complaint, if any; **and**

e) a copy of the Judgment of the Court (Agreement for Judgment, Order for Judgment and Findings of Fact, or Default Judgment); **and**

f) if applicable, a copy of the execution issued by the court.

The information contained in the above-referenced documents must clearly establish to the satisfaction of the BHA that:

1. the action taken by the landlord or property manager was beyond the Applicant's ability to control or prevent;
2. the action by the landlord or property manager occurred despite the Applicant Household having met all previously imposed conditions of occupancy;
3. displacement was not the result of failure to comply with HUD and State policies in its housing programs with respect to occupancy of under-occupied and over crowded Apartments or failure to accept a Transfer to another Apartment in accordance with a court order or policies or procedures under a HUD-approved desegregation plan.

Failure to establish any one of the above referenced elements will result in denial of Priority status.

F. ***Condemnation of house/apartment****:* the applicant’s housing has been declared unfit for habitation by an agency of government through no fault of the Applicant.

Verification Requirements:

a) third-party, written verification from the appropriate unit or agency of government certifying that the Applicant has been displaced or will be displaced in the next ninety days, as a result of action by that agency; **and**

b) the precise reason(s) for such displacement

G. ***Displacement by any low-rent housing project or by a public slum clearance or urban renewal project*** initiated after January first, nineteen hundred and forty-seven, or other public improvement.

Verification Requirements:

a) third-party, written verification from the appropriate unit or agency of government certifying that the Applicant has been displaced or will be displaced within the next ninety days, as a result of action by that agency, **and**

b) the precise reason(s) for such displacement

H. ***Other Government action(Federal Only)****:* A Household is required to permanently move from their residence by a Federal, State or local governmental action such as code enforcement, public improvements or a development program.

Verification Requirements:

a) third-party, written verification from the appropriate unit or agency of government certifying that the Applicant has been displaced or will be displaced in the next ninety days, as a result of action by that agency; **and**

b) the precise reason(s) for such displacement

I. ***For disabled individuals only, inaccessibility of a critical element of their current dwelling unit****:* A member of the Household has a mobility or other impairment that makes the person unable to use a critical element of the current apartment or development AND the owner is not legally obligated under laws pertaining to reasonable accommodation to make changes to the apartment or dwelling unit that would make these critical elements accessible to the Household Member with the disability.

Verification Requirements:

a) The name of the household member who is unable to use the critical element;

b) a written statement from a Qualified Healthcare Provider verifying that the household member has a Disability (but not necessarily the nature of the Disability) and identifying the critical element of the dwelling which is not accessible and the reasons why it is not accessible; and

c) a statement from the landlord or official of a government or other agency providing service to such Disabled Persons explaining the reason(s) that the landlord is not required to make changes which would render the dwelling accessible to the individual as a reasonable accommodation.

J. Homelessness A Household lacks a fixed, regular and adequate nighttime place of habitation and the primary nighttime dwelling is one of the following:

- A supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters and transitional housing); or

- A public or private place not designed for human habitation.

Persons living with existing BHA residents or other subsidized housing, or living with residents in private housing even if only temporarily DO NOT qualify as homeless.

Persons who temporarily move to a shelter for the sole purpose of qualifying for this priority shall be determined ineligible.

Verification Requirements:

1. Submission of a "Certificate of Homelessness" fully completed by an appropriate source or the Applicant's signed statement that he/she lacks a fixed, regular and adequate nighttime residence; or his/her primary nighttime residence is:

   a. a supervised public or private shelter designed to provide temporary housing accommodations (i.e., welfare hotels, congregate shelters and transitional housing);

b. a public or private place not designed f.

2. A third-party written verification from a public or private facility that provides shelter for homeless individuals, the local police department, or a social services agency, certifying the Applicant's homeless status in accordance with the definition in this policy.

K. **AHVP – Alternative Housing Voucher Program (STATE ONLY)**

L. EXCESSIVE RENT BURDEN (ELDERLY/DISABLED PROGRAM ONLY): The household pays more than 50% of its total monthly income for rent and utilities (excluding telephone, Internet and cable TV)

Verification Requirements:

1. Submission of a fully completed "certificate of excessive Shelter Costs" form ; and
2. Verification of the gross income for ALL household members; and
3. Copies of bills and proof of payment for all utilities listed in the Applicant's name for which s/he actually pays.

M. BHA Resident in Federal Program "Termination of Assistance" due to Lack any household member with eligible immigration status.

Verification requirements:

1. Notice of Termination of Assistance
2. Notice of Private Conference or Notice to Quit.

M. IMMINENT LANDLORD DISPLACEMENT (ELDERLY/DISABLED PROGRAM ONLY) You have not yet been evicted by Court-order BUT your landlord has notified you that you must vacate your dwelling unit through no fault of your own, unrelated to a rent increase, and you have actually vacated the dwelling unit or you will vacate the dwelling unit within the next six (6) months.

Verification requirements:

1. Submission of "Certificate of Involuntary Displacement by Landlord Action" form; and

2. Copies of any notices from the landlord to the Applicant regarding the termination of the tenancy.

The information contained in the above referenced documents must clearly establish to the satisfaction of the BHA that:

1. the action taken by the landlord or property manager was beyond the Applicant's ability to control or prevent;
2. the action of the landlord or property manager occurred despite the Applicant Household having met all previously imposed conditions of occupancy;
3. displacement was not the result of failure to comply with HUD or DHCD policies in its housing programs with respect to occupancy of under-occupied and overcrowded Apartments or failure to accept a Transfer to another Apartment in accordance with a court order or policies or procedures under a HUD/DHCD approved desegregation plan.

Failure to establish any one of the above referenced elements will result in denial of Priority Status.

3 On-Site Under or Over Housed Transfers

For complete definitions of each Under or Over Housed Transfer category and the verification required for each category, please refer to Section 7.2.3 of Chapter 7, "Transfer Policy."

4 Standard (no Priority) Applicants

Standard Applicants who qualify for no priority.

4.4.4 Preference System

The Preference system below applies only to Applicants for admission on BHA waiting lists.

Within Priority categories, and within the standard “no Priority” category (i.e., standard applicants), Applicants may also receive Preference points. Preference points are assigned to veterans, deceased or disabled veterans’ families, handicapped/disabled Applicants (Family Program only), Elderly Households who select certain developments in accordance with state regulations and the BHA’s Designated Housing Plan and Boston residents. Preference points will be added to Priority points to determine an Applicants’ placement on each BHA waiting list. Thus a Priority Two Applicant with a residency Preference will be ranked above a Priority Two Applicant with no Preferences. Veterans, non-elderly disabled, Elderly Preference (State), Designated Housing (Federal) and Boston residency Preferences are cumulative, so an Applicant with more than one Preference (i.e., Veterans and residency) will be ranked higher within his or her Priority category than an Applicant with only one Preference.

The Preference categories are described below.

1. Veterans Preference

In all federal developments and in state family developments, the Veterans’ Preference shall be ranked above the residency Preference. In state elderly/disabled developments only veterans who also qualify for residency preference will receive veteran’s preference. The Veterans Preference shall further be ranked in the following order:

- Among households equally in need (i.e., within the same housing Priority category), first Preference shall be given to families of non-elderly disabled veterans whose disability has been determined by the Veteran's Administration to be service-connected.

- Among households equally in need, second Preference shall be given to families of deceased veterans whose death has been determined by the Veteran's Administration to be service-connected.

- Among households equally in need, third Preference shall be given to families of other veterans. Among households of other veterans, Preference shall be given to families of disabled veterans whose disability has been determined by the Veteran's Administration to be service-

connected, and second Preference shall be given to families of deceased veterans whose death has been determined by the Veteran's Administration to be service-connected."

Verification Requirement:

Applicants claiming a Veteran's Preference must provide the Occupancy Department with a copy of the Discharge documents of the Veteran for whom the Preference is claimed. The Veteran's Preference is only applicable to Veterans and/or immediate families of Veterans who were discharged under circumstances other than dishonorable.

2. Disabled Non-Elderly Persons will receive Preference points on Family development waiting lists only. Households claiming this preference must verify their Household composition and show that the Head or Co-Head of Household is disabled.

3. Designated Housing Preference(Federal Elderly/Disabled Program Only)
Applicants who are 62 years of age or older and are on a Federal Elderly and Disabled Program designated development wait list where the elderly resident population is less than 70% will receive preference points. The Designated Housing Preference shall be further ranked in the following order:
   - Among households (i.e within the same housing Priority category), first Preference shall be given to households whose Head and/or Co-Head is/are 62 years of age or older.
   - Among households (i.e within the same housing Priority category), second Preference shall be given to households whose Head and/or Co-Head is/are Non Elderly Disabled (<62 years years old).

4. Elderly Preference(State Elderly/Disabled Program Only)
Applicants who are sixty (60) years of age or older and are on a State Elderly and Disabled Program development waiting list where the Disabled resident population is at least 13.5% will receive preference in admissions over Applicants who are under sixty (60) years of age (See Section 10.4).

5. Residency Preference shall be given to BHA Applicants who are residents of the City of Boston, who work within the City of Boston, whose last permanent address was in the City of Boston and applicant has not claimed local residency preference in another

community where the applicant is temporarily residing OR who have been offered employment in the City of Boston. Residency Preference shall not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability or age of any member of an Applicant household.

Applicants claiming a Boston Resident Preference shall be required to verify this through:

1. Proof of residency at an address within the Boston city limits (No length of stay verification will be imposed on Applicants claiming this Preference.); **or**
2. Proof that the Applicant is currently employed or has obtained employment in the city; **or**
3. Proof that the Applicant's last permanent address was within the Boston city limits; and
4. Proof that an Applicant has not claimed local preference in another community.

6 BHA residents residing in federally funded developments who are financially affected due to pro-rated rent where the rent is 50% or more of the household's total gross income.

4.4.5 Point System

1. The **Priority point system** used by BHA to process new admissions and transfers for the citywide waiting list for Family Developments is as follows:

Federal Housing Programs:

• Administrative transfers	175 points
• Emergency transfers	**67 points**
• Priority One Applicants	**30 points**
• Priority Two Applicants	**15 points**
• **Priority Three Applicants**	**10 points**

- On-Site Under or Over Housed Transfers and Standard Applicants **0 points**

State Housing Programs:

- Emergency Transfers **70 points**
- Priority One Applicants **60 points**
- Priority Two Applicants **50 points**
- Priority Three Applicants **30 points**
- Priority Four Applicants **20 points**
- Priority Five Applicants **10 points**
- **Priority Six Applicants** **9 points**
- Under or Over HousedUnder or Over Housed and Standard Applicants **0 points**

2. **Preference points** will be added to Priority points as follows for Applicants for admission only:

- Veterans Preference
  - Families of non-elderly disabled veterans **4 points**
  - Families of deceased veterans **3 points**
  - All other veterans **2 points**
  - ♦ Local Veterans Preference (State Elderly/Disabled Only) **4 points**
- Non-Elderly Disabled Household (Family Developments only) **6 points**
- BHA resident in Federal Housing Pro-Rated rent burden (State only) 3 points

- Designated Housing(Federal Elderly/Disabled Program only)
  Elderly **100 points**

- Elderly Preference(State Elderly/Disabled Program only) **24 points**

Residency Preference **1 point**

3. **Every fourth apartment offered, sorted by development and bedroom size, will be offered to an approved Under or Over HousedUnder or Over Housed Transfer (see Section 7.7 for further detail).**

4.5 Administrative Transfers

The BHA is occasionally required to initiate transfers that have not been requested by a resident. These transfers are required in order to free an apartment(s) for an important operational or policy reason. Typically, specific apartments must be identified for each Administrative Transfer. The BHA will consider the resident's documented need(s) for an on-or off-site transfer.Administrative Transfers will be placed on an on-site or off-site waiting list in accordance to the BHA's and resident's needs and thus are not available for matching under the point system described in Section 4.5.4 above. Administrative Transfers will be assigned before any other transfer type and new admissions. Administrative transfers include the following categories:

- Relocation necessary due to a redevelopment, capital improvement program, or extraordinary maintenance; or
- Compliance with legislative or regulatory requirement(s), for example sanitary code enforcement; or
- In Federal Developments, Households Overhoused by three or more bedrooms; or
- In State Developments, Households Overhoused by two or more bedrooms; or
- Relocation necessary to free an accessible apartment to accommodate another BHA resident or Applicant with a disability who requires an accessible apartment or an apartment with special features.

4.6 Change in Priority and/or Preference Status While on a Waiting List

4.6.1 Change in Status

Occasionally, Households on a waiting list who did not qualify for any or a certain Priority and/or Preference at the time of application will experience a change in circumstances that qualifies them for a different Priority and/or

Preference. In such instances, it is the Applicant's obligation to contact the Authority so that a change in status can be verified.

4.6.2 Verification

To the extent that the verification determines that the Household does now qualify for a Priority and/or Preference, the Household will be moved up on any waiting list previously selected in accordance with its Priority and/or Preference(s), and the date such Priority and/or Preference(s) is approved. Similarly, removal of a Priority and/or Preference (because a Household is discovered to be ineligible for a Priority and/or Preference) will result in a reduction of waiting list points, and therefore change of waiting list position, for the Household. The Household will then be informed in writing of how the change in status has affected its place on any waiting list previously selected. Intentional misrepresentation by an Applicant may result in federal or state criminal prosecution for fraud, and removal from the waiting list, and disqualification from further consideration for admission or transfer for a three (3) year period beginning on the date of such determination by the BHA.

CHAPTER 5: DETERMINATION OF ELIGIBILITY

5.1 Preliminary Eligibility

5.1.1 Eligibility

Eligibility is determined differently under federal and state regulations.

5.1.1.1 Notice of Preliminary Eligibility

Applicants shall receive a Notice of Preliminary Eligibility for all developments to which they applied to and met the Threshold Requirements. This notice shall contain:

- A listing of the development(s) to which they applied
- The size and type of apartment they qualify for
- Any approved Priority and/or Preference(s)
- An estimated wait time

The Notice shall further inform Applicants that they are responsible for notifying the BHA in writing of any change to their household including any approved priority status or change of address and that all information will be verified as part of a final eligibility process.

5.1.2 Threshold Requirements

A. Family Program

In order to be preliminarily Eligible for the Family Program a Household must meet three threshold requirements:

1. The Household must qualify as a **"Family"**;

2. The Household must have an **Annual Income at or below program guidelines**, as defined below; and

3. The Applicant must not owe uncollected rent and/or miscellaneous charges (for any program administered by the BHA or Other Publicly Assisted Housing Program[5]).

B. Elderly and Disabled Program

In order to be preliminarily eligible for the Elderly and Disabled Program a Household must meet four threshold requirements:

[5] Other Publicly Assisted Housing Program – means residence in any housing program assisted under M.G.L. Chapter 121B (such as state-assisted public housing for families, elderly or disabled persons), or Massachusetts Rental Voucher Program or assisted under the United States Housing Act of 1937 as amended (42 U.S.C. 1401 *et seq.)* (such as federally-assisted public housing for families, elderly or disabled persons, Section 8 certificate/voucher, project-based certificate, moderate rehabilitation, loan management/property disposition leased housing program, Indian housing, or tenant-based assistance under the HOME program)

1.The Household must qualify as a **"Family"**;

2. The Head of Household, Co-Head of Household or Sole Member must be 62 years of age or older (60 years of age or older for State-Aided Housing) or handicapped or Disabled.

3. The Household must have an **Annual Income at or below program guidelines**, as defined below; and

4.The Applicant must not owe uncollected rent and/or miscellaneous charges (for any program administered by the BHA or Other Publicly Assisted Housing Program[6].)

5.1.3 Family

Applicants must qualify as a "Family", which is defined as:

1. Two or more persons regularly living together, related by blood, marriage, adoption, guardianship or operation of law; or who are not so related, but share income and resources and intend to live together in BHA housing;

2. This definition includes single persons.[7]

3. Other persons, including foster children, Personal Care Attendants[8], and members temporarily absent (including children temporarily assigned to foster care[9]), may be considered a part of the household if they are living or will live regularly with the household.

5.1.4 Income Qualifications

[6] Other Publicly Assisted Housing Program – means residence in any housing program assisted under M.G.L. Chapter 121B (such as state-assisted public housing for families, elderly or disabled persons), or Massachusetts Rental Voucher Program or assisted under the United States Housing Act of 1937 as amended (42 U.S.C. 1401 certificate/voucher, project-based certificate, moderate rehabilitation, loan management/property disposition leased housing program, Indian housing, or tenant-based assistance under the HOME program)

[7] Single persons include: a single woman who is pregnant at the time of admission, a single person who has secured, or is in the process of securing the custody of any individual(s) below the age of 18, an Elderly person, a Person with a Disability or Handicap, a Displaced Person, or a Single Person who is not elderly, disabled, handicapped or displaced, each as defined in Chapter 11 of this Policy.

[8] Personal Care Attendants do not have rights of tenancy, nor can they be considered the remaining member of a resident household.

[9] See 24 CFR 5.403.

Persons meeting BHA income qualifications are those whose Annual Income at the time of admission, does not exceed the income limits for occupancy established by the U.S. Department of Housing and Urban Development (HUD), or Massachusetts Department of Housing and Community Development (DHCD), as applicable. Income limits are posted separately in BHA offices.

5.1.5 Applicant Owing a Balance to the BHA or Other Publicly Assisted Housing Program

The BHA will check for past balances upon receipt of the **Preliminary Application**. An Applicant who applies owing a balance consisting of uncollected rent and/or miscellaneous charges (for any program administered by the BHA or Other Publicly Assisted Housing Program) will be entered into the BHA database as an ineligible Applicant and will not be placed on the waiting list until that balance is paid or a determination is made by BHA that no balance is due.

5.2 Final Eligibility

5.2.1 Eligibility Determination

In order to be determined eligible, the Applicant, and other members of the Applicant's household must demonstrate through verified information of past and present conduct, the ability, either alone or with a reasonable accommodation, if the Applicant household member is a Disabled Person, to meet the resident selection criteria found in this policy, including compliance with the terms of BHA's lease, and any other BHA rules governing tenancy. In determining final eligibility the BHA will, in all cases, consider Mitigating Circumstances, and, any request for a reasonable accommodation on account of a Disability.

5.2.2 Qualified and Unqualified Applicants

To determine final eligibility, verified information will be secured by the BHA and the Applicant (See 5.3) and evaluated and a determination will be made by the BHA with respect to:

1. Eligibility of the Applicant household as a Family;

2. Eligibility of the Applicant Household as an Elderly Household or Disabled Person;

3. Eligibility of the Applicant household with respect to income limits for admission;

4. Apartment size and design and whether an accessible or modified apartment is required for the household;

5. Priority and/or Preference category (if any) to which the household belongs;

6. Qualification of the Applicant household with respect to the Applicant Screening Criteria.

6. The Applicant head of household must have verifiable identification with photograph of that Applicant.

7. **Each** household member must have a Social Security number or certify that he/she has no number. In addition, for Applicants for federally assisted housing only, **each** household member must document that s/he is a citizen of United States or has eligible Non-Citizen status, or who is otherwise eligible for continued assistance or prorated assistance under applicable regulations.[10]

8. **The calculated pro-rated rent for admission shall not exceed 50% of the household's total gross income (federally funded programs only).**

Factors that determine that an Applicant household is Eligible and Qualified can be found in the sections below.

5.3 Screening

5.3.1 General Verification Requirements

1. What must be verified

All information concerning an Applicant household's composition, income, Priority status, Preferences, request Good Cause or reasonable accommodation such as theneed for special apartment features, and ability to reside in public housing under the terms of the BHA's Lease (Screening) must be verified and documented. Except for determination of Priority status, which is completed prior to the Personal Interview and Screening, all information shall be verified during Screening .

2. Documentation

All documents related to verification shall be maintained in the Applicant's file folder.

[10] See Section 5.6.1.

Documentation used as part of the verification process may include:

- Copies of documents that will be retained in the Applicant's file folder, where the original is not otherwise required by law or regulation.
- Checklists completed as part of the interview process and signed by the Applicant and/or the Occupancy Specialist .
- Verification forms completed and signed by third parties and/or Applicant.
- Reports of all interviews, telephone conversations or personal contact with or regarding the Applicant household including date of the conversation, source of the information, name and position of the individual contacted, name and position of staff member receiving information and a written summary of the information received.
- All correspondence received for or on behalf of the Applicant.
- Applicant Background Check and Eviction Reports.

3. Misrepresentation or Falsification of Information

An Applicant's knowing falsification, misrepresentation, or concealment of information will be considered grounds for denying admission to BHA housing.

In the event that the Occupancy Staff person believes that false and/or inaccurate information was or may have been submitted intentionally the Applicant Folder will be reviewed by the Assistant Director of Occupancy for Screening or the Director of Occupancy who will make the determination. In this case, the intentional submission of false and/or inaccurate information may be used to disqualify the Applicant .

Unintentional errors, or errors that do not secure an advantage with regard to eligibility for admission, Priority status and/or Preferences, or amount of rent, will not be used as a basis for Applicant rejection.

4. The BHA will accept verification of screening information in the following order of preference:

- **Written Third Party Verification** – Written verification by a third party is the most acceptable form of verification.
- **Oral Third Party Verification** - Staff documented verification from a third party by telephone will be accepted where written verification

is impractical, or the third party is unresponsive to BHA's written requests within ten (10) business days of mailing. Staff shall utilize the same form that would have been mailed to the third party. All the information required by the written verification form should be requested during the telephone contact. BHA staff will complete the form on the basis of such information. The contact person, date and time of conversation will be noted and the BHA staff person who made the telephone call will sign the form.

- **Verification by Applicant-supplied documents** – BHA will review documents submitted by the Applicant household when: (a) the information requested does not require third-party verification (for example rent receipts, canceled checks for rental payments, lease agreements and monthly utility bills) or (b) third-party fax or telephone verification is impossible. BHA may copy documents into the Applicant's file. Applicant supplied documents must be dated within sixty (60) days of receipt by the BHA.

- **Verification by Applicant certification** – With the approval from the Director and/or Assistant Director of the Occupancy Department, the BHA may choose to accept an affidavit from an Applicant regarding housing and employment history only when verification by a third party written, or oral, and verification by documents is impossible to obtain.

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5. General procedures applicable to screening information are as follows:

1. **Information subject to change** – Verifications are valid for ninety (90) days from the date received by the BHA. Information may be updated by telephone or fax for an additional thirty (30) days. After one hundred and twenty (120) days, the Applicant must obtain new verification documentation.

2. **Information not subject to change** – BHA will verify this information (e.g. verification of age or place of birth) only once during the screening process.

3. Each Applicant folder will include a checklist documenting verification efforts and tracking progress. The checklist will record the forms sent, date sent and the date the information is received by the BHA by mail, telephone or fax. Upon receipt of all requested verifications, the BHA staff person will sign the checklist and certify as to the completeness of the file.

4. Each BHA verification form sent to a third party will include the following: (a) an explanation of why the information is being requested: and (b) authorization from the Applicant to release the information on the BHA's **General Release Form** or **Income Verification Form.**

BHA will send third party verifications directly to the third party, not through Applicants. The third party verifications shall include a self-addressed stamped envelope for return to BHA. Verifications may also be faxed to a third party with a request for a return fax to the BHA. BHA's fax transmission to the third party shall be confirmed by printed receipt at the time of transmission or verified by telephone. Annotation or copy of the receipt shall be kept in the Applicant's file.

5.3.2 Interviews and Verification Process

As Applicant households approach the top of the BHA waiting list, they shall be scheduled for a personal interview with a BHA staff member trained to conduct interviews. Applicants at this point will not be allowed to change any of the development sof choices. During the personal interview the BHA will require Applicants to identify and provide documentation of "Good Cause" or Reasonable Accommodation that may affect their ability to accept an offered apartment due to special circumstances that may be applicable for their Household. (See Section 6.2.5 for further detail).

1. Verification of Household Composition

The following information must be obtained for all Household Members as applicable:

A) Photo identification for Head of Household and Co-Head of Household (One of the following forms of phob identification (for the Head and Co-Head of Household only):

1. Driver's license
2. Registry of Motor Vehicles picture ID
3. Passport
4. Student or employer ID
5. Other photo ID acceptable to BHA

B) Proof of Birth – all Household Members (One of the following proof of birth documents in order of preferred documentation):

1. Original copies of Birth Certificates
2. Passports
3. Original Baptismal Records

4. Original INS documents for eligible Non-Citizens(Federal only)
5. Other records as deemed appropriate(Marriage certificate, DDG214, Statement from Social Security Administration)

*** A letter documenting pregnancy as well as anticipated date of birth will be required for all unborn children listed on application.

C) Proof of Relationships - applies to minor children or the care of adults in guardianship situations. The following types of documents will be accepted:

1. Birth certificates
2. Court records of adoption
3. Court records of guardianship
4. Other written and sworn documentation under pains and penalty for perjury such as a written designation from the minor child's parent.

D) Social Security Numbers

Federal regulations require that the social security numbers of all Applicant household members (if provided) must be verified. One of the following types of documents may be accepted:

1. Original of the Applicant household members social security card (BHA will make a copy for the file)
2. Original Report from the Social Security Administration documenting the unavailability/non-assignment of a social security number for that Applicant household member (BHA will make a copy for the file)
3. A written statement from the Social Security Administration documenting the social security number assigned for that Applicant household member.

E) Status as a full time student (for Applicant household members over 17 years of age)

Statement on the letterhead of an accredited educational institution stating that the Applicant household member is enrolled as a full-time student at that institution.

F) Status as an Elderly Household

Proof of Birth (see above) of Head and/or Co-Head of Household indicating an age of at least sixty years (State aided housing) or 62 years (Federally assisted housing)

G) Status as a Disabled Household or Disabled Person

1. In general, the BHA shall not inquire as to the existence or nature of a disability, or ask for information related to a disability or the medical history of residents, Applicants, or their Household Members. However, when a Resident, Applicant or Household Member requests a Reasonable Accommodation or Reasonable Structural Modification on account of a disability, the BHA may require documentation as to the disability and the needs to be served by an accommodation or modification. A Resident, Applicant or Household Member may choose not to disclose the fact of a disability and request an accommodation or modification ; however, in this case, the BHA is not obligated to provide any such accommodation or modification.

2. If the Head or Co-Head of Household is claiming status as a Disabled Person, in order to qualify as a Disabled Household for purposes of Preference status or other reasons, such as eligibility for Elderly & Disabled Housing, proof that the individual is a Disabled Person must be obtained. In addition, certain benefits may accrue to a household with a Disabled Person, such as the need to move into a specially adapted apartment. Verification of the status of the household member as a Disabled Person must also be obtained in this case.

3.For purposes of determining whether or not the Disabled Applicant requires a particular location or an Apartment with special features, BHA Staff may inquire as to the effect of the Disability on the Applicant or Applicant household member

4.The following documentation will be accepted for purposes of verifying the status of a household member as a Disabled Person:

1. The household member's sole source of income is SSI benefits, SSDI benefits, or disability retirement income (see income verification below);
2. A certification from a Qualified Health Care Provider verifying that the household member meets the criteria of a Disabled Person for the state and federal housing programs.(See Definitions for eligibility of Disabled Persons)

H) U.S. Citizenship or Eligible Non-Citizenship Status (Federal Program ONLY)

Each Household Member's status as a U.S. citizen, Eligible Non-Citizen or ineligible Non-Citizen must be verified except as indicated below. Determination of eligibility or partial eligibility for public housing benefits (federal program only) is affected by citizen or Non-Citizen status. At least one household member must be a citizen or Eligible Non-Citizen.

What Evidence Will Be Required. Evidence of U.S. Citizenship or "Eligible Immigration Status" will be required to be submitted for all household members regardless of their age, except as indicated below:

If you are a U.S. Citizen:
A signed Declaration of U.S. Citizenship -
If you are a Non-Citizen who is age 62 or over:
A signed Declaration of "Eligible Immigration Status". You will also need to provide a "proof of age" document.
If you choose not to contend that you are a citizen or have eligible immigration status:
A completed form electing not to contend to such status
If you are a Non-Citizen who does not fall into one of the categories above:
A signed Declaration of "Eligible Immigration Status," a signed Verification Consent Form **and** you must provide **the original** of one of the documents listed below:

1. *Registered Alien Card* (U.S. Immigration and Naturalization Service(INS) I-551 Form)

2. *Arrival /Departure Record* (U.S. Immigration and Naturalization Service(INS) I-94 Form); with one of the following annotations:
   (a) "Admitted as Refugee pursuant to Section 207";
   (b) "Section 208"or "Asylum";
   (c) "Section 243(h)"or "Deportation stayed by Attorney General";
   (d) "Paroled pursuant to Section 2112(d)(5) of the INAA";

3. *Arrival /Departure Record* (U.S. Immigration and Naturalization Service(INS) I-94 Form) not annotated, accompanied by one of the following documents:

   (a) A final court decision granting asylum to which no appeal was taken.
   (b) A letter from a U.S. Immigration and Naturalization Service (INS) Asylum Officer granting asylum (if application was filed on or after October 1,1990) or from a U.S. Immigration and Naturalization Service (INS) District Director (if application filed before October 1,1990).
   (c) A court decision granting the withholding of deportation.
   (d) A letter from a U.S. Immigration and Naturalization Service (INS) Asylum Officer granting withholding of

deportation (if application was filed on or after October 1, 1990).

4. *Temporary Resident Card* (U.S. Immigration and Naturalization Service (INS) I-688 Form which must be annotated with the notation either : "Section 245A" or "Section 210")

5. *Employment Authorization Card* (U.S. Immigration and Naturalization Service (INS) Employment Authorization Card I-688B Form which must be annotated with the notation either: "Provision of Law 274a.12(11)" or "Provision of Law 274a.12")

6. Receipt From the U.S. Immigration and Naturalization Service (INS) Indicating Application for Issuance of a Replacement Document

For Applicants for Federal Program only, eligible Immigration Status for all Non-Citizen household members must be verified through the U.S. Department of Immigration and Naturalization Service Unless There is an Election Not to Contend *or all household members are 62 years of age or older and have submitted proof of age and a declaration of eligible non-citizen status*

I) Verification of Income, Assets, Income Deductions and Income Exclusions

During the screening process, verification must be provided for all income, assets, income deductions and income exclusions pertaining to an Applicant household as outlined in this procedure. These items are verified for purposes of determination of income eligibility and determination of monthly rent.

Income, assets, deductions and exclusions shall be verified at Screening and the initial monthly rent shall be calculated by Occupancy Department Staff. The monthly rent is determined by adding together gross income from all sources for all Household Members, including income from assets, and reducing that income by allowable deductions and income exclusions, in accordance with Federal (HUD) and State (DHCD) laws and regulations . In Federal developments, residents have the choice of paying either an Income Based Rent or a Flat Rent.(See 9.2)

In the event that the information used to calculate rent is more than ninety (90) days old at the time of signing the lease, the information shall be updated and re-verified and the rent recalculated by the Housing Manager.

Projections of annual income shall be based on the best available information, with due consideration to the past year's income of all household members, current income rate and effective date; and shall include projections for each income recipient in the household.

In order to ensure that all sources of income, assets, deductions and exclusions are considered in calculating annual income, Occupancy Staff shall interview all applicants during the screening process using the Occupancy Department's Income Questionnaire.

In addition, in the case that the documentation provided by the applicant is not complete or is otherwise doubtful, the BHA may require the Household Member to sign a release allowing the BHA to obtain the information directly from the third party.

The following forms of verification of income, deductions, exclusions and assets will be accepted.

1. Income from Employment

- A statement from the Employer stating the gross wages of the employee, including history or anticipated amounts of overtime or bonus to be earned by the employee, or
- Pay stubs showing gross income for each pay period and all deductions taken for four consecutive weeks;

The income of workers employed on an irregular basis will be estimated based on the verification of the best information available, with due consideration to earning ability and work history.

2. Income from governmental agencies

A statement from the appropriate agency (Social Security, Department of Transitional Assistance, Employment Security, etc), stating the amount of annual or monthly income provided, including the gross amount and any deductions taken.

3. Income from Retirement Accounts

A statement from the source stating the amount of annual or monthly income provided, including the gross amount and any deductions taken

4. Income from the operation of a business or profession

1. Most recent audited financial statement of income and loss;
2. Most recent tax return showing income and loss from the operation of a business or profession.

5. Zero Income

When an adult Applicant household member reports zero income, the BHA will require the Applicant household to complete a budget or statement of financial responsibility. An investigation shall include the information on the Applicant Background Check and Eviction Reports that are ordered on the Applicant household members. If the Applicant household member owns a motor vehicle, a telephone, or has other evidence of some form of expenditures reflecting income, the Applicant household member will be asked to explain the source of funds supporting such cash expenditures

In addition, the Applicant household member will be required to sign releases allowing the BHA to obtain verification of no-income from sources such as Dept. of Transitional Assistance, Internal Revenue Service, Department of Revenue, Social Security Administration, Employment Security and Veterans Affairs.

6. Child Support, alimony, regular gifts and gambling proceeds

1. A statement from the individual, business or agency providing the income and the frequency and amount of income provided; and/or
2. Signed release form allowing the BHA to obtain information from the State Division of Child Support.

7. Income from Assets

Income from assets shall be based on either the actual income received or imputed income based upon current passbook savings rates in accordance with federal and state regulations as applicable.. For instance, actual interest received shall be used for interest bearing bank accounts, money market funds, rented property, etc. Imputed income will be used for real property which is not rented, jewelry, coin collections, works of art and other non-income bearing assets. If the value of the asset is more than $5,000 the higher of imputed income or actual income received will be used.

Common household items such as furniture, clothing, and vehicles used for day-to-day transportation shall not be considered assets for the purposes of calculating income.

Types of verification which will be accepted for purposes of determining the value and income received from an asset include:

1. Three most recent statements for statement accounts, including bank accounts, money market funds, mutual

funds, or other assets for which regular statements are issued;

2. Original passbook for passbook savings accounts;
3. Most recent (no older than one year) appraised value of real property owned provided it's reflective of fair market value, in the form of property tax bill or appraisal from a Real Estate Appraiser; and
4. Appraised valuations of any non-essential personal assets such as jewelry, coin collections, antiques or classic cars.

8. Verification of childcare expenses or care of disabled household member deductions

Statement from the provider of childcare or care of Disabled Person who is a household member of the amount of payment made on a periodic basis by the Applicant household .

9. Verification of Medical Deductions

Applicants must submit evidence of the following medical expenses for all household members paid within the last twelve months:

1. Statement of the cost of medical insurance and the frequency of cost from the provider or in the form of deductions indicated on pay stubs or Social Security statements accompanied by proof of payment;
2. Receipts for payment of prescriptions and other health care needs. Non-prescription health care needs must be documented by both receipts and a statement from a Qualified Health Care Provider of the need for such items (including non-prescription medications, wheelchairs or other disability related aids, etc);
3. Signed printout of prescription costs from a pharmacy accompanied by proof of payment
4. Medical or dental bills for a household member paid by a household member.
5. Un-reimbursed reasonable attendant care and auxiliary apparatus expenses.

J. Verification of Income Exclusions

Various sources of income are excluded by the BHA in accordance with Federal and State regulations. A list of currently allowable income exclusions will be given to the Applicant at the beginning of the Final Screening Process in

preparation of the determination of rent. In each case where the Applicant claims that income should be excluded a determination must be made as to whether or not the information provided needs to be verified. For instance, if an Applicant acknowledges receipt of a one-time gift of cash, that income does not need to be verified prior to its exclusion. On the other hand, if the Applicant claims to have a welfare-to-work income exclusion, that exclusion must be verified with the appropriate agencies.

K. Verification of need for particular apartment features

At the time of Preliminary Application, or during the Screening Process, all Applicants will be asked to complete an Apartment Requirements Questionnaire. This questionnaire will identify any special features that the applicant may require, and whether or not they consider themselves to be, or are, a Disabled Person. Such features will include first floor apartments, inability to live in a townhouse unit, need for accessible features such as wheelchair accessibility, and other factors.

Any special apartment requirements identified by the Applicant as needed for his/her Household shall be verified using the process included in this Policy for Good Cause and/or Reasonable Accommodation verifications, Disability status and in compliance with all applicable laws and regulations.

L. Verification of Applicants Ability to Live in Accordance with the Lease

During the screening process, an Applicant shall be required to verify that all household members are capable of living in compliance with the BHA lease. A number of verification sources will be used to determine this as listed below. Applicants must provide to the BHA required information, including atleast the last three years of housing history. These questions are asked on the **Final Application Form** and must be as fully and completely answered. Refusal to answer questions or inability to respond to requests for information may lead to a determination of ineligibility or withdrawal of an Application for Applicant's failure to respond.

The BHA will not offer housing to an Applicant who can provide no documentation of ability of all household members to comply with the essential obligations of the Lease.

M. Applicant Rent Payment History

The following sources may be used to verify whether or not the Applicant is likely to pay rent in a timely manner:

1. Landlord references (preferred method);
2. Bank references in the case of home-owners paying mortgages;
3. Tax and utility payment records in the case of a homeowner not paying a mortgage;
4. Credit Bureau Reports;

5. Other records of payment histories in the case of an Applicant who has neither rented before as tenant of record or owned a home, including records of payment on credit cards or other independently verifiable regular or periodic payments.

N. Applicant History of Care of Property

1. Landlord references (preferred method);
2. Statement from a Qualified Health Care Provider, other social services worker or other independent individual who has been in the home of the Applicant and has knowledge of the Applicant's care of property within his/her care;
3. Neighbor references in the case of an Applicant who is or was not a tenant of record and for whom a landlord reference can not be obtained;
4. Statement from a shelter worker, a worker in residential care settings, or a worker from other alternative housing institutions who has knowledge of the Applicant's care of property within his/her care.

O. Applicant History of Not Disturbing neighbors or otherwise violating lease conditions, including violating the civil rights of other residents, their guests, neighbors, and employees

1. Landlord references;
2. Neighbor References in the case of an Applicant who is or was not a tenant of record and a landlord reference cannot be obtained;
3. Statement from shelter workers, workers in Residential Care settings, or workers from other alternative housing institutions who can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors;
4. Other references from independent individuals or agencies, which can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors.

P. Criminal History

Each adult Applicant or adult household member 17 years of age or older is required to sign a release to allow the BHA to obtain criminal offender record information(CORI). Each Applicant household member 14-16 years of age shall be required to sign a release to allow the BHA to obtain youthful offender record information from the Massachusetts Crminal History Systems Board, or other youthful offender record information as it may lawfully receive from other jurisdictions. Discussion of the review and determination based upon the

information that is received is included in Section 5.3.5 (Applicant Screening Criteria).

Q. Verification of Mitigating Circumstances

In the event that negative information about any household member is found in the process of reviewing the above verifications during the screening process, the Applicant may request that Mitigating Circumstances be considered in making a determination whether the Applicant is Qualified for housing. For instance, the Applicant may claim that certain unusual expenses prevented the Applicant from paying rent in a timely fashion. Mitigating Circumstances claimed by an Applicant must be verified.

5.3.3 The Screening Policy

Information to be considered in completing Applicant screening shall be reasonably related to assessing the conduct of the Applicant and other household members listed on the application, in present and/or prior housing. The BHA shall reject an Applicant if it finds any of the following conditions are present and there is reason to believe the future behavior of the Applicant or Applicant household members will exhibit the same behavior, unless there are acceptable Mitigating Circumstances as provided in Section 5.3.6 paragraph 2 below. The history of the Applicant household's conduct must demonstrate that the Applicant household can reasonably be expected not to:

1. Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises or to adversely affect their health, safety, or welfare or the security of their property;

2. Violate the civil rights of any person, while on BHA property, in accordance with the BHA's Zero Tolerance policy.

3. Cause damage to the property or fail to pay rent in full and on time;

4. Violate the terms and conditions of the BHA lease;

5. Require services from BHA staff that would alter the fundamental nature of the BHA's program.

6. Illegally use, possess or distribute a controlled substance; or

7. Give the BHA reasonable cause to believe that the illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.

The Applicant household's ability and willingness to comply with the above requirements in current and former housing will be checked and documented. BHA may review the Credit Bureau Report of the household member(s) who will be responsible for paying rent in order to determine Applicant's credit history in meeting rent and housing-related utility charges, if any, and to verify Applicant's prior housing history. The Applicant's prior credit history in meeting non-housing-related financial obligations will not be a basis for determining an Applicant ineligible except in cases where the Applicant has no prior rent payment or housing history.

Relevant information respecting habits or practices may also be considered including, but not limited to:

1. An Applicant household's past and present performance in meeting financial obligations, especially in rent; provided that if the Applicant paid at least fifty percent of his/her household's monthly income for rent each month during a tenancy but was unable to pay the full rent, an eviction for non-payment of the balance of the rent shall not disqualify such individual from BHA housing.

2. The most recent three-year housing history, and whether there is a record of disturbance of neighbors, destruction of property, or housekeeping habits at present or prior residences which, if repeated, may adversely affect the health, safety, or welfare of other residents or neighbors or BHA employees or the security of their property during such time.

3. Involvement in criminal activity on the part of any Applicant household member in a crime of physical violence to persons or property or other criminal activity, which if repeated , would threaten the health, welfare and safety or the right to quiet enjoyment, of other BHA tenants, or other criminal activity involving the illegal use of a controlled substance, or if the BHA determines that it has reasonable cause to believe that the illegal use (or pattern of illegal use) of a controlled substance, or abuse (or pattern of abuse) of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. (The BHA will utilize the Massachusetts Criminal History Systems Board's Criminal Offender Records Information or "CORI" data as a reference.)

4. A record of eviction from housing or termination from residential programs.

5. An Applicant household's ability and willingness to comply with the terms of the BHA lease. Applicant households must be able to demonstrate the ability and willingness to comply with the terms of the BHA's lease.

6. Information related to an Applicant's knowing misrepresentation of any information related to Priority and/or Preference eligibility, household composition, Household income and/or assets, rent or use of the apartment. Failure to provide consent for verification of information can be considered grounds for ineligibility.

7. Information related to an Applicant's or a member of an Applicant's household treatment by a substance abuse treatment facility. The BHA requires any Applicant or member of Applicant's household to sign a consent form authorizing inquiry to a substance abuse treatment facility where the BHA :

- Receives CORI information that indicates evidence of a prior arrest or conviction for criminal activity which would be a basis for denial due to reasonably current illegal drug use, OR
- Receives information from records from a prior tenancy of the Applicant or household member that demonstrate he or she was:
  - Engaged in the destruction of property;
  - Engaged in violent activity against another person;
  - Interfered with the right to peaceful enjoyment of the premises by another tenant.

8. Home Visits

Home visits at the current dwelling of the Applicant household shall be required of Applicants in the circumstances listed below. Housekeeping inspections are part of the home visit.

- *Criteria for home visits:* BHA will make a Home Visit when the following conditions exist:
  - One bad housekeeping reference from the present or a prior landlord or housing provider, including residential programs and shelters; or
  - Information contained in a reference or verification form that demonstrates a marked difference among references of the Applicant as to housekeeping; or

- The Applicant is unable to provide documentation from an independent source to support a positive assessment of housekeeping ; or

- Evidence of poor personal hygiene habits, as observed by BHA staff during a personal interview or other visit to BHA offices and/or during a home visit, such as would affect the livability of a BHA apartment occupied by the Applicant Household, a neighbor's apartment, or other premises or such as not to be conducive to decent, safe, and sanitary conditions as required by BHA's lease.

- Housekeeping observations shall include, but are not limited to:

  - Conditions in the living room, kitchen, bathroom, bedrooms and other spaces in the unit.

  - Conditions of entrance-ways, stairways, halls, and yard if under the control of the Applicant

  - Cleanliness in each room, for example, dirt, grease, grime or infestation

  - Clutter that might create a health or safety problem

  - General care of furniture, appliances, fixtures, windows, doors and cabinets

- Other conditions which would constitute a violation of BHA lease terms, such as:

  - Evidence of destruction of property;

  - Evidence of criminal activity, for example, presence of drugs or drug paraphernalia; dangerous weapons; or

  - Conditions inconsistent with application information, i.e., evidence of unauthorized occupants.

- All Applicants shall have at least two calendar days' advance written notice of Home Visits.

- The purpose of the Home Visit is to obtain information to be used in determining the Applicant's compliance with the screening criteria described in this chapter.

5.3.4 The Final Application Package and Screening Requirements

1. The Final Application

Various questions relating to the Applicant household's eligibility, Priority status and/or Preferences and tenant history will be asked as part of the Final Application. Included will be the Social Security Numbers (SSNs) of all household members (or certification that an Application for a SSN is submitted or that no SSN has been assigned) and the name, address and telephone numbers of current and former landlords or current and former housing providers. Failure to answer the questions and provide the requested information will result in withdrawal of the Application. BHA staff will be available to guide Applicants, as needed, in understanding the Application process and completing BHA forms. For Federal Programs, verification of U.S. Citizenship or Eligible Non-Citizen status for each household member will also be required at this time.

All sections of the Final Application must be completed by the Applicant and must be signed by the Household Head and Co-Head, where appropriate.

2. Applicant Releases of Information and other required documents

All adult household members will be required to execute the following releases of information or sign information forms as appropriate:

- The single standard **Release of Information** form that is to be signed by the Applicant and each adult household member;
- Non Citizen Rule (Federal Housing only) – Verification of Consent for all household members.
- One copy of the **CORI Release of Information** form advising the household member that CORI will be used; and
- The **Privacy Act Notice**.

Refusal to sign these forms or other documents required to process the Application or conduct screening will result in the withdrawal of the Application.

The BHA has discretion to determine what constitutes adequate and credible documentation. If staff has doubts about the veracity or reliability of information received, they may examine alternative

methods of verification with the Applicant or third parties until they are satisfied that the documentation is reliable or that reliable documentation is unattainable. The BHA will not offer housing to an Applicant household who has failed to provide requested documentation, or to identify sources who can provide documentation which demonstrates the ability of the household to comply with the essential obligations of the Lease or meet other eligibility requirements.

5.3.5 Applicant Screening Criteria

Applicants including all household members for public housing will be screened. The screening criteria in this Admission and Occupancy Policy, are based on those set forth in the HUD and DHCD Regulations (24 CFR Part 960.205 and 760 CMR 5.00 respectively), and require an assessment of the conduct of each Applicant household member age fourteen (14) or older with respect to all the factors listed below:

1. **An Applicant household's performance in meeting financial obligations, especially rent, as required by terms of the BHA Lease**

   A. Primary indicators for meeting financial obligations, especially rent are:

   No more than one (1) rent delinquency in any 12 month tenancy period under review except in cases of acceptable Mitigating Circumstances; payment of rent in full and on time for the period under review, payment of gas, electric, and heating fuel bills in full and on time (no shut-offs or termination of service). Prompt payment of repairs for damage caused by the Applicant, household members and/or guests. Compliance with repayment plans (if any) will also be considered.

   B. Secondary indicators for meeting financial obligations, especially rent. One or more of the following secondary indicators may demonstrate acceptable history under this criterion :

   1. Applicants may present evidence of a recovery from a delinquency, such as sweat equity to pay off a debt and meeting the requirements of payment contracts for rent in arrears. All such evidence must be adequately verified;

2. Self-employment work histories that show positive performance and habits with respect to the monthly payment of bills or creditors (as verified by vendors or creditors);

3. Record of payment of consumer loans, credit cards, or lay-a-way accounts (monthly payment in full and on time). Evidence of recovery from a delinquency shall be deemed a Mitigating Circumstance;

4. Record of monthly payment for utilities in full and on time (other than gas or electric) such as water and sewer, telephone. Evidence of recovery from a utility payment delinquency shall be deemed a Mitigating Circumstance;

5. Record of cable TV payments (monthly payment in full and on time). Evidence of recovery from a delinquency shall be deemed a Mitigating Circumstance;

6. Record of making any kind of regular payments (i.e., monthly payment of a storage bill for household possessions);

7. No liens, defaults or other types of poor payment history;

8. Record of regular on time payments for alimony and/or child support;

9. Ability to secure a vendor payment agreement with payments made directly to the BHA for a period of not less than 24 months or shorter period if agreed to by BHA;

C. Acceptable documentation in support of an Applicant's history of meeting financial obligations includes the following:

1. Credit Bureau Applicant Background Check and Eviction Report information reflecting no negative indicators relative to the ability to pay rent or similar shelter costs. The information on the Credit Bureau report must be consistent with other documentation or statements made by the Applicant;

2. Completed Landlord Verification Form for all prior landlords for the past three years reflects no more than one (1)

delinquency in any 12-month tenancy period in payment of rent;

3. Account records (computer printouts) provided by utility companies for any period of tenancy under review reflecting no delinquencies in payment for utilities;

4. Where a landlord verification is not available, a completed Third Party Verification form: **Ability to Comply with Lease Terms** from a knowledgeable third party source reflecting an ability to meet Lease terms, including the obligation to pay rent;

5. No record of an eviction for non-payment, or failure to pay for damages or other charges due a landlord (If the Applicant has a record of eviction for nonpayment, the applicant must document that s/he was paying at least fifty percent of the total household income towards rent)

6. Other documentation accepted as reliable and credible by the BHA, which is sufficient to support a determination that the Applicant will pay rent and other charges as permitted by the BHA lease on time.

D. Method of Verifying an Applicant's history of meeting financial obligations:

1. If the Applicant household has or has no landlord references (e.g. because of living with friends or family or in an institution or shelter) the BHA shall order a Credit Bureau Report Applicant Background Check and Eviction Report on all adult members of the Applicant household. BHA will conduct a careful examination of the information contained in the Credit Bureau Report. The report will be checked to determine if there are inconsistencies in the Applicant's housing history as reported to BHA on the Final Application form or other documents or a history of evictions filed against the Applicant. BHA staff will consider negative credit information with respect to the Applicant's rent and utility payment history. In cases where the Applicant has no prior housing payment history, the BHA will utilize the payment history for other consumer credit obligations.

   If BHA rejects an Applicant in whole or in part because of a poor credit history reflected in a Credit Bureau Report, BHA will advise the Applicant in writing of:

   - his/her right to examine the Credit Bureau Report; and

- his/her right under applicable law to dispute and correct inaccurate credit information.

Should the Applicant obtain correction of the report, BHA will reconsider the Application and if theA pplicant is not determined ineligible again, s/he will be reinstated to each previously selected waiting list using the original date and time of Application and any applicable Priority and/or Preferences.

BHA will consider a poor credit history in light of any Mitigating Circumstances that can be documented by the Applicant (for example loss of employment, illness, or medical problems that limited the household's financial resources). BHA will also consider whether non-payment or poor payment of rent and other charges is likely to reoccur once the Applicant obtains housing where the rent is based on a percentage of the household income.

2. If an Applicant has filed bankruptcy and this is reflected in the Credit Bureau Report, BHA will determine if the bankruptcy included debts that were related to tenancy and shelter costs and which would be a basis for rejecting the Applicant if they had not been discharged. Applicants will not be rejected solely on the basis of the bankruptcy filing.
3. Performance in meeting financial obligations will be checked by contacting current and prior landlords, (and utility suppliers if applicable). The BHA **Landlord Verification Form** will be used to gather information about present and past performance in meeting rental obligations. The form will be mailed to the landlords identified by the Applicant or otherwise, along with a release of information form signed by the Applicant.

   Where any adult member of the Applicant household has had past responsibility for utility payments, the BHA may consider account records provided by utility companies (excluding those providing telephone and cable TV service).

   In lieu of the form referenced above, BHA will accept credible evidence of rent payment or utility payments in the form of canceled rent checks, or money orders for any period of tenancy under review. Situations may arise where an adult member of an Applicant household has not paid rent but has responsibility for utility payments. Their payment of utilities can be an indicator of ability to pay a shelter-related cost.

4. Information from landlords of any adult Applicant household member may be discounted if it appears that the landlord may have misrepresented information about the Applicant Household. Contacts with all prior landlords for the past three-(3) years will be pursued by BHA staff.

5. BHA will examine tenancy history over a longer period of time when the information obtained from the three-(3) year period is incomplete or conflicting. When examining an Applicant's housing history BHA will focus on any periods when any adult Applicant household member made or should have sustained periodic payments in support of housing-related costs.

6. If a current or previous landlord is a relative of the Applicant household, the BHA will give more weight to references provided by unrelated landlords.

7. If verifications of timely rental payments (and utility payments, where applicable) are received from landlords and utility suppliers, no further documentation of past performance of meeting financial obligations, especially rent, need be collected.

8. Payment of funds owed to the BHA or other subsidized housing provider will be considered as some evidence that an Applicant Household is willing to meet financial obligations.

9. The BHA differentiates between Applicants who are/were tenants named in a Lease or tenants at will whose landlord BHA cannot reach and Applicants who have lived in a dwelling without the landlord's knowledge, thus making it impossible for the landlord to verify the Applicant's residency or ability to meet financial obligations although the landlord may verify residency information, including rent-paying ability, of the tenant occupying the dwelling.

   The BHA will attempt to verify that the landlord of a prior dwelling knows the Applicant. The BHA may accept other credible verification that can establish the address and occupancy status for the period under review. Failure to establish the Applicant's claimed residency in a dwelling will constitute cause for the BHA to withdraw the Applicant's Application.

10. In the absence of credible landlord references with respect to past performance of meeting Lease or tenancy obligations, the BHA may contact someone with knowledge of the Applicant household's or members' behavior and abilities to complete the BHA form, **Third Party Verification: Ability to Comply with Lease Terms**.

    If the current housing provider is a relative, additional information on the Applicant's ability to comply with the Lease terms may be collected by the BHA.

11. If BHA personnel have questions about information received, they may contact the source of the information in order to ask such questions.

2. A record of disturbance of neighbors, destruction of property, or housekeeping habits at present or prior residences which may adversely affect the health, safety or welfare of other residents or staff, or cause damage to the Apartment or development on the part of any household member, as prohibited by terms of the BHA Lease

A. Primary indicators that the Applicant household will not cause disturbances, destruction of property, damage or will not have unacceptable housekeeping habits are:

1. No record of activity or behavior that would disturb other residents' or neighbors' peaceful enjoyment of their accommodations; no record of activity or behavior that resulted in damage to an Apartment or residential facility of any kind including grounds or common areas associated with such Apartment or facility; no record of activity or behavior that results in damage to the real or personal property of neighbors;

2. No record of activity or behavior (including housekeeping) that resulted in safety violations, unsanitary or unhealthy conditions in an Apartment or dwelling or the common areas associated with such Apartment or dwelling;

3. Evidence that the Applicant reported maintenance problems to the landlord in a timely manner is a positive indicator.

B. Secondary indicators that the Applicant household will not cause disturbances, destruction of property, damage, or will not have unacceptable housekeeping habits are:

One or more of the secondary indicators may demonstrate acceptable history under the following criteria:

1. Proper care of one's room or space (especially for a person living with someone else or in a shelter or group home);

2. Proper maintenance of other physical space ((for example a work space)

3. Use of chore service or other assistance in caring properly for an Apartment or living area;

4. The presence of a Personal Care Attendant who will assist in the proper care of the dwelling.

In attempting to determine if the Applicant household will respect the rights of others, the BHA may also consider :

5. treatment of others with whom the Applicant household lives;

6. treatment of BHA staff with whom the Applicant household comes in contact;

7. treatment of administrators, staff or other participants in programs in which the Applicant household is or has been a participant;

8. recent school and employment relationships.

C. Acceptable documentation that an Applicant and/or household member will not cause disturbances, destruction of property, damages or will not have unacceptable housekeeping habits includes:

1. Credit Bureau Applicant Background Check and Eviction Report reflecting the absence of eviction proceeding for such activity or behavior.

2. Completed Landlord Verification Form for all previous tenancies reflecting the absence of such activity or behavior and reflecting the ability to care for a dwelling and to comply with essential Lease terms;

3. If no landlord verification is possible, a completed **Third-Party Verification: Ability to Comply with Lease Terms** reflecting the absence of such activity or behavior and reflecting the ability to care for the dwelling and to comply with essential Lease terms;

4. Criminal Offender Record Information (**CORI**) reflecting no criminal offenses arising from physical or other abuse of persons or property, disturbances, destruction or damage to property or similar types of activities. Examples of criminal offenses that will be

considered under this screening criterion include but are not limited to: threats or harassment, especially civil rights violations, domestic violence, including actual or threatened violence toward members of an Applicant's household or other individuals who are not household members, assaults, assaults and batteries, destruction of property, vandalism, situations where children, the elderly or disabled are neglected or abused, criminal conduct which may not in and of itself be considered violent but may lead to violence, reported or other evidence that may constitute a health or sanitation problem;

5. Where disqualifying behavior has occurred, evidence of Mitigating Circumstances shall include evidence that the Applicant household has ceased the behavior or activity and that the behavior and activity is unlikely to re-occur. The evidence must be provided by a Qualified Health Care Provider or other individual qualified to provide such evidence;

6. Where disqualifying damage to property has occurred, evidence of Mitigating Circumstances would require a showing that the Applicant and/or household members ceased the behavior or activity resulting in the damage and that the behavior and activity is unlikely to re-occur. An Applicant household member should show that s/he has paid for the damage or, if s/he didn't make such payment, establish a valid reason why payment for the damage was not made.

D. How a Record of disturbance, destruction of property, damages, unsatisfactory or unacceptable housekeeping habits will be determined:

1. Staff will check for current or past problems in the above areas with the current and former landlord(s) using the **BHA Landlord Verification Form.**

BHA staff shall utilize information from a Credit Bureau Report on the Applicant household.

2. BHA staff will routinely check the BHA's former Resident files to determine whether the Applicant and/or any household member have been residents of the BHA and have vacated in bad standing from the BHA either by threat of eviction, eviction, termination from its rental assistance programs or vacating without notice to the BHA. They also can order a check of court records to determine whether the Applicant or household members have been evicted from other housing.

3. In addition to checking with landlords, the BHA will make a Home Visit when the following conditions exist:

   a. One unsatisfactory housekeeping reference from a present or prior landlord or housing provider, who may include a provider at a residential program or a shelter has been received;

   b. Reference or verification forms show a marked difference or discrepancies in the housekeeping assessment of the Applicant;

   c. The lack of adequate documentation from an independent source to support a positive assessment of housekeeping habits as required by this screening criteria;

   d. Evidence of poor personal hygiene habits, observed by the Occupancy Specialist at the interview or by other BHA staff, which may be an indication that such habits could disturb the peaceful enjoyment or health of other BHA Residents or affect the habitability of an Apartment.

   The home visit will be documented on the **BHA Home Visit Form**. Where the Applicant is living in a shelter, or other transient housing facilities, BHA staff may visit the site and may confirm compliance with facility rules using the **Third Party Verification: Ability to Comply with Lease Terms.**

   Applicants who fail a home visit will be determined Ineligible.

4. If the Applicant is not currently living under a lease with a landlord, or is living as a tenant at will, the housing provider will be asked to verify the Applicant's ability to comply with BHA Lease terms related to this screening criterion. Any area for which the Applicant has responsibility may be inspected.

5. An Applicant's behavior toward BHA staff may be considered as a reflection of future behavior toward neighbors and/or BHA staff. Physical abuse or threats by an Applicant toward BHA staff will be noted in the file and included in the Screening evaluation. BHA staff will also note health or hygiene habits when such habits, in the opinion of the BHA staff, are serious enough to interfere with the ability of staff to conduct the interview and/or to disturb future neighbors. Where personal hygiene is a question, a final determination will be made based on available information which may include a home visit and which will be made after consultation with the Assistant Director of Occupancy for Screening.

3. A record of involvement in criminal activity on the part of any Applicant household member in crimes of physical violence to persons or property, crimes of fraud, prostitution or larceny and other criminal acts including the use and/or distribution of an illegal drug, or the illegal use (or pattern of illegal use) and distribution of any illegal drug, or abuse (or pattern of abuse) of alcohol which may interfere with the health, safety, or right to peaceful enjoyment of the premises by other Residents, as prohibited by the BHA Lease

A. Persons convicted of sexual offenses and subject to a lifetime sexual offender registration requirement are permanently prohibited from admission to Federally assisted developments and they are only eligible for admission to State aided developments upon establishing acceptable Mitigating Circumstances. The BHA will conduct criminal history background checks sufficient to determine whether any household member is subject to such a registration requirement.

B. Persons that have been convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of Federally-assisted housing are permanently prohibited from admission to Federally assisted developments and are only eligible for admission to State aided developments upon establishing acceptable Mitigating Circumstances.

C. Examples of primary indicators that an Applicant and/or household member has not engaged in criminal activity:

The absence of CORI or other evidence of criminal activity or behavior, excluding minor offenses

D. Criminal activity/drug related criminal activity, other factors and considerations:

1. **Rehabilitation and Mitigating Circumstances –** With respect to potentially disqualifying criminal behavior, evidence of Mitigating Circumstances or rehabilitation must be substantial and commensurate with the seriousness of the crime.

BHA will consider the particular circumstances of the offense, the seriousness of the offense, the degree of damage, disruption and inconvenience caused by the offense, the passage of time since the offense, and whether the offender has been a good citizen and remained free of trouble since the offense.

BHA may consider evidence of the Applicant's or household member's behavior and reputation in the community both

before and after the offense, and any other evidence indicating a likelihood that the offender will not engage in any future criminal activity.

Example of rehabilitation: If an Applicant or household member has an isolated incident of criminal activity which is neither violent nor drug related in the past, then clear and verifiable evidence of good citizenship sustained over a significant period of time may establish that the Applicant or household member has been rehabilitated.

Example of Mitigating Circumstances: If an Applicant or household member has an isolated conviction for larceny but establishes that he or she had an emergency need for money to pay for prescription drugs due to the illness of a household member, this explanation, if documented, may constitute Mitigating Circumstances sufficient to outweigh the offense.

2. BHA will not admit a current user of illegal drugs. The Fair Housing Act explicitly states that current users of illegal drugs are not a protected class. BHA will not exclude former users of illegal drugs solely because of their former illegal drug use. Evidence of use within the past year (12 months) creates a rebuttable presumption that the individual is a current user.

3. The fact that an Applicant or household member may have been an illegal drug user in the past does not automatically excuse any disqualifying behavior that the Applicant or household member may have engaged in while an illegal drug user. If the BHA has cause to believe a former illegal drug user is still using illegal drugs, BHA has cause to reject the Applicant because of his/her current illegal drug use.

4. Documentation that a former illegal drug user is not currently using illegal drugs could include:

    a. Verification from a Qualified Health Care Provider stating that the former illegal drug user has been or is currently in treatment, that there is a reasonable probability that the Applicant will be successful in refraining from use of illegal drugs, that the Applicant is complying with the requirements of the treatment program, and is not currently using an illegal drug;

    b. Verification from a self-help program (for example, Narcotics Anonymous) stating that the former illegal

drug user has been or is participating in their program, that there is a reasonable probability that the Applicant will be successful in refraining from use of illegal drugs, and is not currently using an illegal drug;

c. Verification from a probation or parole officer stating that the former illegal drug user has met or is meeting the terms of probation or parole **and** that periodic screens have not revealed the presence of illegal drugs;

d. Voluntary drug testing. An Applicant or household member cannot be required to undergo drug testing as a condition of eligibility. However, if s/he chooses to be tested, testing shall meet the following requirements:

- The drug test must be conducted at facilities that use the National Institute of Drug Abuse Guidelines (implementing EO 12564 and Pub. L. 100-71; these guidelines were published April 11, 1988 in the Federal Register);
- The test must screen for illegal drugs only and the Applicant's use of prescription drugs that contain controlled substances must be taken into account; and
- The BHA will pay for all costs associated with drug testing unless the costs are otherwise reimbursed.

5. If an Applicant or household member is currently in treatment for illegal drug use (as opposed to successfully completed treatment) or if an Applicant or household member has a history of drug treatment followed by further illegal drug use, the Applicant or household member must convincingly demonstrate (by providing additional verifiable information) in what way the current situation and claim of non-drug use is different from the previously unsuccessful efforts to stop using drugs. BHA must have an acceptable demonstration that the likelihood of a change in behavior is significantly greater than in the past.

   In such cases, an Applicant or household member should successfully complete the current treatment program and maintain acceptable behavior in the community for a reasonable period established by the BHA.

6. Where an Applicant or household member has committed one or more crimes and establishes a direct causal link between the crimes and former illegal drug use, BHA will consider the evidence of rehabilitation from the illegal drug use. Rehabilitation does not mean that the BHA will ignore the criminal behavior if other factors apart from illegal drug use may have had a causal effect on the criminal acts. A demonstration that a former illegal drug user is not a current user does not necessarily excuse crimes committed while s/he was using illegal drugs. S/he must reliably establish that drug use caused the crimes, that s/he is rehabilitated, **and** that there is a likelihood of no further criminal behavior.

7. **Alcohol Abuse and Screening –** Alcohol is a legal drug. Use of alcohol is not a basis for rejecting an Applicant. An Applicant or household member who is an alcoholic may qualify as a person with a disability under State and Federal anti-discrimination laws and be entitled to certain protections afforded to Disabled Persons.

   It is BHA's policy that an Applicant or household member who is an alcoholic must meet the same screening criteria and standards as any other person. If an Applicant's (including household members) housing history demonstrates unacceptable behavior that is grounds for disqualification and there are inadequate Mitigating Circumstances, screening staff will have grounds to reject the Application, even if the behavior is claimed to be alcohol related. BHA's screening is directed at the Applicant's (and household members) behavior, not their condition.

E. How criminal activity including drug related criminal activity or activity under the "One-Strike" Policy on the part of the Applicant or a household member will be checked:

1. Possible involvement in criminal activity by the Applicant and/or any member of an Applicant's household that, if repeated by the Applicant or a household member as a Resident, would adversely affect the health, safety or welfare or physical security of property of other Residents, BHA staff or guests, will be checked by use of Criminal Offender Record Information (CORI) provided by the Massachusetts Criminal History Systems Board, criminal histories provided by other states/jurisdictions, Federal authorities, court records, and other evidence of criminal activity. In addition, the current or former landlord will be asked about criminal activity during the residence of any member of an Applicant household.

2. The BHA will use CORI or **youthful offender record information from the Massachusetts Criminal History Systems Board, or**

other youthful offender record information as it may lawfully receive from other jurisdictions to check all adult household members and non-adult household members, 14 years of age or older, of the Applicant household for any evidence of:

a. criminal convictions, both felonies and misdemeanors, regardless of when the conviction occurred;

b. any criminal charges which are currently pending before the courts of the Commonwealth or any jurisdiction, including the Federal courts.

3. Criminal record information shall be used in accordance with procedures established by the Massachusetts Department of Housing and Community Development (DHCD) memorandum dated December 11, 1991 as it may be amended, and 803 CMR 5.00 or equivalent requirements of any other jurisdiction.

4. If the Criminal record information shows that a case is continued without a finding (CWOF) or "placed on file" it cannot be used as a determination that the Applicant or household member, in fact, engaged in criminal activity without other independent evidence of the criminal activity charged. Independent evidence might include: police reports documenting criminal activity, statements from the arresting officer or other reliable information that the Applicant and/or a household member committed the crime charged.

5. (a) If the Criminal record information indicates that an Applicant and/or household member has a record that would establish a basis for an Ineligibility finding, the Applicant will be notified of the negative information received , provided with an opportunity to review the information and to offer any information as a Mitigating Circumstance before a final determination of Ineligibility is made by the BHA.

   (b) If the Applicant believes that the Criminal record information is inaccurate, he/she must submit to BHA a written notice to this effect. The notice must be provided to BHA within the time specified in BHA's notice to the Applicant.

   (c) Upon receipt of the Applicant's written notice disputing the accuracy of Criminal record information, BHA will provide the Applicant a reasonable amount of time to provide credible evidence of the report's inaccuracy.

6. Applicants shall be advised at the time of both Preliminary and Final Application intake that past and future criminal behavior by

the Applicant and or a household member will jeopardize admission to BHA's public housing program.

7. Depending on the circumstances, any of the following crimes committed by the Applicant or a household member may, alone or in conjunction with other crimes, result in the rejection of an Applicant household:

   - use, possession or distribution of illegal drugs;
   - a property-related crime such as burglary, larceny, fraud, automobile theft, receipt of stolen goods, and attempts at such crimes;
   - a crime against another person such as murder, manslaughter, assault and battery, assault and battery with a dangerous weapon, robbery, kidnapping, mayhem, rape, spouse or child abuse or any similar type crimes, and attempts at such crimes;
   - a crime that endangers or threatens the health, welfare or safety of others such as lewd conduct, indecent exposure, prostitution, disorderly conduct, public drunkenness, assault, harassment, reckless driving, leaving the scene of an accident, motor vehicle homicide, failure to stop for a police officer and attempts at such crimes.

8. BHA will consider the likely impact of a recurrence of past criminal conduct in a BHA community. BHA will consider the danger that such activity creates and its potential effect on the health, welfare or safety of Residents and staff and the security of their property. In evaluating criminal activity, BHA will consider each offense, its seriousness, its age, its potential impact on other persons including the victim, any possible recidivism, any Mitigating Circumstances, and any rehabilitation or efforts at rehabilitation which make a recurrence unlikely.

4. A record of eviction from housing, involuntary termination from rental assistance programs or involuntary termination from residential programs

A. Examples of primary indicators that an Applicant and/or household member has not been evicted from housing or involuntarily terminated from residential programs are:

1. No record of eviction or termination from any apartment, dwelling, shelter, other housing, rental assistance program or a residential program;

2. No negative information received from a present or former landlord or housing provider;

3. The Applicant household member is currently in a residential program and is meeting all requirements of the program;

4. No record of summary process proceedings having been commenced in a District Court or Housing Court which resulted in a judgment against the Applicant or household member or in which the Applicant or household member voluntarily agreed to vacate due to the fault of the tenant.

B. Secondary indicators that an Applicant and/or household member(s) have not been evicted from housing , or involuntarily terminated from residential programs or from rental assistance programs are:

1. The Applicant (or a household member) was asked to leave the program for a rule violation that is not related to BHA Lease compliance;

2. The Applicant or household member leaves a program but returns and is accepted for continued participation;

3. No references from current or past landlords or the Credit Bureau Applicant Backgroud or Eviction Report indicating that the Applicant or a household member was ever served with a Notice to Quit or Notice of Termination when the reason for termination is due to the fault of the tenant;

C. Acceptable documentation that an Applicant or household member has not been evicted from housing, terminated from a rental assistance program or involuntarily terminated from a residential program is:

1. A completed **Landlord Verification Form** for the current tenancy and all prior tenancies and the Credit Bureau Applicant Background Check and Eviction Report reflecting no evictions due to the fault of any Applicant household member.

2. If a landlord verification is not possible, a completed **Third-Party Verification: Ability to Comply with Lease Terms** showing no “fault” evictions or terminations.

D. How a record of eviction from housing, termination from a rental assistance program or involuntary termination from a residential program will be checked:

1. Staff will check BHA's records, landlord records and court records to determine whether the Applicant and/or a household member has been evicted from the BHA, any Other Publicly Assisted Housing Programs, or any other property in the past. BHA will also use Credit or Eviction Service information to check for a record of eviction.

2. A record of involuntary termination from a residential program will be checked with police, service agencies and with the provider.

3. Conditions of former tenancy may not be attributable to an Applicant or household member where the Applicant or household member was not the responsible tenant in the former housing. If the responsible tenant was not the Applicant or a household member, the Applicant will not be held accountable by the BHA for the rental delinquency or other problems of the former tenant unless it can be demonstrated that the Applicant or household member contributed to the cause of the involuntary termination.

4. Any household member who signed a previous Lease will be considered responsible for the actions occurring during the former tenancy.

5. Staff will consider the date and circumstances of any past eviction or program termination in determining its relevance to a BHA tenancy. Staff will consider if the eviction or program termination resulted from an Applicant's (or household member's) violation of rules and if a similar violation would violate the BHA Lease. Thus, infractions of rules in a residential program that have relevance to the BHA's Lease will be given greater weight than violations of rules that are specific to the residential program and have little or no relevancy to those requirements.

5. Ability and willingness to comply with the BHA Lease and other program requirements *(This screening criteria will be applied ONLY in the absence of satisfactory landlord documentation.)*

A. Examples of primary indicators of ability and willingness to comply with the lease terms are:

1. The Applicant household can meet this criteria on its own or with assistance;

2. Through a home visit (if required) the dwelling or living area is clean and no destruction of property is evident;

3. The Applicant household has the ability to manage regular monthly payments of some kind; the Applicant household responds to mail and appears promptly for appointments;

4. The Applicant household observes applicable lease terms or rules in his/her current housing or shelter situation;

5. There is no record of disturbing neighbors; and

6. The Applicant and/or household members have avoided criminal activity.

B. Secondary indicators of ability and willingness to comply with the lease terms are:

1. Evidence of rule compliance in any residential program (shelters, transitional facilities, group homes) or other program in which the Applicant or household member is participating (for example drug or alcohol treatment);

2. Job or school references showing compliance with applicable rules.

C. Acceptable documentation that an Applicant and/or household members have not been evicted from housing or involuntarily terminated from a residential program is:

1. Verification from the current and all previous tenancies and the Credit Bureau Applicant Background Check and Eviction Report reflecting no evictions. If no traditional landlord verification is possible, BHA may require a completed **Third-Party Verification: Ability to Comply with Lease Terms** showing no "fault" evictions or terminations. Any discrepancies in the information on these forms must be resolved to the BHA's satisfaction.

2. Other documentation accepted as reliable and credible by the BHA, which is sufficient to support the Applicant household's claim of no "fault" evictions or program terminations.

D. How ability and willingness to comply with the Lease terms will be checked:

1. If each member of an Applicant household is able to document that s/he is both willing and able to comply with BHA Lease terms at current and former residences through a combination of third party references, landlord references and a home visit (if required), this criterion will be considered to have been satisfied.

2. Ability to comply with BHA Lease terms will be checked when the Applicant household is currently living in a setting that does not require compliance with Lease terms or is "doubled-up" with another household. An Applicant household is considered "doubled-up" when living with another household and is not the tenant household of record.

3. Staff will send the **Third-Party Verification: Ability to Comply with Lease Terms** form to the housing provider, i.e., landlord or other parties that may be able to provide information related to the tenancy. When the Applicant household is doubled-up, the form will be sent to the provider as distinguished from the host household with whom the Applicant household is living. Staff will also complete the **Applicant checklist: Ability to Comply with Lease Terms** in an interview with the Applicant.

If the housing provider (the provider may have no knowledge that the dwelling is housing two households) is unable or unwilling to complete the **Third-Party Verification: Ability to Comply with Lease Terms**, BHA will send the form to other third parties or persons who have or should have knowledge of the Applicant household's current living arrangements and to the head of the host household. BHA will assess the credibility of the information in the completed form in light of any family ties between the host household and the Applicant household and any other pertinent circumstances.

5.3.6 Outcome of Screening Process

1. Households determined to be Eligible and Qualified after screening will be notified by the BHA of the approximate date of occupancy insofar as that date can be reasonably determined. The BHA will make reasonable effort to estimate accurately an approximate date of occupancy. However, the date given by the BHA is not a guarantee that Applicants will be housed by that date. The availability of a suitable apartment to offer a Household is contingent upon factors not directly controlled by the Authority, such as turnover rates, and availability of apartments of the appropriate size and/or with special features.

2. Rehabilitation and Mitigating Circumstances

In the event of the receipt of unfavorable information with respect to an Applicant the BHA will notify the Applicant in writing, and the BHA shall permit the Applicant to show whether there are Mitigating Circumstances, which may include a showing of rehabilitation or

rehabilitating efforts, sufficient so that when the potentially disqualifying conduct is weighed against the Mitigating Circumstances, the BHA is reasonably certain that the Applicant will not engage in any similar conduct in the future. In making this determination, the BHA shall consider all relevant circumstances, including the severity of the potentially disqualifying conduct, the amount of time which has elapsed since the occurrence of such conduct, the degree of danger, if any, to the health, safety and security of others or to the security of the property of others or to the physical conditions of the housing development and its common areas if the conduct recurred, the disruption and inconvenience which recurrence would cause the BHA, and the likelihood that the Applicant's behavior in the future will be substantially improved. The greater the degree of danger, if any, to the health, safety and security of others or to the security of property of others or the physical condition of the housing, the greater must be the strength of the showing that a recurrence of behavior, which would have been disqualifying, will not occur in the future.

3. Applicants determined unqualified for admission will be promptly notified. These Applicants will receive a Notice of Ineligibility from the BHA, stating the basis for such determination and advising them of the opportunity for an informal review of the determination. Rejected Applicants will also be informed that they have a right to request reconsideration if the reason for rejection is related to a disability and a reasonable accommodation on account of that disability may make it possible for them to be housed in accordance with the Screening Procedures.

5.4 Confidentiality of Applicants' Files

The contents of Applicants' files at the BHA are confidential and will not be misused or the information therein improperly disseminated. BHA will not share the contents of an Applicant's file with persons not authorized to view the file.

5.5 Personal Care Attendants (PCAs)

5.5.1 Definition

1. A Personal Care Attendant ("PCA") is defined as a person who:

   a. is determined by BHA based upon medical documentation from a Qualified Healthcare Provider to be essential to the care and well being of an Elderly or Disabled person or persons; AND

b. may or may not reside with the Elderly or Disabled person or persons; AND

c. is not obligated to support the Elderly or Disabled person or persons; AND

d. in the case of a live-in PCA, would not be living in the apartment except to provide the necessary supportive care; AND

e. has no right to the apartment as a Residual Tenant except as provided in 5.5.2.8.

f. does not have his/her income included in Elderly or Disabled persons household for the purposes of determining total household income and rent except as provided in 5.5.2.8.

5.5.2 Policy on Addition of a licensed PCA to the Household

General Provisions

1. Any PCA must meet the definition of a PCA as stated above.

2. A PCA can be a single person or a person with a household.

3. No addition of a PCA and his/her household, if applicable, shall result in **overcrowding** of the apartment .

4. No PCA and his/her household, if applicable, has/have the right to the apartment as a Residual Tenant except as provided in 5.5.2.8.

5. Any PCA and his/her household, if applicable, must sign a waiver of residual residency status except as provided in 5.5.2.8.

6. Any PCA and his/her household, if applicable, must meet the criteria in the BHA's Screening Policy.

7. Any PCA and his/her household, if applicable, will be counted as a member of the resident's Household for the purposes of determining the appropriate apartment size ONLY

8. A relative who satisfies the definition above will be notified in writing that s/he may be qualified as a PCA and can choose one of the following two options:

    1. S/he can qualify as a PCA, choose not to include his/her income as part of the Total Household Income and sign a waiver of residual residency status. OR

2. They can qualify as a PCA, have their income included as part of the total Household income and retain rights as a remaining member of the Household.

5.6 Citizenship, Eligible Non-Citizen Status and Restrictions on Assistance to Non Citizens (Federal Program Only)

In federal developments, BHA will restrict assistance to citizens and to Non-Citizens with Eligible Non-Citizen status, in accordance with HUD's final rule, effective June 11, 1999. Each household member's status as a U.S. citizen, Eligible Non-Citizen or ineligible Non-Citizen must be verified unless there is an election not to contend. Determination of eligibility or partial eligibility for public housing benefits (Federal Program only) is affected by citizenship status. One household member must be a citizen or Eligible Non-Citizen.

1. Evidence of Citizenship or Eligible Non-Citizen Status

See Section 5.3.2.1 (h) "Verification of Household Composition" above for acceptable evidence of citizenship or Eligible Non-Citizen Status.

2. Verification of Citizenship Status

The BHA will verify the citizenship or Eligible Non-Citizen status of at least one household member prior to a determination of eligibility. BHA may verify citizenship or Eligible Non-Citizen status of other household members (other than those who elect not to contend) prior to a determination of eligibility but no later than the date of a Household's first or next annual re-examination after admission if the verification was not completed at the time of admission.

3. Mixed Households

- An eligible mixed Household is defined as a Household containing members who are citizens or with Eligible Non-Citizen status, as well as members without such status, and that meets the criteria for eligibility for continued assistance.

- Continued financial assistance may be provided to an eligible mixed Household, but it will be prorated based upon the percentage of Household Members that are eligible for assistance. If an Applicant Household elects to be placed on the waiting list for either Federal or State programs and to

pay prorated rent in Federal Housing rather than waiting for assignment to a State-Aided Housing program, the Applicant will be obligated to accept an apartment offer in either program. Refusal of the offer shall be considered a rejection unless there has been a change in circumstances. (See Good Cause or Reasonable Accommodation– Section 6.2.5)

4. Financial Assistance

- The BHA may provide financial assistance to an individual or Household prior to verifying the eligibility of the individual or one household member.

- Assistance will be prorated based upon the number of individuals in the Household for whom eligibility has been affirmatively established.

5. The BHA will deny assistance to an Applicant or terminate assistance to a resident in the following situations:

   1. Evidence of citizenship or Eligible Non-Citizen status is not submitted by the date set by the BHA or by the expiration of any extension granted by the BHA;

   2. Evidence of Eligible Non-Citizen status is submitted in a timely fashion, but INS primary and secondary verification does not verify Eligible Non-Citizen status of a household member; and

      a). The Household does not pursue an INS appeal or informal hearing rights; **or**

      b). The INS appeal and informal hearing rights are pursued, but the final appeal or hearing decisions are decided against the Household Member; **or**

   3. The BHA determines that a Household Member has knowingly permitted another individual who is not eligible for assistance to reside on a permanent basis in the public or assisted housing apartment of the Household Member. Such termination shall be for a period of not less than 24 months. This provision does not apply to a Household if the ineligibility of the ineligible individual was considered in calculating any proration of assistance provided for the Household.

6. The BHA will not delay, deny, reduce or terminate assistance to an Applicant or resident on the basis of ineligible Non-Citizen status of a household member if:

   1. The primary and secondary verification of any immigration documents that were submitted in a timely manner has not been completed;

   2. The household member for whom required evidence has not been submitted has moved from the assisted apartment;

   3. The household member who is determined not to be in an Eligible Non-Citizen status following INS verification has moved from the assisted apartment;

   4. The INS appeals process has not been concluded;

   5. For residents, following notification of the INS decision on appeal, or in lieu of a request of appeal to the INS, an informal BHA hearing has been requested by the Household and said hearing process has not been completed (under the regulations, the BHA may delay but not deny assistance to an Applicant during the pendency of the informal hearing process);

   6. Assistance is prorated in accordance with the applicable Federal requirement; or

   7. Assistance for a mixed Household is continued in accordance with applicable Federal requirements; or

   8. Deferral of termination of assistance is granted.

7. Preservation of Assistance

   7.1 For Resident Households:

      a) Prorated Assistance

      - Available for a mixed Household that qualifies other than a Household who requests and receives Temporary deferral of Termination Assistance.

      - Proration is calculated in accordance with Federal requirements.

      b) Temporary Deferral of Termination of Assistance

A mixed Household that qualifies for prorated assistance but decides not to accept prorated assistance may be granted a Temporary Deferral of Termination of Assistance.

- The BHA will notify a resident Household in writing at least 60 calendar days in advance of the expiration of a deferral period if termination will no longer be deferred.
- An applicant for refugee or asylum status may receive a Temporary Deferral of Termination of Assistance pending a determination of status.

CHAPTER 6: ASSIGNMENTS

6.1 Apartment Occupancy Guidelines

6.1.1 Occupation by Households of Appropriate Size

It is BHA's policy that apartments will be occupied by Households of the appropriate size as determined by the Occupancy Standards.

6.1.2 Table of Occupancy Standards

The following table of maximum and minimum number of persons per apartment and assignment standards will govern the number of bedrooms required to accommodate a household of a given size and composition:

Occupancy Standards

Number of Bedrooms	*Min. Persons/Apt.*	*Max. Persons/Apt.*
0BR	1	1
1BR	1	2
2BR	2	4
3BR	3	6
4BR	4	8
5BR	5	10
6BR	6	12

The Elderly/ Disabled Program does not have any Apartments larger than two bedrooms. Thus, Households requiring more than two(2) bedrooms may only apply for the Family Program.

6.1.3 Apartment Assignments

Apartments shall be so assigned that:

1. The Head of Household and his /her spouse or partner shall be entitled to one bedroom.

2. Household Members under the age of twenty-five (25) who are of the same sex shall share a bedroom, with the following exemptions:

   A. Household Members more than ten years apart in age and regardless of gender may qualify for separate bedrooms, if the older Household Member is fourteen years of age or older. For example, a fifteen year-old Household Member may be eligible for a separate bedroom when living with a one-year old Household

member of the same gender. HOWEVER, a thirteen year-old Household Member can be required to share a bedroom with a five-year old Household Member of the same gender.

B. Persons of different generations or opposite sex, other than head and spouse or partner, are not required to occupy the same bedroom. The Head of Household may make a request for a waiver to this rule. For example: allowing infants and children under the age of six to occupy the same bedroom.

3. An unborn child **shall** be counted as a person in determining apartment size for admission purposes only, not for qualification for transfer. A single pregnant woman as certified by a Qualified Healthcare Provider may be assigned to a one-bedroom apartment provided she requests that apartment size in writing.

5. Each Applicant shall be listed for only one apartment size. However, if the Applicant's Household qualifies for two apartment sizes, the Applicant may choose to be listed for either of these sizes.

6. Single person Households will be assigned to either a studio or one bedroom Apartment, whichever becomes available first.

7. Transfer Applicants currently residing in a one-bedroom unit shall not be offered studio/efficiency units.

8. Spouses, partners and children who would otherwise be required to share a bedroom under BHA's policies may be assigned separate bedrooms for substantial health-related or reasonable accommodation reasons which are thoroughly documented by a Qualified Healthcare Provider.

9. A living room will not be counted as a bedroom, except in BHA's studio/efficiency apartments or for the use of an overnight Personal Care Attendant (PCA).

6.2 Offers and Good Cause or Reasonable Accommodation

6.2.1 Method of Applicant Assignment from a Waiting List

The plan for assignment of Qualified Applicants from a waiting list and assignment of apartments to assure equal opportunity and non-discrimination on grounds of race, color, sex, sexual

orientation, handicap, disability, familial status, marital status, religion or national origin is established in accordance with HUD & DHCD Regulations. Under this plan, the Eligible Priority One Applicant with the highest Priority and/or Preference(s) and earliest approval date of such Priority and/or Preference(s) will receive up to two offers of an apartment of appropriate size at a development of choice. Failure to accept the first housing offer will result in the withdrawal from the particular site where the offer was made. . Failure to accept the second and last housing offer will result in the withdrawal from all public housing waiting lists. The Applicant will lose any approved Priority and/or Preference. Furthermore, the Applicant will only be eligible to re-apply for the same Priority/Preference after one year from the date of the most recent apartment assignment rejection. During the 1-year period after an Applicant is removed from all waiting lists, BHA will only consider them for Priority and/or Preference status when an Applicant experiences a change in circumstances which justify a different Priority/Preference. An Applicant who is removed from all waiting lists due to apartment offer rejection may therefore apply for another Priority of different, equal or higher point value or the same Priority due to different underlying circumstances (See Section 4.4.5 for Priority point values).

BHA will recognize the new Priority and/or Preference status after verification and place the Applicant on awaiting list using the new status and the date of the new application.

Amongst Standard Applicants, the Eligible Applicant with the earliest application date is made one offer of an apartment of appropriate size and type. Failure to accept an offer of housing will result in the withdrawal for the particular site..

When an apartment of the appropriate size and type is available and ready for occupancy, the apartment offered will be the apartment with the earliest “ready” vacate date entered into BHA’s database.

It is the policy of the BHA that every fourth available apartment for each bedroom size category by development shall be offered to the Under or Over Housed transfer at the top of the Under or Over Housed Transfer list as long as the site’s occupancy rate is 98% or, for smaller sites, when there is only one vacancy. Under or Over HousedUnder or Over HousedUnder or Over Housed).

6.2.2 More than One Apartment Available

If two or more apartments of the appropriate size and type are available, the first apartment to be offered will be the apartment with the earliest time and “ready” vacate date entered into the database.

6.2.3 Method of Identifying Available Apartments

The BHA has a system for identifying vacated apartments available for offers in the database. Apartments are identified through the use of a Vacancy Action Form indicating the status of each vacated apartment. An apartment may be identified as "vacant" in which case it will be available for offer to Applicants and Transfer Applicants on a waiting list. Alternatively, a vacated apartment may be placed in one of the following categories that will make it temporarily or permanently unavailable for offer from a waiting list.

(B) Breakthrough	Apartment will be combined with another Apartment to create a larger Apartment.
(D) Demolition / Disposition	Apartment No longer exists due to gut rehabilitation, building demolition or disposition.
(F) Funded for Modernization	Apartment planned for or under construction as part of a funded modernization program.
(L) Lottery	Apartment is part of a special re-occupancy program in which Apartments or residents are selected by a lottery.
(P) Potential Redevelopment – Hope VI	Apartment is off line pending funding for major rehabilitation.
(S) Supported / Congregate	Apartment is designated for residents under supported services agreement
(A) Non – Residential	Apartment will be used for Management, Resident Custodian, Agency, Police, Special Assignment, Laborer, or LTO. Requires Non Dwelling Conversion Approval.
(E) Employee Occupied	Will be used as a dwelling unit by a Resident Custodian or Special Assignment Laborer.
(M) Administrative Transfer	Relocation of residents for development renovation, relocation of residents from/to an Accessible/Adapted Apartment, or Temporary Transfer required to permit work required for extraordinary maintenance.
(R) Temporary Relocation	Held for temporary relocation of residents due to a funded phase of modernization.
(U) Uninhabitable/Unfunded	Temporarily unavailable due to serious code violations or essential system failures which require more than 1 month to correct.
(Q) Turnover Conditions	Currently unavailable – Requires clean-out and/or maintenance repairs before an offer is made

Apartments in the above listed categories which have not been made permanently unavailable, will be returned to " Vacant" status and made

available for offer to Applicants and Transfer Applicants on a waiting list as soon as practicable.

6.2.4 Accepting/Rejecting Housing Offers

1. When assigned an apartment, an Applicant will be offered only one apartment. An Applicant must accept an apartment offered within five (5) working days of the date the offer is communicated by the Occupancy Department (by phone and mail). Failure to accept an apartment offer will result in the following actions unless the Applicant can establish extenuating circumstances for his/her failure to respond:

   - A) Emergency Transfers and Priority One applicants will be removed from the waiting list of the site where the offer was made and may not re-apply for this site for a period of twelve months. Upon the refusal of a second and final offer he/she shall be withdrawn from all BHA development waiting lists.. The Applicant will lose any approved Priority and/or Preference or approved Emergency type. Furthermore, the Applicant will only be eligible to re-apply for the same Priority/Preference or Transfer type after one year from the date of the most recent apartment assignment rejection. During the 1-year period after an Applicant is removed from all waiting lists, BHA will only consider them for Priority and/or Preference or Transfer type status when an Applicant experiences a change in circumstances which justify a different Priority/Preference or Transfer type. An Applicant who is removed from all waiting lists due to apartment offer rejection may therefore apply for <u>another</u> Priority or Transfer of different, equal or higher point value or the same Priority due to different underlying circumstances (See Section 4.4.5 for Priority point values).

   BHA will recognize the new Priority and/or Preference status after verification and place the Applicant on awaiting list using the new status and the date of the new application.

   - Non-emergency on-site under or over housed approved transfers shall not be affected by this refusal.

   C) B) All other Applicants will be removed from the development waiting list of the site where the offer was made and may not re-apply for this site for a period of twelve months. In the case of an “Internal Applicant”, if the resident is over or under housed the BHA shall take legal action upon the refusal of an offer of housing to a unit of appropriate type

and size., ; On-Site Under or Over Housed transfer applicants will be
withdrawn from the on-site waiting list and the resident will be subject to legal action(s). In addition, if there is an approved Emergency transfer this transfer shall be withdrawn as well if the unit rejected would have addressed the resident's needs and the resident may not re-apply for the same transfer types for a period of twelve months.

6.2.5 Good Cause or Reasonable Accommodation

In certain cases, applicants for admission or residents seeking transfers may require special consideration regarding their housing placement or transfer. Such consideration may address a particular verifiable need with respect to housing accommodations or may be needed to avoid a verifiable hardship.

If the Authority determines, after reviewing the request for such consideration and the documentation submitted in support of it, that the Applicant or transfer applicant qualifies, he/she will be approved for an assignment for Good Cause or Reasonable Accommodation. Applicants for admission must apply for Good Cause or Reasonable Accommodation prior to receiving an offer of an apartment in order to assist the BHA in assigning an appropriate apartment. Residents seeking transfer must apply for Good Cause or Reasonable Accommodation at the time they submit a transfer request at their local management office or before they receive a transfer offer. The BHA maintains a detailed inventory of physical characteristics for all of its apartments for this purpose. These apartment characteristics, as well as the location of the developments, will be used in matching an Applicant or transfer applicant in order to address the Good Cause or Reasonable Accommodation need.

The need for an assignment based upon Good Cause or Reasonable Accommodation shall be identified by the Applicant during screening with the assistance of Occupancy Department staff.

The need for a transfer to a particular type of apartment for Good Cause or as a Reasonable Accommodation or to a particular area of the city will be identified by the resident at the time of applying for transfer with

assistance of the staff at his/her development or appropriate BHA staff reviewing the transfer request.

Below is a description of the BHA's procedure for requesting an assignment or transfer for Good Cause or Reasonable Accommodation: (This process must be completed before a housing offer is made):

1. The Applicant must indicate to the Occupancy Department staff, and a resident seeking transfer must advise staff in his/her management office, that he/she requires special consideration in identifying a particular type of apartment or placement in a particular area of the city and;

   Good Cause or Reasonable Accommodation must be established in writing by a Qualified Healthcare Provider, or other professional (such as a law enforcement official, medical services provider, or social service provider) familiar with the Applicant's or resident's need, and;

   The Applicant must indicate to the Occupancy Department, or the resident seeking transfer must advise staff in his/her management office, of the physical characteristic(s) and/or location of the apartment that is required to address the Applicant's or resident's needs in assignment or transfer during the final eligibility determination process or transfer request submission

   Assignment of an Apartment for Good Cause shown by the Applicant or resident **cannot** be related to considerations of race, color, sex, religion, sexual orientation, familial status, marital status, religion national origin, or handicap or disability of others. Disabled individuals may apply for a reasonable accommodation under the BHA's Reasonable Accommodation policy.

2. Reasons considered Good Cause or Reasonable Accommodation and documentation adequate to establish Good Cause or Reasonable Accommodationare listed below:

   - **THE AGGRAVATION OF A SERIOUS, DETERMINABLE PHYSICAL OR MENTAL IMPAIRMENT**

     ACCEPTABLE DOCUMENTATION:
     A statement from a Qualified Health Care Provider on letterhead stationery which establishes the precise reasons a particular apartment feature (or apartment location) is needed. The statement MUST provide information regarding the effect of the condition on the Applicant or household

member and must document why a particular type of apartment (or apartment location) is needed.

- **INACCESSIBILITY TO SUPPORTIVE FACILITIES OR PROGRAMS FOR ELDERLY, HANDICAPPED, OR DISABLED HOUSEHOLD MEMBERS.**

  ACCEPTABLE DOCUMENTATION:

  A statement on letterhead stationery from a Qualified Healthcare Provider, which provides reliable documentation that a household member(s) has a condition which requires on-going regular or emergent care at a particular facility (hospital, clinic but not a practitioner's office), frequency of the treatment and anticipated length of treatment.

- **PARTICIPATION IN A WITNESS PROTECTION PROGRAM – APPLICABLE TO GOOD CAUSE ONLY.**

  ACCEPTABLE DOCUMENTATION:
  Written documentation on letterhead stationery from a law enforcement agency, which indicates that a Household Member(s) is, or might be endangered because they have provided essential information in a criminal prosecution. Documentation must specify the development(s) or areas of the city in which the affected Household Members might be endangered.

- **DOMESTIC VIOLENCE/DATING VIOLENCE/OR STALKING. APPLICABLE TO GOOD CAUSE ONLY.**

  ACCEPTABLE DOCUMENTATION:
  The BHA prefers documentation from a court of competent jurisdiction, and/or from a law enforcement agency, in conjunction with a temporary or permanent restraining order issued pursuant to M.G.L. c209A specifying underlying circumstances which would require a Household Member(s) to be located in an area of the city away from the location of the person named in the order or his/her relatives or associates. If the Applicant has cause to believe that obtaining a restraining order will trigger a violent act by another person, a combination of the following documentation that establishes that an abusive situation exists shall be acceptable:
    - Medical records reflecting incident(s)
    - Police reports regarding incident(s)

- Court Reports regarding incident(s)
- Documentation that Applicant has attempted to obtain restraining orders
- Documentation that Applicant has filed charges against the accused abuser
- Legal action regarding incident(s)
- Letter from an attorney stating details of a case arising from incident(s)
- Evidence of participation in counseling regarding domestic violence/Dating Violence/or Stalking
- Psychological reports
- Letter from a director of a social service agency regarding incidents
- Documentation of changed address due to domestic violence

- **THE TEMPORARY HOSPITALIZATION OR ON-DUTY MILITARY ASSIGNMENT OF THE HEAD OR CO-HEAD OF HOUSEHOLD MEMBER, OTHER HOUSEHOLD MEMBER NECESSARY FOR THE CARE OF THE HEAD OR CO-HEAD OF HOUSEHOLD MEMBER, OR A PERSONAL CARE ATTENDANT LISTED ON THE FINAL APPLICATION OR MOST RECENT TENANT STATUS REVIEW (TSR).**

  ACCEPTABLE DOCUMENTATION:
  A statement on letterhead stationery from a Qualified Health Care Provider indicating the name of the individual (must be the Head or Co-Head of Household or other Household Member necessary for the care of the Head or Co-Head of Household or personal care attendant), the date of admission, date of anticipated discharge (if known) or an estimate of the anticipated length of confinement *or* a statement from the individual's commanding officer indicating the date the active duty began and anticipated length of active duty.

- **THE INACCESSIBILITY OF PUBLIC TRANSPORTATION FOR NIGHTTIME EMPLOYMENT OF THE HEAD OR CO-HEAD OF HOUSEHOLD WHO DOES NOT OWN OR LEASE A MOTOR VEHICLE. APPLICABLE TO GOOD CAUSE ONLY.**

  ACCEPTABLE DOCUMENTATION:
  A statement from the employer, on letterhead stationery, detailing specific hours of nighttime employment, the date employment commenced, whether it is a permanent shift assignment and if not permanent, the length of the

assignment, and a description of transportation benefits, if any.

3. Refusal of Apartment Offer for Good Cause or Reasonable Accommodation

An Applicant or transfer applicant may refuse an offer of an apartment without being removed from the waiting list only if:

- **HABITABILITY OF ASSIGNED BHA APARTMENT."**

  In the event the actual apartment cannot be restored to move in condition within thirty (30) calendar days of the date of offer, the Applicant may reject the apartment for Good Cause and the offer shall be considered as an "invalid offer."

  ACCEPTABLE DOCUMENTATION:
  A letter from the BHA development manager indicating the offered apartment will not be ready for move in within thirty calendar days of the apartment offer.

- After completing screening, the Applicant's or transfer applicant's situation has changed such that a new, different or additional Good Cause consideration has arisen and the Applicant was unable to notify the Occupancy Department, or the transfer applicant was unable to notify the local management office, of the change due to extenuating circumstances, i.e. documented hospitalization, or;

- The transfer applicant's situation has changed after being approved for transfer and the resident was unable to notify the local management office or Occupancy Department of the change due to extenuating circumstances, i.e. hospitalization or;

- The hardship caused by acceptance of the offered apartment is due to a physical feature, which was not included in the apartment characteristics inventory as documented by the applicant. This will be considered as an inappropriate housing offer.

6.3 Occupancy of Accessible Apartments and Apartments with Adapted Features

It is the goal of the BHA to occupy its Accessible Apartments and Apartments with adapted features with a person or persons who has/have a disability that requires the adapted features of the apartment. The BHA shall take the following steps to achieve this goal.

1. The BHA shall maintain a database of all of its Accessible Apartments and Apartments with adapted features.

2. The BHA shall utilize this database to match residents and Applicants with a Household Member having a disability with appropriate apartments.

3. The BHA will offer an available Apartment with adapted features in the following order:

    a. First, to a current Household of another apartment of the same development, or other public housing development under BHA's control, containing a member having a disability on account of which the adapted features of the vacant Apartment are needed. (In effect an Administrative Transfer of the resident Household with a disabled Household Member from the non-adapted Apartment to the vacant adapted Apartment.)

    b. Second, to an Eligible and Qualified Applicant Household on the waiting list with a disabled household member who requires the adapted features of the vacant Apartment.

    c. Third, to an Eligible and Qualified Applicant or Transfer Applicant Household on the waiting list that does not require the adapted features of the vacant Apartment. In this case, BHA will require that the Applicant sign a BHA lease which provides that the Applicant will move to a alternative available Apartment of appropriate size within thirty (30) calendar days when a Disabled Household Member of another Applicant household is identified as needing the adapted features of the Apartment on account of his/her disability.

4. The BHA shall also maintain a listing of all Apartments with adapted features where the current resident Household contains no disabled Household Member requiring the adapted features. The BHA Occupancy Department will regularly check this listing to see if there is an Eligible and Qualified Applicant or Transfer Applicant Household with a disabled household member on the waiting list who requires an adapted feature of an Apartment on the list.

5. If the BHA finds that there is an Eligible and Qualified Applicant or Transfer Applicant Household on the waiting list with a disabled household member who requires an Apartment with adapted features

and there is a current resident Household occupying an Apartment with adapted features not needed by any disabled household member, the BHA shall take the following action:

a. The BHA will notify the current resident Household of the requirement to transfer due to the existence of an Eligible and Qualified Applicant or Transfer Applicant Household with a disabled household member who requires the adapted features available in the resident's Apartment. If the BHA identifies more than one Apartment with the necessary adapted features, the resident Household with the shortest tenure in its current Apartment will be required to Transfer.

b. The BHA will initiate an Administrative Transfer process for the current resident Household. The BHA will identify an alternative appropriately sized Apartment based upon the resident's current Household composition on a case by case basis pursuant to the Administrative Transfer procedure of this policy.

c. The BHA will offer the alternative appropriately sized Apartment to the resident Household. The BHA will also notify the resident Household of their requirement to move within thirty (30) days of this offer. The resident may request and the BHA may grant a reasonable extension. As part of the transfer process, the BHA will consider any resident request for a Reasonable Accommodation and/or on-site transfer.

d. If the resident Household fails to vacate the Apartment with adapted features after being properly notified and offered an alternative appropriately sized Apartment, the BHA shall initiate legal action in accordance with the BHA lease.

e. Once the Apartment with adapted features becomes available, it will be offered to the identified Eligible and Qualified Applicant or Transfer Applicant Household with a disabled household member on the waiting list in accordance with the procedures outlined in this policy.

CHAPTER 7: TRANSFER POLICY

7.1 General Transfer Policy

A Transfer application may be initiated by a resident Head of Household occupying an apartment under a BHA lease, or under certain circumstances such as an apartment fire, under a Use and Occupancy Agreement pursuant to this Policy (*Resident Initiated Transfer*). A transfer may also be initiated by the BHA. The BHA will initiate transfers required as a result of a scheduled capital improvement or building maintenance program; required use of an Accessible Apartment or an Apartment with adapted features by another resident or Applicant with a disability; Over- or Underhoused Households; apartment conditions which seriously endanger health or safety and cannot be repaired in a reasonable period of time or while the apartment is occupied; or addition of minor child(ren) to the Household at the future date specified by an Applicant during the final application process (see Section 9.1.3.3) (*BHA Initiated Transfer*).

All requests for Transfer are reviewed and final decisions made in a timely manner by the BHA's Management staff except for Reasonable Accommodations, Security and Civil Rights Emergency Transfers which shall be referred by Management to the Transfer Review Committee for a final determination, as established by the Administrator of the BHA.

To qualify for an On-Site or Emergency Transfer, a Resident:

1. Must have been in residence for at least one (1) year.

2. Must be considered in "good standing" at the time of an Application for Transfer, at the time of determination of Transfer eligibility, and at the time of actual implementation. "Good standing" means the household is:

- Current in its rental payments unless it is legally withholding rent pursuant to the provisions of the Lease or applicable law.
- Not currently under a Fourteen (14) Day or a Thirty (30) Day Notice to Quit, Summary Process Action or action pursuant to Mass. Gen. Laws, Chapter 139, section 19.

Some or all of these requirements may be waived in certain situations pursuant to the provisions of this policy. For example, a resident in a situation which may constitute a life threatening situation to the health, safety or well being of the resident or a Household Member who does not meet all of the criteria may have

some or all of these conditions waived[11]. If the resident is a party to or under a Use and Occupancy Agreement, s/he may be transferred and any legal action against the resident will continue.

, Residents seeking non-emergency transfers may apply for an On-Site transfer only. Residents seeking an emergency transfer will be placed on all of the BHA's Public Housing waiting lists for which their household meets the Threshold Eligibility Requirements exclusive of annual income limits (See 5.1.2) and in accordance with any approved requests for Good Cause and/or Reasonable Accommodation.

7.2 Transfer Categories

BHA has three categories of transfers: Administrative, Emergency, and Under or Over Housed. Emergency and On Site Under or Over Housed Transfers are placed in Priority order as described in Sections 4.4.3 "Priority and/or Preference System" and 4.4.5 "Point System" of the ACOP. Administrative Transfers are processed as described in Section 4.5 "Administrative Transfers " of this Policy:

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7.2.1 Administrative

Administrative transfers are transfers due to the following reasons and will be on-site transfers unless it may not be accommodated at the site:

1. The current apartment has become uninhabitable and immediate relocation is required as a result of the following:

   - Destruction by fire or other disaster; or
   - The existence of a major maintenance problem that constitutes a substantial violation(s) of the state sanitary code and presents a serious danger to health and safety that cannot be repaired in a reasonable period of time or while the apartment is occupied.

2. The apartment is located in a building or section of building scheduled for capital improvement pursuant to a funded capital improvement program or other major rehabilitation effort. (See BHA's **Residential Relocation & Rehousing Policy** for detailed procedures on transfers because of capital improvement programs.)

3. The transfer is required to permit occupancy of an accessible apartment or apartment with adapted features by another resident or an Applicant with a disability.

[11] The Administrator or her designee may approve a waiver of any provision of this policy not required by law if the waiver of such provision would avoid substantial hardship or substantial injustice to a Transfer applicant (See Section 10.5 Waiver Provision).

4. A temporary transfer is required to permit work required for a maintenance or repair problem that cannot be repaired while the apartment is occupied. The Resident will be returned to the same apartment if the apartment is of the appropriate size, following completion of the maintenance or repairs.

5. In Federal Housing, the Household is Overhoused by three (3) or more bedrooms.

6. In State Housing, the Household is Overhoused by two (2) or more bedrooms.

7.2.2 Emergency

Emergency transfers are transfers necessary to the health and/or safety of one or more Household members and take priority over new admissions. Emergency transfers will be offered housing at the first available unit of appropriate size and type at any of the BHA sites, except for those transfers requested as the result of the Designated Housing Plan. Residents will be required to document any special needs such as floor location, bedroom size, or neighborhood during the transfer application process or before a housing offer is made. Approved emergency transfers will receive up to two (2) housing offers. Failure to accept a housing offer will result in the withdrawal of the approved transferand the resident may not re-apply for the same transfer type for a period of one year. The following are criteria for Emergency Transfers:

1. A Household Member has a serious, medically determinable, physical or mental condition that is aggravated by the present housing such that the condition is life threatening or a condition not qualifying as life-threatening that can be alleviated and/or substantially improved **only** by relocation to another apartment; or

2. The head or other Household Member is a victim of physical harassment, extreme or repeated vandalism to personal property and/or extreme and/or repeated verbal harassment, intimidation or coercion, domestic violence, dating violence, or stalking which places them in imminent danger and that cannot be expeditiously remedied in any other way[12]; or

[12] Transfers in this category will be processed pursuant to BHA's Civil Rights Protection Plan ("CRPP").

3. The Household needs to be relocated because of a Household Member's participation in a witness protection program or in order to avoid reprisal as a result of providing information to a law enforcement agency or participation in a witness protection program; or

4. The transfer requested is for a person with a disability who requires reasonable accommodation to address dire circumstances posing serious and direct threat to health, life or safety which can only be alleviated by relocation to another apartment. The resident shall provide documentation of the disability and how the transfer will reasonably accommodate the disability.

5. The Household is Underhoused by three (3) or more bedrooms

6. In accordance with the BHA's Designated Housing Plan, a Household with a Non-Elderly Disabled Head or Co-Head currently residing in the Elderly/ Disabled Federal Housing Program who wishes to transfer to the Federal Family Housing Program.

7.. In accordance with the BHA's Designated Housing Plan, a Household with an Elderly Head or Co-Head currently residing in the Family Federal Housing Program who wishes to transfer to the Federal Elderly/Disabled Housing Program.

7.2.3 On-site Under or Over housed Transfers. An under/over housed transfer waiting list will be established for each development .These lists will be maintained by the Occupancy Department. Housing offer assignments will be made when the development occupancy rate is at least 98% (at smaller sites this means one vacancy). At that time, every 4th vacancy by bedroom size will be assigned to the next approved under/over transfer. These transfers will be ranked based on the unit size required and application date and time.

i. Under or Over HousedUnder or over housed transfers are those transfers made for the following reasons:

1. In Federal Housing, the Household is Over or Underhoused by either two (2) or one (1) bedroom(s). Over/Underhoused residents shall be processed for BHA transfer at the time of re examination or interim re-determination in order to conform to BHA's Occupancy Standards. Residents will be informed in writing that a transfer is necessary and pending. Residents who fail to transfer will be subject to eviction; or

2. In State Housing, the Household is Overhoused by one (1) bedroom or Underhoused by either two (2) or one (1) bedrooms. Over/Underhoused residents shall be processed for BHA transfer at the time of re-examination or interim re-determination in order to conform to BHA's Occupancy Standards. Residents will be informed in writing that a transfer is necessary and pending. Residents who fail to transfer will be subject to eviction.

Note: Residents over housed at sites where the unit size required does not exist shall be transferred under an Administrative Transfer.

7.3 Good Cause or Reasonable Accommodation

In certain cases, residents seeking transfers may require special consideration regarding their transfer. This consideration is essential to address a particular verifiable need with respect to housing accommodations or to avoid a verified hardship. This documentation must be submitted with the transfer request. If the Authority determines, after reviewing the request for such consideration and the documentation submitted in support of it, that the Applicant or transfer applicant qualifies for such consideration, he/she will be approved for an assignment for **Good Cause or Reasonable Accommodation to a unit of appropriate size and type**. Good Cause or Reasonable Accommodation requests shall be submitted for review prior to a housing offer. (Please see Section 6.2.5 for a complete description of the BHA Good Cause procedure).

7.4 Verification of Reason for Transfer

7.4.1 Verification Examples

Residents will be asked to provide reliable documentation of the reasons for a Resident-Initiated transfer at the time the transfer is requested. Such verification may include the following items:

1. A letter(s) from Qualified Healthcare Provider describing a transfer applicant's physical or mental condition and specifying housing conditions required on account of the condition;

2. For reasonable accommodation requests, reliable documentation from a Qualified Healthcare Provider or professional non-medical service agency whose function it is to provide services to the disabled should verify that the transfer applicant or a member of his/her Household is disabled under the applicable definitions in Federal and State law and describe the limitations attributable to the disability. Documentation must describe how the

accommodation being requested will overcome or alleviate those limitations;

3. Police reports;

4. Civil Rights incident reports;

5. Copies of restraining orders;

6. Information on maintenance conditions;

7. Documentation to show "Good Cause" or "Reasonable Accommodation" to move to or from a certain part of the city of Boston, or certain type of apartment; or

8. Any other documentation that provides the BHA with evidence that the request for a transfer is based on fact and meets the transfer criteria.

7.5 Denial of Transfer Requests

In all instances, transfer approval shall be denied if the resident does not provide appropriate documentation to substantiate the transfer request; or if the BHA determines that the resident, other Household Member, or guest was the cause of the situation resulting in the need for transfer unless the existing condition of the apartment makes it uninhabitable in which case any approved transfer may be under a Use and Occupancy Agreement

7.6 Transfers On a Waiting List

Administrative Transfers will be processed on a case by case basis as described in Section 4.5 "Administrative Transfers".

Emergency Transfers will be placed on every applicable waiting list.

Transfers will be maintained on each public housing development's waiting list. BHA will rank transfers by the type of transfer: Emergency or On-Site Under or Over Housed Transfers as specified above. An offer of an apartment shall be made in accordance with Chapter 6 and 7 of this ACOP. Emergency Transfer offers are made on the basis of ranking Priority and Preference points and date of application. On-Site Under or Over Housed Transfers are made on the basis of bedroom size required and date of application but are also subject to the following additional apartment assignment process.

7.7 On-Site Under or Over Housed Transfer Apartment Assignments

In recognition of the need to maintain a balance of apartment assignments allocated to waiting list Applicants and BHA residents, the BHA will assign apartments to approved Under or Over Housed On-Site Under or Over Housed transfer applicants in accordance with the following “one in four” policy:

- Vacant apartments are assigned to Applicants and certain transferring residents in order of; Priority and/or Preference points; the date such Priority and/or Preference points are granted ; and in the case of Standard Applicants the date of application pursuant to Chapters 6 and 7 of this ACOP. Emergency Transfers, Eligible and Qualified Priority One and Priority Two Applicants will receive offers of vacant apartments ahead of On-Site Under or Over Housed Transfers and Standard Applicants as a result of the ranking process. It is the policy of the BHA that every fourth available apartment for each bedroom size category shall be offered to the Under or Over HousedOn-Site Under or Over House transfer when next in line to receive an offer when the site’s occupancy rate is 98% or, for smaller sites when there is only one vacancy. This “one in four” allocation will be calculated separately for each development by bedroom size. Under or Over HousedUnder or Over HousedUnder or Over HousedIf no On-Site Under or Over Housed Transfer Applicant exists, the offer will be made to the next Under or Over Housedperson on the waiting list.

7.8Transfers at Residents’ Expense

All transfers are at the resident's expense, except those required by capital improvement programs (see the BHA’s Residential Relocation and Rehousing Policy (RRRP) .

BHA residents who will be relocating to another unit who fail to vacate and returnthe key by the determined and agreed date shall be responsible to pay a pro rated use and occupancy for the unit being vacated in addition to their regular monthly rent. Once the unit is accepted, the resident must move to the new unit within ten (10) calendar days after they have received the key to the new unit. BHA will consider extenuating circumstances and/or reasonable accommodation requests.

7.9 Transfer Waiver/Reasonable Accommodation

An Elderly or non-elderly disabled BHA Household residing in a Family Development which is Overhoused by not more than one bedroom may apply for a reasonable accommodation due to advanced age and/or seriously infirm health of a Household Member to remain in his or her current apartment instead of transferring. A household for which separate bedrooms have been approved for health reasons is not eligible for a waiver under this section. Denial of such a waiver is reviewable pursuant to BHA’s Grievance Policy.

7.10 Continued Occupancy for Veterans, Widows/Widowers of Veterans or Gold Star Mothers (Applicable to State Housing Developments Only)

In State-aided housing only, pursuant to Massachusetts General Laws the BHA shall not, if a resident in an apartment consisting of two bedrooms or less is a veteran or a widow or widower of a veteran or is a Gold Star Mother and has lived in the residence for at least the last eight (8) consecutive years, deny such resident continued occupancy at such residence provided that the rent is not more than three (3) months in arrears.

7.11 Consequences of Rejection of Approved Transfer by Resident

Emergency and Administrative Transfers

In the case of Emergency or Administrative Transfers, rejection of an offer of an Apartment of appropriate size and design will result in revocation of the resident's approved Emergency or Administrative Transfer status. His/her name will be withdrawn from the transfer waiting list.Furthermore, the resident will not be eligible to apply for an Emergency or Administrative Transfer for the same circumstances for a period of one year from the date of the most recent apartment assignment rejection. During the one-year period, the BHA will consider a change in circumstances resulting in a new request for transfer.

Upon receiving notification from the resident of the housing offer rejection , the development managers shall initiate eviction against residents who are Over Housed by three (3) bedrooms or more .

In addition Over Housed residents in the State housing program will be charged 150% rent upon the housing offer refusal as required by State regulations.

On-Site Under or Over Housed Transfers

In the case of On-Site Under or Over Housed Transfers, rejection of an offer of an Apartment of appropriate size and design will result in revocation of the resident's approved Under or Over Housed Transfer status and his/her name will be withdrawn from the waiting list. Furthermore, the resident will not be eligible to apply for a Under or Over Housed Transfer for the same circumstances for a period of one year from the date of the most recent apartment assignment rejection. During the one-year period, the BHA will consider a change in circumstances resulting in a new request for transfer.

Upon notification by staff in the Occupancy Department, the development manager will proceed with eviction against an Over or Under housed resident who has rejected the offer. .

In addition Over Housed residents in the State housing program will be charged 150% rent upon the housing offer refusal as required by State regulations.

Residents seeking to relocate to other BHA sites for other reasons not described above shall apply as an "Internal Applicant" and be processed in the same manner as

an “Applicant” for new admission and must meet all eligibility requirements See Chapters 4 and 5.

In addition, 1) “Internal Applicants” who are over or under housed and fail to either successfully complete the screening process or fail to accept a housing offer of a unit of appropriate size and type will be subject to legal action(s) and 2) Over Housed residents in the State housing program will be charged 150% rent upon the housing offer refusal as required by State regulations.

CHAPTER 8: RESIDUAL TENANCY POLICY

A remaining member(s) of a resident Household may apply to become a BHA resident as a Residual Tenancy Applicant, in the event of the death, departure or incapacity of the Head of Household. The Residual Tenancy Application will only be approved by the BHA if the Residual Tenancy Applicant including all Household Members meet the criteria below.

8.1 Qualifications for Residual Tenancy

8.1.1 In order to assume the status of a resident under this policy, the Residual Tenancy Applicant must be:

1. An adult who has been a recorded member of a resident Household on the most current lease or Tenant Status Review form and whose income has been recorded and considered in the rent computations during the period of his/her occupancy unless he/she was without income or was a full-time student.

   OR

2. In the event the remaining member(s) of the resident Household consist only of minor children, the applicant must be an adult who, prior to entering into a lease has been appointed either a temporary or permanent guardian, or is the natural parent of one or more household members , and is willing to assume responsibility for the apartment and the household and is willing to enter into a lease.

   OR

3. In the event the Residual Tenancy Applicant is an incapacitated adult who is unable to fulfill the responsibilities in the lease, the Applicant must be an adult who has been appointed either a temporary or permanent guardian, and is willing to assume responsibility for the apartment, and willing to enter into a lease.

   AND

4. The Applicant and Applicant's Household, if any, for Residual Tenancy status must meet the eligibility requirements for Applicants as set forth in the Admissions and Continued Occupancy Policy (ACOP) or any successor plan.

8.1.2 Divorce, Separation or Protective Order

In the event of divorce, separation,upon the 14 day victim certification as required by the BHA's Violence Against Women Act (VAWA) policy, or a protective order issued by a court under Chapter 209A, the person(s)

identified as the “victim” will be permitted to apply as a Residual Tenancy Applicant to become a resident provided he or she otherwise qualifies under this policy. Person(s) not so designated may not apply as a Residual Tenancy Applicant.

8.2 Residual Tenancy and Income

Individuals applying for residual tenancy status will not be found ineligible based on income exceeding the eligibility limits for Applicants for admission to public housing.

8.3 Rent During Use and Occupancy Period

Pending a decision on the request for residual tenancy status, the Residual Tenancy Applicant will be required to pay a monthly use and occupancy charge. The charge shall be calculated pursuant to Federal and State regulations for all remaining Household Members. The Use and Occupancy Agreement shall permit the occupant to occupy the apartment pending determination of the Residual Tenancy Application without being permitted to sign a BHA standard dwelling lease.

8.4 Limitations of Policy

Remaining members of a resident household will not be considered for residual tenancy, if the departing or incapacitated Head or Co-Head of Household is relocating to another BHA apartment or BHA Leased Housing, is relocating to another subsidized or non-subsidized apartment, is purchasing a home, is under eviction for non-payment of rent or for cause, or vacates with an outstanding balance due to the BHA. (A resident shall be regarded as being under eviction if, after a private conference, the Manager has decided to proceed with eviction and the Manager's decision has not been overturned by the BHA Grievance Hearing Panel.) The limitations of this paragraph may not be applicable to remaining household members covered by VAWA.

Remaining members of a resident household will not be considered for residual tenancy, if the deceased leaseholder is under eviction for non-payment of rent or for cause, or has an outstanding balance due to the BHA. (A resident shall be regarded as being under eviction if, after a private conference, the Manager has decided to proceed with eviction and the Manager's decision has not been overturned by the BHA Grievance Hearing Panel.)

Approval of residual tenancy shall be conditional on the remaining members of a resident household being properly housed. Where applicable, any approved

applicant for residual tenancy shall remain under a Use and Occupancy Agreement and will not sign a BHA standard dwelling lease until such time as they are transferred to an appropriately sized unit. Refusal to transfer to an appropriately sized unit shall be considered a violation of this policy and will cause the revocation of the conditional approval of residual tenancy.

8.5 Residual Tenancy – Right of Appeal

A Residual Tenancy Applicant who disagrees with a Residual Tenancy application decision made by the BHA can request a Grievance hearing pursuant to the BHA Grievance Policy.

CHAPTER 9: OTHER OCCUPANCY PROVISIONS

9.1 Lease Provisions

9.1.1 Leasing of Apartments

1. It is BHA's policy that all apartments must be occupied pursuant to a lease that complies with HUD & DHCD regulations. In state-aided housing, the lease must be approved by DHCD.

2. The lease shall be signed by the Head of Household, and Co-Head of Household, if any, and by the authorized representative of BHA, prior to actual admission.

3. All members of a Household shall be specifically listed as Household members.

4. If a resident transfers from one BHA apartment to another, a new lease shall be executed for the apartment into which the Household moves unless relocation occurs under the terms of a Use and Occupancy Agreement.

5. If at any time during the term of the lease, a change in the resident's status or circumstances results in the need for changing or amending any provision of the lease, either:

   - A new lease agreement will be executed, or
   - A Notice of Rent Change will be sent to the resident, or
   - An appropriate lease addendum shall be executed and become part of the existing lease. All copies of such addenda are to be dated and signed by the Head and Co-Head of Household and by the authorized representative of the BHA.

6. Only those persons listed on the most recent lease or Tenant Status Review form shall be permitted to occupy an apartment on a continuing basis**.**

9.1.2 Length of Lease

1. *Federal Developments only:* In accordance with the Quality Housing and Work Responsibility Act, all BHA leases will be for a duration of 12 months. At the end of each 12-month term, leases will be automatically renewed, unless there is noncompliance by an

adult Household Member with the BHA's Community Service and Economic Self-Sufficiency Policy after its effective date.

2. *State Developments only:* Leases are continuous unless terminated by the BHA for cause or at the request of the Resident or by operation of law.

9.1.3 Policy Regarding Additions of Persons to the Lease and Change of Head of Household

The request for an addition of a person to the Lease must be made in writing by the Head or Co-Head of Household named in the Lease.

A Family may request to change which Family member is designated the Head of Household in situations where the Head of Household is frail or disabled and the current Head of Household continues to reside in the unit. The Family may also decide to designate or change a Co-Head of Household. The BHA will approve the change if the Family member is able to take on the responsibilities of being the Head of Household/Co-Head of Household, including, but not limited to, communicating with the BHA and the landlord. The proposed Head or Co-Head of Household will be fully screened.
To qualify to apply for an addition of a person to the Lease, a Resident: must be considered in "good standing" at the time of an Application for additions of person(s) to lease, at the time of determination of eligibility of person(s) to be added to Lease, and at the time of actual addition of person(s) to Lease. "Good standing" means the household is:

- Current in its rental payments unless it is legally withholding rent pursuant to the provisions of the Lease or applicable law.
- Not currently under a Fourteen (14) Day or a Thirty (30) Day Notice to Quit, Summary Process Action or action pursuant to Mass. Gen. Laws, Chapter 139, section 19.

1. *Additions by Birth, Adoption or Operation of Law*

Additions to the Household which occur by birth, adoption or operation of law (i.e., permanent custody, marriage) or addition of a caretaker relative or other responsible adult who has a guardianship order (temporary[13] or permanent), or addition of a responsible adult who provides a written designation from the parent of a BHA Household Member to care for the minor Household Member, may occur subject to meeting the resident

[13] Temporary orders shall be for a period of at least one year in order to be considered under this provision.

selection criteria as described in Chapter 5 (See also Section 9.1.3.4 for additions 14 years or older).

2. *Other Additions to a Household*

Other additions may be approved if the individual proposed as an addition is related by blood or has evidenced a stable, interdependent relationship with a current Household Member, including the sharing of financial resources. Any such person must have the intention to live regularly in the apartment as his/her principal residence. In proposing an addition, the Head of Household shall submit the name(s) of the proposed addition(s) and identify the individual(s) as "proposed Household Member(s)". An Applicant, at the time of final processing for admission, shall notify the Occupancy Department in writing that one or more of his/her natural or adopted minor children will be joining the Household at some future date following the leasing of the apartment. Occupancy Department staff will record the name(s) of the minor child(ren) on a form attached to the Final application. At the time of assignment, the assignment transmittal notice will include this information. When the resident presents evidence to the manager that the MINOR child or children is/are ready to join the Household, the manager will add them to the Household composition and immediately generate a transfer application for a larger apartment, if necessary. The Transfer application will be processed in accordance with Authority transfer procedures.

3. *Occupancy Policy Screening Criteria*

Any person 14 years or older, proposed for residency in a BHA apartment, must meet BHA's resident selection criteria as described in this Admissions and Continued Occupancy Policy (See Chapter 5). When a Head of Household requests permission for an addition(s) to the Household, the resident selection criteria shall be used by the Occupancy Department to determine whether or not the proposed household member is eligible for admission.

4. Right to Appeal

A resident who disagrees with an adverse action taken by the BHA regarding a request for an addition of a person to the Lease can request a grievance hearing pursuant to the BHA Grievance Policy.

9.1.4 Other Occupancy Provisions

1. The addition of a household member shall be made in accordance with the lease and this ACOP. Residents who fail to notify BHA of additions to the Household are in violation of the lease. Residents who add a person or person(s) to the Household without the written permission of the BHA are also in violation of the lease. Any such persons will be considered Unauthorized Occupants by BHA and the entire Household will be subject to eviction action.

2. Any Household Member who moves from the apartment shall be removed from the lease. The Head or Co-Head of Household has the responsibility to report the move-out within 30 calendar days of its occurrence. A former Household Member may not be readmitted to the apartment except as a temporary visitor without undergoing screening by the Occupancy Department and securing BHA approval. Temporary visitors may occupy the apartment for no more than a total of forty-five calendar days within any twelve-month period.

3. A resident shall not permit the Apartment to be occupied by anyone other than Household Members, except temporary visitors, no one of whom may occupy the apartment for more than a total of forty-five (45) nights (or forty-five (45) days if the visitor regularly sleeps during the day), within any twelve-month period, unless the BHA for good cause otherwise consents to a longer period in writing before the expiration of 45 nights or such longer period as may have been authorized, or unless the visitor is first determined to be eligible to apply to be a member of the Household according to BHA policy, and an application is pending with the BHA.

4. Boarders and lodgers shall not be permitted to occupy an apartment, nor shall they be permitted to reside with any Household occupying an apartment.

9.2 Annual and Interim Redeterminations

General Policy

The BHA shall redetermine and adjust Resident's monthly rent, appropriateness of Resident's apartment size, and continued eligibility for public housing, at least once annually. At this time, residents in federal developments will be provided with information on their ability to choose between the two methods of determining rent as described in Section 9.2 of this policy. For residents in family developments who choose to pay flat rents, family information will be updated annually but income information will only be updated every three years.

For purposes of determination or adjustment of rent and/or for assignment or transfer to a proper size apartment, Resident agrees to submit, within thirty (30) days after a request from BHA, signed, complete, true and accurate statements and/or other information setting forth pertinent facts as to Resident's household income, employment, and composition. Resident further agrees to execute documents authorizing release of such information from third parties, pursuant to requirements of State and/or Federal law.

Resident agrees to pay to BHA any rent which should have been paid but for Resident's misrepresentation of any written information furnished to BHA in Resident's application for an apartment, or in substantiating documentation, or in any documentation submitted on a redetermination, or for Resident's failure to supply, in a timely manner, documentation requested by BHA on a redetermination.

Although rent is typically set only at the time of the annual determination, it may be set more often on the basis of changes in Resident's household income or composition, in accordance with the BHA lease. Rent increases will be effective the second month after BHA sends Resident a Notice of Rent Change. If a Resident fails to report a change requiring a rent increase, rent shall be increased retroactively to the second month following the change.

When household income decreases, rent shall be decreased if requested by Resident, and if such rent decrease is in accordance with BHA policy. Rent decreases will be effective either as of the current month in which the change in circumstances is reported (if reported by no later than the fifteenth day of the month), or as of the first day of the next month after the change in circumstances is reported (if reported after the fifteenth day of the month). BHA may delay processing the rent decrease until Resident provides adequate verification of such change in circumstances justifying the decrease, but once verifications have been provided, the rent change will be made effective retroactively.

For residents in Federal developments, if household income derives in whole or in part from benefits from welfare or public assistance from a state agency under a program for which the Federal, State or local law relating to the program requires, as a condition of eligibility for assistance under the program, participation of a member of the household in an economic self-sufficiency program or a work activities requirement, and household income decreases as a result of failure to comply with the conditions of said program or requirement, rent will not be decreased, during the period of such income reduction (to the extent that the decrease in income is a result of the benefits reduction), in accordance with BHA policy and 42 USCS §1437j(d). If such household income decreases as a result of fraud under said program or requirement, rent will not be decreased, during the period of such income reduction (to the extent that the decrease in income is a result of the benefits reduction), in accordance with BHA policy and 42 USCS §1437j(d). BHA shall not make any determination regarding non-compliance or fraud under such a program or requirement until BHA receives written notification from the relevant public agency specifying that household benefits have been reduced because of such non-compliance or fraud. Any determination by BHA not to reduce rent pursuant to BHA policy and 42 USCS §1437j(d) shall be subject to BHA's Grievance Procedures and Policy. For residents in Federal developments, the BHA shall consider any decrease in income that results from the reduction of any welfare or public assistance benefits received by residents under any Federal, State or local law regarding a program for such assistance if resident(s) has complied with the conditions for receiving such assistance and is unable to obtain employment notwithstanding such compliance, pursuant to 42 USCS §1437j(f). A reduction in benefits resulting from the expiration of a lifetime time limit for a household receiving said benefits shall not be considered as a failure to comply.

If a resident claims they have no income, management staff must use the zero income questionnaire to attempt to determine how household expenses are being paid. In the event that family and friends are assisting the household, this is considered income and needs to be verified and counted.

Households paying $0 rent must be re-certified every ninety days. If a head, co-head or spouse who has previously had employment income reports zero income at an annual or interim re-certification, the household should also be re-certified every ninety days. This rule requires that Management notify the resident in writing to come to the office to re-certify income and family status.

Before any change in Resident's rent is made, Resident will be notified by a written Notice of Rent Change containing the following information:

A. The new rental amount and the date it will be effective;

B. The amount of Resident's household income, household composition and other facts considered by BHA in determining Resident's new rent;

C. Resident's right to, and the method of obtaining a timely hearing under the grievance procedure.

State Developments Only - Rent will be determined in accordance with applicable State regulations, the BHA's Lease and the BHA's Rent Manual.

Federal Developments Only - As part of the annual Tenant Status Review(TSR) process, residents in Federal Developments will be provided written information about the following two different methods for determining the amount of rent payable by the family, their right to choose the method of determining rent and under what circumstances they may request a change to the method utilized in determining rent. As part of this process, residents will be educated about the benefits of selecting one method over another and will be asked to notify the BHA in writing as to which option they choose.

1. **Flat Rent**

A fixed rent determined for each unit size based on a market analysis of comparable units. Flat rents for most public housing units are established at 70% of the Section 8 Fair Market Rent Levels. The Flat rent amount by bedroom size will be updated yearly each October and become effective each 1st of April. The BHA will maintain a current listing of its flat rent schedule as an appendix to the BHA Rent Manual and will provide this list to residents at least annually as part of the TSR process.

A. Financial Hardship: Residents who choose flat rents may request to change to an income-based rent at any time if the family is unable to pay the flat rent because of financial hardship. A financial hardship exists for these purposes when a family's income is reduced or their deductions are increased to the extent that an income-based rent is lower than the flat rent.

B. Annual Recertifications: Residents who choose flat rents will be asked to update their family information every year, but will only have to re-certify income verification once every three years.

2. **Income-Based Rent**

Rent determined by the family's income and allowable deductions in accordance with the BHA's Lease, the BHA's Rent Manual and applicable Federal regulations.

9.2.1 Verification of Income, Assets, Income Deductions and Income Exclusions

Verification must be provided for all income, assets, income deductions and income exclusions pertaining to a Resident's household at least once annually as

outlined in this procedure. These items are verified for purposes of determination of monthly rent.

The monthly rent is determined by adding gross income from all sources, for all Household Members, including income from assets, and reducing that income by allowable deductions and income exclusions, in accordance with Federal (HUD) and State (DHCD) laws and regulations.

The BHA will accept income verification in the following order of preference:

- **Up-Front Income Verification** – Verification through the computer matching system employed by HUD or a computer wage reporting system is the highest, most acceptable form of verification.

- **Written Third Party Verification** – Written verification by a third party when Up-Front verification is not available, up to date or is disputed by a resident. Written third party verification is the second highest acceptable form of verification.

- **Oral Third Party Verification** - Staff documented verification from a third party via telephone will be accepted after Up-Front verification has been determined to be unavailable and/or written third party verification has been attempted and the third party is unresponsive to BHA's written requests within ten (10) business days of mailing. Staff shall utilize the same form that would have been mailed to the third party. All the information required by the written verification form should be requested during the telephone contact. BHA staff will complete the form on the basis of such information. The contact person, date and time of conversation will be noted and the BHA staff person who made the telephone call will sign the form. Oral third party verification is considered to be the third highest acceptable form of verification.

- **Verification by Resident-supplied documents** – BHA will review documents submitted by the Resident household when: (a) the information requested does not require third-party verification (for example, lease agreements and monthly utility bills for removal of a non head or co-head of household family member) or (b) third-party written or telephone verification is not possible. BHA will copy the documents into the Resident's file. Resident supplied documents must be dated within sixty (60) days of receipt by the BHA. Verification by Resident supplied documents is considered to be the 2nd lowest form of acceptable verification.

- **Verification by Resident certification** – With approval from the Assistant Director's of Property Management, Staff may choose to accept an affidavit from a Resident regarding income, deductions and exclusions. Approval will only be granted upon documentation that all other methods of verification have been attempted and determined to be unsuccessful.

Verification by resident certification is considered to be the lowest acceptable form verification.

Projections of annual income shall be based on the best available information, with due consideration to the past year's income of all household members, current income rate and effective date; and shall include projections for each income recipient in the household.

In order to ensure that all sources of income, assets, deductions and exclusions are considered in calculating annual income, Staff shall interview all residents using the Income and Deductions Questionnaire.

The following forms of verification of income, deductions, exclusions and assets will be accepted:

1. Income from Employment

- Verification through the computer matching system employed by HUD (EIV) or a computer wage reporting system.
- A statement from the Employer stating the gross wages of the employee, including history or anticipated amounts of overtime or bonus to be earned by the employee, or
- Pay stubs showing gross income for each pay period and all deductions taken for four consecutive weeks;

The income of workers employed on an irregular basis will be estimated based on the verification of the best information available, with due consideration to earning ability and work history.

2. Income from governmental agencies

- Verification through the computer matching system employed by HUD (EIV) or a computer wage reporting system.
- A statement from the appropriate agency (Social Security, Department of Transitional Assistance, Employment Security, etc), stating the amount of annual or monthly income provided, including the gross amount and any deductions taken.

3. Income from Retirement Accounts

- A statement from the source stating the amount of annual or monthly income provided, including the gross amount and any deductions taken.

4. Income from the operation of a business or profession

- Most recent audited financial statement of income and loss;
- Most recent tax return showing income and loss from the operation of a business or profession.

5. Zero Income

When an adult resident household member reports zero income, the BHA will require the resident household to complete a No Income Statement. If the resident household member owns a motor vehicle, a telephone, or has other evidence of some form of expenditures reflecting income, the resident household member will be asked to explain the source of funds supporting such cash expenditures.

In addition, the resident household member will be required to sign releases allowing the BHA to obtain verification of no-income from sources such as Dept. of Transitional Assistance, Internal Revenue Service, Department of Revenue, Social Security Administration, Employment Security and Veterans Affairs.

6. Child Support, alimony, regular gifts and gambling proceeds

- A statement from the individual, business or agency providing the income and the frequency and amount of income provided; and/or
- Signed release form allowing the BHA to obtain information from the State Division of Child Support.

7. Income from Assets

Income from assets shall be based on either the actual income received or imputed income based upon current passbook savings rates in accordance with federal and state regulations as applicable. For instance, actual interest received shall be used for interest bearing bank accounts, money market funds, rented property, etc. Imputed income will be used for real property which is not rented, jewelry, coin collections, works of art and other non-income bearing assets. If the value of the asset is more than $5,000 the higher of imputed income or actual income received will be used.

Common household items such as furniture, clothing, and vehicles used for day-to-day transportation shall not be considered assets for the purposes of calculating income.

Types of verification which will be accepted for purposes of determining the value and income received from an asset include:

- Current statement for all savings, money market and/or mutual funds accounts. Six current and consecutive statements for checking accounts or other assets for which regular statements are issued;
- Most recent (no older than one year) appraised value of real property owned provided it's reflective of fair market value, in the form of property tax bill or appraisal from a Real Estate Appraiser; and
- Appraised valuations of any non-essential personal assets such as jewelry, coin collections, antiques or classic cars.

8. Verification of childcare expenses or care of disabled household member deductions

Statement from the provider of childcare or care of Disabled Person who is a household member of the amount of payment made on a periodic basis by the resident household

Filed income tax return stating the amount paid for childcare or care of a disabled household member and the person or agency to whom the expense was paid.

9. Verification of Medical Deductions

The BHA Medical deduction applies to families where the head or spouse is a person who is at least 62 years of age or a person with disabilities. Eligible residents must submit evidence of the following medical expenses for all household members paid within the last twelve months:

- Statement of the cost of medical insurance and the frequency of cost from the provider or in the form of deductions indicated on pay stubs or Social Security statements accompanied by proof of payment;
- Receipts for payment of prescriptions and other health care needs. Non-prescription health care needs must be documented by both receipts and a statement from a Qualified Health Care Provider of

the need for such items (including non-prescription medications, wheelchairs or other disability related aids, etc);

- Signed printout of prescription costs from a pharmacy accompanied by proof of payment;
- Medical or dental bills for a household member paid by a household member;
- Un-reimbursed reasonable attendant care and auxiliary apparatus expenses and for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed. This deduction may not exceed the earned income received by family members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary apparatus.

10. Verification of Permissive Medical Deductions

Applies to resident households as a BHA determined permissive deduction per QWHRA Regulations. This Medical deduction applies to resident households where the head or spouse is not a person who is at least 62 years of age or a person with disabilities. Eligible residents must submit evidence of the following medical expenses for all household members paid within the last twelve months:

- Statement of the cost of medical insurance and the frequency of cost from the provider or in the form of deductions indicated on pay stubs or Social Security statements accompanied by proof of payment;
- Receipts for payment of prescriptions and other health care needs. Non-prescription health care needs must be documented by both receipts and a statement from a Qualified Health Care Provider of the need for such items (including non-prescription medications, wheelchairs or other disability related aids, etc);
- Signed printout of prescription costs from a pharmacy accompanied by proof of payment;
- Medical or dental bills for a household member paid by a household member;

- Un-reimbursed reasonable attendant care and auxiliary apparatus expenses and for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed. This deduction may not exceed the earned income received by family members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary apparatus.

9.3 Self-Sufficiency Income Exclusions

The earned income exclusion is only available for households under lease. It is not applicable at admission. Only adults can qualify for the earned income disallowance (because the earnings of family members other than the head or spouse are excluded if the family member is under age 18). Each person can receive only one 48-month disallowance period during his or her lifetime. There are three categories of individuals who qualify for the earned income disallowance:

- A person whose annual income increases because of employment after having been unemployed for at least 12 months. A person is considered to have been unemployed if he or she has earned less money in the previous 12 months than would have been earned working 10 hours per week for 50 weeks at the established minimum wage. (The minimum wage to be used is that applicable to the locality in which the determination is made.) The majority of families who qualify for earned income disallowances are likely to do so under this category. Note: An individual who was unemployed for some period of time before becoming a public housing resident or who earned so little in the previous period to be considered unemployed could qualify under this category, so long as there is a 12 month period of unemployment.

- A person whose annual income increases because of new or increased earnings during participation in an economic self-sufficiency or other job-training program. This requirement is not the same as the previous income disregard. The key concept in this eligibility category is that the individual receives the new or additional earned income while he or she is involved in economic self sufficiency or job training, not after the completion of such training. Note: An example of this category of qualification occurs when people are studying for a variety of medical professions. Typically, classroom work is followed by a 'practicum' in a doctor's office, hospital or clinic, during which the individual is paid.

- A person whose annual income increases because of new or increased earnings, during or within six months after the household's receiving assistance, benefits or services from a program funded by any state program for Temporary Assistance to Needy Families funded under Part A of Title VI of the Social Security.

9.4 Community Service and Economic Self-Sufficiency Policy (Applicable to Federal Developments Only)

GENERAL REQUIREMENTS

As part of the Quality Housing and Work Responsibility Act of 1998, Congress imposed a requirement that all adult residents of federally funded public housing, unless specifically exempted, must perform community service activities or participate in an economic self-sufficiency program to remain eligible for public housing assistance. Therefore the federal public housing lease now provides that all non-exempt residents must:

- Contribute 8 hours per month of community service (not including political activity); or
- Participate in an economic self-sufficiency program for 8 hours per month; or
- Perform eight hours each month of combined community service and self-sufficiency activities.

DEFINITIONS

Community Service: For the purpose of this policy, community service is the performance of voluntary work or duties for the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community in which the resident resides. Community service is not limited to a single type of activity or a single location. Acceptable community service activities include, but are not limited to, improving the physical environment of the resident's development; volunteer work in a local school, hospital or child care center; working with youth organizations; or helping neighborhood groups on special projects. By statute, political activity is not an eligible form of community service.

Economic Self-Sufficiency Program: For the purpose of this policy, an economic self-sufficiency program is any program designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include, but are not limited to: programs for job training, employment training, work placement, basic skills training, education, English language proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work, such as substance abuse or mental health treatment.

NOTIFICATION OF RESIDENTS

The Boston Housing Authority will notify all residents of the new community service requirement before the implementation of this policy. The notification will include an explanation of the program and will list the categories of individuals who are exempt from performing community service activities. The notification will describe the verification that will be required to establish an exemption. Definitions and examples of community service and economic self-sufficiency activities will be part of the notice.

The notification will also advise families when the community service obligation will begin. Non-exempt residents will be required to begin performing community service at their first lease renewal date following the adoption of this policy.

EXEMPTIONS

The following residents over the age of eighteen are exempt from this requirement:

1. Resident household members who are 62 or older;

2. Resident household members who are blind or disabled as defined in the Social Security Act (Section 2l6 (i) (1) or Section 1614 of the Social Security Act (42 USC 416 (i) (1); 1382c);

   The Social Security Act defines disability as the “inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or has lasted or can be expected to last for a continuous period of not less than twelve months.”

   Blindness is defined as “central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no less than 20 degrees shall be considered for purposes of this paragraph as having a central visual acuity of 20/200 or less.”

   Residents who claim exemption because of disability or blindness must also certify that because of this blindness or disability they are unable to comply with the community service requirement. If a resident does not meet this definition of blindness or disability and believes that he or she is unable to perform community service or economic self-sufficiency activity, he or she may apply for an exemption from the requirement as a reasonable accommodation under the BHA Reasonable Accommodation in Housing

Policy (RAHP). An application for reasonable accommodation can be obtained at the development management office.

3. Resident household members who are the primary care giver of a blind or disabled individual as described in paragraph 2;

4. Resident household members who are engaged in a work activity as defined under section 407 (d) of the Social Security Act (42 USC 607 (d), as in effect on and after July 1, 1997);

   Work activities are:
   - Unsubsidized employment;
   - Subsidized private sector employment;
   - Subsidized public sector employment;
   - Work experience, including work associated with refurbishing; publicly assisted housing, if sufficient private sector employment is not available;
   - On-the-job training;
   - Job search and job readiness assistance;
   - Community service programs;
   - Vocational educational training not to exceed twelve months;
   - Job skills training directly related to employment;
   - Education directly related to employment for a resident who has not received a high school diploma or a certificate of high school equivalency;
   - Satisfactory attendance at a secondary school or in a course of study leading to a certificate of general equivalence for a resident who has not completed high school or received such a certificate; or
   - The provision of childcare services to an individual who is participating in a community service program.

5. Resident household members who are exempt from work activity under Part A of Title IV of the Social Security Act (42 USC Section 60l et seq.) or under any other state welfare program, including a State-administered welfare-to-work program; or

6. Resident household member of a family receiving assistance, benefits or services under a State program funded under part A of Title IV of the Social Security Act (42 USC 601 et seq.) or under any other state welfare program, including a State-administered welfare-to-work program, and is in compliance with all provisions of that program.

In accordance with HUD guidelines, persons eligible for a disability deduction in rent are not automatically exempt from the community service requirement. A resident is exempt only to the extent the disability makes the person “unable to comply” with the community

service requirement.

INITIAL DETERMINATION OF EXEMPTION

For the first year after the implementation of this policy a comprehensive information sheet describing the community service requirement will accompany the letter sent to each head of household asking them to come into the development management office to begin the Tenant Status Review (TSR) process. The notice will describe the exemptions and outline the verification required to establish each exemption. The head of household will be asked to provide the required verification to the property manager during the ninety-day status review period.

All applicants will be provided with an information sheet describing the community service/self-sufficiency requirement at the time they make their final application. At the time the lease is signed, the property manager will again provide the head of household with the community service information sheet. The head of household will be asked to declare which household members are exempt from community service and provide the appropriate verifications.

In order to establish an exemption the following verification must be provided:

1. **Age 62 or over.** Any birth certificate or proof of age already submitted by the resident to establish age or achieve eligibility for occupancy as a person 62 or older shall be deemed sufficient verification.
2. **Disability or blindness.** Receipt by a household member of Social Security Disability or SSI benefits shall be deemed proof of disability under this policy. A household member whose application for disability benefits is pending shall be deemed disabled unless and until a denial of the application is received. Any resident who believes they meet the definition of disability included in this policy may submit a statement from their treating physician providing BHA staff with facts that will assist them in determining whether the resident is disabled within the definition applicable under this policy. If a resident does not meet this definition but still believes that he or she is unable to perform community service, the resident may apply for a reasonable accommodation under the BHA RAHP policy. The manager will provide an application for reasonable accommodation upon request.

   Residents who are determined to be exempt because of blindness or disability shall also sign a statement certifying that they are unable to comply with the community service requirement because of the blindness or disability.
3. **Primary caregiver of a disabled or blind person.** A statement from the person being cared for or his or her guardian affirming that the resident seeking exemption acts as the primary caregiver and the period during which (s)he is expected to continue in that role shall be adequate

verification.

4. **Engaged in work activity.** The verification of employment income provided to BHA for rent determination shall be adequate for this purpose. Verification of participation in job training or other qualifying program must be submitted by the providing organization or school.
5. **Exempt from work activity under state welfare program.** Verification of the exemption should be obtained from the welfare department.
6. **Member of a family who receives assistance from a state welfare program and is in compliance with that program.** Verification of receipt of program assistance and compliance should be obtained from the welfare department.

The manager will make a determination of exempt status and notify the resident. If the resident disagrees with the determination, he or she may file a grievance under the BHA grievance procedure.

The exemption status for each household member will be entered on the client worksheet. Families with non-exempt members will receive a list of community service and self-sufficiency opportunities.

CONTINUING DETERMINATION OF EXEMPTION AND COMPLIANCE

Each year, as part of the Tenant Status Review, the property manager will determine whether each non-exempt household member has complied with the community service requirement and whether each exempt household member continues to be exempt.

Included with the letter requesting the head of household to come to the office for the status review will be a reminder that resident compliance with and/or exemption from community service will be determined as part of the status review. A list of exemption categories, a reminder that certain exemptions from the community service requirement must be reviewed annually and a description of the documentation needed to support each exemption will be attached to the letter. Also included with the letter will be a Verification of Compliance form for each household member who was required to perform community service. These forms must be completed and returned to the property manager at least thirty (30) days before the lease term expires. The form includes confirmation of:

- the number of hours of community service/self-sufficiency work completed,
- the type of work completed
- the community organization where the work was completed
- the signature, name, title, address and phone number of the person supervising completion of the work.

At the time of the status review the manager will reconfirm the exemption

status of each household member. The head of household may provide the property manager with the required documentation for any change in status claimed by an adult family member. The manager will reconfirm the following exemption categories annually:

- Blindness or disability
- Primary caregiver
- Engaged in work activity
- Exempt from work activity under a state welfare program
- Exempt through receipt of assistance, benefits or services from a state welfare program and in compliance with all provisions of the program.

If a household member becomes exempt from the community service requirement during a lease term and informs the manager so that the exemption can be verified, he or she shall be exempt from performing community service for the entire year. Unemployed residents, for example, may request an exemption if they find work or start a job training program. If a resident is determined by BHA to become exempt during the year, s/he will be excused from the entire annual 96-hour requirement. There is no obligation for a resident to report a change in status from exempt to non-exempt between regular status reviews. If a resident previously determined to be exempt becomes non-exempt during a lease term, he or she is not required to report the change in status to the manager until the next status review.

If the household is found to be in compliance with the community service/self-sufficiency requirement as well as all other requirements for continuing occupancy, the lease will be automatically renewed. An annual lease signing process is not necessary.

NON-COMPLIANCE

If the BHA determines that a non-exempt resident has not complied with the community service/self-sufficiency requirement, the property manager must notify the head of household of the noncompliance in writing. This notification must also inform the resident that:

- the determination of noncompliance is subject to the BHA's grievance procedure;
- unless the resident enters into an agreement to cure or the non-compliant adult no longer resides in the unit, the 1ease of the family of which the noncompliant adult is a member shall not be renewed; and
- the resident has the opportunity to cure the noncompliance during the next twelve-month period.

To take advantage of the statutory opportunity to cure, the noncompliant adult and the head of household must sign an agreement stating that the noncompliant adult will complete, over the next 12-month term of the lease, the additional hours of community

service or economic self-sufficiency activity needed to reach the required total of 96 hours for the prior year. These additional hours must be performed in addition to the 96-hour requirement for the current lease year.

As is required by law, continued non-compliance will result in the commencement of eviction proceedings against the entire household, unless the noncompliant family member is no longer part of the household.

DOCUMENTATION

The property manager must retain documentation of community service participation and/or exemption in the resident's file.

At lease signing for new residents or at the Tenant Status Review for current residents, the manager must ensure a Certification of Exemption Status form is completed for each adult household member claiming an exemption from the community service/self-sufficiency requirement. Supporting documentation will be requested of the resident to verify exempt status and copies of the verification will be retained in the file.

At the time of the annual Tenant Status Review, the head of household is responsible for ensuring that a Verification of Compliance form is completed by the appropriate authority for every non-exempt household member. This form will also be maintained in the resident file.

GRIEVANCE PROCEDURE

Upon filing a written request, as provided in the Boston Housing Authority grievance procedure, any resident who disagrees with any Boston Housing Authority (BHA) action or failure to act in accordance with the Community Service Policy shall be entitled to a grievance hearing.

PROHIBITION AGAINST THE REPLACEMENT OF EMPLOYEES

In implementing the community service requirement, the Boston Housing Authority will not substitute community service for work ordinarily performed by public housing employees or replace a job at any location where community work requirements are performed.

THIRD-PARTY COORDINATING

The Boston Housing Authority intends to exercise its option to administer the community service/self-sufficiency requirement through one or more of the following alternatives:

- directly administer some qualifying community service and economic

self-sufficiency activities;

- make such activities available through a contractor; or
- make such activities available through partnerships with qualified organizations, including resident organizations and community agencies or institutions.

9.5 Inspections

In accordance with the lease, apartment inspections are performed at three times: pre-occupancy, upon move-out, and at least once annually and as further provided in the BHA lease.

9.5.1 Pre-Occupancy Inspections

1. The BHA and the resident or his/her representative will inspect the apartment prior to occupancy by the resident. The BHA will give the resident a copy of the statement of conditions showing the condition of the premises, interior and exterior as applicable, and of any appliances provided with the apartment.

2. The statement of conditions shall be signed by a BHA representative and resident and a copy of the form retained in the resident's folder. Any deficiencies noted on the statement of conditions will be corrected by the Authority before the resident moves in, and at no charge to the resident.

9.5.2 Annual Inspections

1. The BHA will inspect all apartments at least annually and more frequently if apartment conditions are not safe, sanitary and in good repair. Residents will be notified as to the date and time of inspections in accordance with provisions in the lease.

2. Annualinspections will evaluate the following: any need for repairs; housekeeping conditions; safety violations; and resident's compliance with other obligations under the lease. The resident will be informed of any deficiencies and notified of any action required by the resident or the BHA to correct deficiencies.

3. BHA will correct deficiencies determined to be the BHA's responsibility.

4. Where resident action is required, re-inspections will be conducted.

5. Where the resident fails to take required action to correct deficiencies, the BHA may correct the deficiencies and bill the resident. The resident shall also pay promptly, upon receipt of a bill, for lock replacements or re-keying and for the cost of all materials and/or labor for repair of any damage to BHA property caused by the negligence or intentional act of the resident, a member of resident's Household or a guest; the bill shall clearly state the items for which the charge is made, the work done, and the cost of labor and materials; the bill shall not become due and payable before the first day of the second month following the month in which the charge is billed; BHA will post in each management office a list of the hourly rate charged for labor.

9.5.3 Move-Out Inspection

The BHA will inspect the apartment after the resident vacates the apartment and give the resident a written statement of conditions, repairs, cleaning and replacements for which the resident is responsible. The resident and/or his/her representative may join in such inspection, unless the resident vacates without notice to the BHA.

9.6 Lease Termination Procedures

The lease of a BHA resident provides the terms and procedures for termination of the lease.

9.6.1 Recordkeeping Requirements for Lease Termination

A written record of every termination and/or eviction shall be maintained by BHA in the resident file, and shall contain the following information:

1. Name of resident, number and identification of the apartment occupied;

2. Date of the 14-Day Notice , 30-Day Notice, or other notice of Intent to Terminate and the Notice to Vacate;

3. Specific reason(s) for the Notice(s), indicating the section(s) of the lease allegedly violated, and other facts pertinent to the issuing of the Notices described in detail;

4. Date and method of notifying the resident;

5. Summary of any conference held with the resident including date, names of conference participants and conclusion.

6. Decisions of any grievance panel hearings.

CHAPTER 10: MISCELLANEOUS PROVISIONS

10.1 Deprogramming Apartments

BHA will seek approval from DHCD and HUD prior to deprogramming any apartment in Federal or State-assisted developments in accordance with applicable regulations. A deprogrammed apartment is one that is no longer available for occupancy under a BHA resident lease.

10.2 Supported Housing Programs

10.2.1 Social Service Agreements

1. At its discretion, and if required with HUD and/or DHCD approval, the BHA may enter into an agreement with social service or other agencies to provide supportive services to Applicants and residents, including targeted populations, who need special help in order to establish and maintain tenancies, provided that evidence exists that the agencies are reliable organizations with experience at providing related services and are fiscally sound.
2. Assistance required under such agreements shall include, but is not necessarily limited to, the following services:

- Assistance in evaluating applicants for program participation;
- Checking to see if the residents are paying their rents and other charges and are properly maintaining their units;
- Helping residents to maintain their households, including managing their money;
- Providing specialized supportive services and crisis intervention in order to obtain necessary treatment to avoid eviction action.

3. All Applicants and residents who participate in these programs must meet the Threshold Requirements for the program for which they are applying.(See 5.1.2)

4. All Applicants and residents who participate in these programs must meet the Applicant Screening Criteria as specified in this policy and/or any Memorandum of Agreement between the BHA and the service organization.

10.2.2 Apartment/Development Designations

Supported Housing Programs may be established for a development or certain designated apartments within a development.

10.3 Designated Housing Program (Federal Elderly/Disabled Program only)

10.3.1 Plan Description

The BHA will allocate units in the Elderly/Disabled developments in order to move towards a ratio of 70% designated to elderly families and 30% to non-elderly disabled families. In order to achieve these percentages additional admission Preference Points will be applied to Elderly Applicants at designated Elderly/Disabled Program developments. Applicants who are Elderly and are on an Elderly/Disabled Program development wait list where the Elderly resident population is less than 70% will receive Preference Points in addition to any they may already have.

10.3.2 Development Designation

The BHA will monitor the percentages of elderly and non-elderly disabled housebolds living in each Elderly/Disabled Development on a monthly basis. When the percentage of elderly households occupying a development reaches 65%, the development will be flagged so that each subsequent offer of housing will be reviewed by a Manager in the Occupancy Department. When the percentage of elderly households occupying a development reaches 70%, the BHA will turn off Designated Housing preference points to elderly applicant households for this development. If the percentage of elderly households occupying a development falls below 70%, the BHA will turn on Designated Housing Preference points to elderly applicant households for this development.

10.4 Elderly Preference(State Elderly/Disabled Program only)

10.4.1 Plan Description

(1) General Provisions for Placements.

(a) Placements are to be made in elderly/disabled housing to achieve a mixed population of elderly households in 86.5% of the units and handicapped households in 13.5% of the units. The BHA shall place applicants in accordance with 760 CMR 5.10(2) in order to attain or to sustain these percentages. Such placements shall also be made in accordance with any applicable priority and preference categories.

(b) Any accessible or modified unit shall be offered to an applicant household which includes a person, regardless of age, who has a physical handicap which handicap necessitates one or more of the special design features of the unit.

2) Placements by BHA in Elderly/Disabled Housing. Prior to making a placement in elderly/disabled housing, the BHA shall determine the BHA's current percentage of c. 667 units occupied by disabled households. In making this determination the BHA shall count all c. 667 units including c. 667 congregate units, c. 667 section 8 new construction or substantial rehabilitation units, c. 667 modified units, and c. 667 conventional units. The BHA shall then place applicants as follows:

(a) If the percentage of units occupied by disabled households is less than 13.5%, the BHA shall place one eligible and qualified disabled household for each eligible and qualified elderly household placed until such time as the percentage of disabled households equals or exceeds 13.5%.

(b) If the percentage of the units occupied by disabled households equals or exceeds 13.5%, the BHA shall place eligible and qualified elderly households until such time as the percentage of disabled households falls below 13.5%.

(c) If the percentage of units occupied by disabled households equals or exceeds 13.5%, but the LHA has exhausted its waiting list of eligible and qualified elderly households, the LHA shall place those eligible and qualified disabled households whose members have attained the age of 50 but are less than 60 years old until such time as the percentage of disabled households falls below 13.5% or until there is an application from an eligible and qualified elderly household.

(d) If the percentage of units occupied by disabled households equals or exceeds 13.5%, and the BHA has exhausted its waiting list of eligible and qualified elderly households and eligible and qualified disabled households whose members have attained the age of 50 but are less than 60 years old, the LHA shall place eligible and qualified disabled households, without regard to age, until there is an eligible and qualified elderly household or, in the absence of such an elderly household, an eligible and qualified disabled household whose members have attained age 50 but who are less than 60 years old.

10.5 Resident Custodians and Special Assignment Laborers

10.5.1 Rules Governing Residency of Resident Custodians and Special Assignment Laborers

Resident custodians and special assignment laborers (BHA employees living in BHA apartments as a condition of employment under a license agreement) shall not be considered public housing residents. They are not subject to the same requirements (including the waiting list procedure) and do not have the same rights as public housing residents. In particular, they:

- Do not have to qualify as a Low Income Household;
- Are not subject to the BHA's resident selection procedures;

- May be charged a reasonable rent or may be provided a BHA apartment rent-free;
- Are not subject to BHA lease and grievance procedures, but have a license agreement for occupancy with the BHA; and
- Are not entitled to remain in the same apartment in public housing if their employment is terminated, but shall be entitled to apply for public housing.

10.5.2 Admission as Residents

Upon change in status, resident custodians and special assignment laborers may apply to become BHA residents, but may only be admitted to a BHA apartment after they have been determined Eligible and Qualified.

10.6 Occupancy by Police Officers(Federal Developments Only)

10.6.1 Definition of Police Officer

For purposes of this subsection, a police officer is defined as a person who is employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of a local police force or an accredited police force of a housing agency may qualify.

10.6.2 Purpose of Policy

In order to increase security for BHA public housing residents, the BHA may allow police officers to reside in a public housing apartment, even if such police officers might not otherwise qualify, based on income, for BHA public housing.

10.6.3 Terms of Tenancy for Police Officers

1. Occupancy

   Police Officers who apply for BHA housing will be subject to the same terms, standards (other than income) and procedures that are applied to all other BHA Applicants.

2. Verification

   Police officers will undergo the same verification procedures applied to other BHA Applicants. Those procedures are outlined in

this Admission and Continued Occupancy Policy. Screening criteria contained in this policy therefore apply.

3. Waivers

Police Officers approved for occupancy in BHA apartments will be given a waiver that allows them to be chosen for BHA housing without being placed on the Authority's waiting list.

4. Lease

Police Officers shall execute a lease or occupancy agreement with the BHA providing for the terms of occupancy of an apartment.

5. Annual Re-certification

Continued employment as a police officer as defined in this subsection, will remain a determining factor in the renewal of a Police Officer's lease or occupancy agreement. Police Officers are therefore required to submit annually to the BHA proof of continued employment as a police officer.

Failure to remain employed as a Police Officer will therefore result in a refusal to renew a Police Officer's lease or occupancy agreement.

6. If a person is no longer a Police Officer, but meets the BHA eligibility standards, the Police Officer may apply for admission as a BHA resident.

10.6.4 Apartments to be Occupied by Police Officers

The BHA will offer apartments to Police Officers based upon BHA-determined security needs. In no event shall the number of apartments allotted for Police Officers exceed one Police Officer per development with more than 100 apartments but less than 500 apartments, and not more than two Police Officers for any development with over 500 apartments.

10.7Pet Policy

BHA residents may have pets, in accordance with the BHA's current Pet Policy for the specific development(s) at which they select to live. In state-aided housing, this policy requires the approval of DHCD.

10.8Waiver Provision

The Director of Occupancy may recommend and the Administrator, or his/her designee who shall be a senior management employee, may approve a waiver of any provision of this policy not required by law if the waiver of such provision would avoid substantial hardship or substantial injustice to an Applicant or a transfer applicant. In each such case a written report must be filed by the Director of Occupancy, and approved by the Administrator or his/her designee. These reports (if any) shall be available to HUD and DHCD on a quarterly basis. Further, copies of these reports (if any) with names and other identifying references deleted shall be available for public inspection, upon request. No waiver shall be in violation of Chapter 1, Section 1.1 of this ACOP. Examples of situations in which a waiver may be requested and approved include but are not limited to: individuals with a potentially terminal illness, for example, AIDS, who are experiencing a housing crisis, a Household which must abandon its current housing in a distant location in order to relocate to Boston so that a seriously ill Household Member can receive specialized medical treatment available at a Boston area medical facility.

CHAPTER 11: DEFINITIONS OF TERMS USED IN THIS STATEMENT OF POLICIES

1. **Accessible Route -** For persons with a mobility impairment, a continuous unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards. For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility.

2. **Accessible Apartment** - when used with respect to the design, construction or alteration of an individual apartment, means that the apartment is located on an Accessible Route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical handicaps or disability. An apartment that is on an Accessible Route and is adaptable and otherwise in compliance with the standards set forth in 24 CFR 8.32 [the Uniform Federal Accessibility Standards] is "accessible" within the meaning of this paragraph.

3. **Adaptable -** Ability of certain elements in an apartment to be changed to accommodate the needs of disabled persons; or ability of certain apartments to meet the needs of persons with different types & degrees of disability.

4. **Administrator** - The chief executive officer of the Boston Housing Authority.

5. **Alteration** - any change in an apartment, building or common area or to its permanent fixtures or equipment. It does not include: normal maintenance or repairs, re-roofing, interior decoration or changes to mechanical systems.

6. **Apartment** -- Residential space for the private use of a Household. The number of bedrooms contained within a BHA apartment is from 0 bedrooms (studio/efficiency) to 6 bedrooms.

7. **Applicant** - a person or household member who is not a BHA leaseholder and has submitted an application for public housing that has been accepted by the Authority and entered into its management information system with a client number assigned.

8. **Appeals** – an Applicant for admission to BHA, who is dissatisfied with a decision regarding his or her application, may request an appeal before a BHA Hearing Officer. (See 4.1.4) .

9. **Applicant Information Briefing Session –** A regularly scheduled meeting (or other form of communication that may be designated by the BHA) whose purpose is to: provide prospective Applicants with an explanation of the process for Application and admission to BHA Public Housing; make Applicants aware of the Priorities, Preferences and housing options available to them as a BHA Applicant; familiarize Applicants with the Preliminary Application and Related

Forms; bring staff in contact with Applicants to assist Applicants in completing the application process(See Chapter 3)

10. **Area Median Income (AMI)** – The median income of the greater Boston area as determined by HUD..

11. **Assets** - Assets generally means cash which is accessible to a person including checking and savings accounts, stocks, bonds, equity in real property, and the cash value of life insurance policies, but does not include the value of tangible personal property such as furniture, automobiles and household effects. (Certain types of tangible personal property are included, such as coin collections or jewelry, but essential tangible personal property reasonably necessary for every day living, such as furniture and automobiles, are not included. For included real or personal property holdings, the value of the asset is the cash amount that would remain if the resident converted the asset to cash and deducted any outstanding mortgages, liens or selling expenses.)

12. **Boston Resident** - A person whose last permanent address was within the City of Boston or a person who is a resident and presently domiciled in the City of Boston at the time of application and at the time of determination of eligibility and qualification, or a person who is employed or about to be employed in the City of Boston as verified by the BHA. A person with a temporary residence in the City of Boston with relatives or friends is not a resident unless the person's last residence or domicile was in the City of Boston. The burden of establishing Boston residency is on the Applicant.

13. **Co-Head of Household** - a person who with the Head of Household assumes responsibility and accountability for the Household and signs the lease. The Co-Head of Household is equal to and has the same rights and responsibilities as the Head of Household. This shall include a spouse even if not designated as Co-Head of Household on the application or lease.

14. **Department of Housing and Community Development (DHCD)** -- the agency responsible for the oversight and monitoring of the State's public housing program.

15. **Dependent** - A member of the Household, other than head, co-head, sole member, foster child, or Personal Care Attendant, who is under 18 years of age, a Disabled Person, or a full-time student.

16. **Development** - Refers to low income housing developed, acquired or rehabilitated by BHA under the U.S. Housing Act of 1937 (other than Section 8) for which there is an annual contributions contract (ACC) between the U.S. Department of Housing & Urban Development **or** one or more public housing apartments developed and/or administered by the BHA with a separate contract for financial assistance with the Massachusetts Department of Housing

Community Development under the Chapter 705, Chapter 200 or Chapter 667 program.

17. **Disabled Person** –

For program eligibility, a person who is under a disability as defined in Section 223 of the Social Security Act (42 U.S.C. 423) or defined as "handicapped persons of low income" in M.G.L. C121B § I and in 760 CMR 5.07.

For Eligibility in State-Aided Housing – A person who has been determined to have an impairment which is expected to be of long continued and indefinite duration, which substantially impedes the ability to live independently in conventional housing and which is of such nature that such ability could be improved by more suitable housing conditions.

For Eligibility in Federally-Assisted Housing – A person who

1) has a disability defined as an inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months; or, in the case of a person who has attained the age of 55 and is blind, the inability by reason of such blindness to engage in substantial gainful activity requiring skills or abilities comparable to those of any gainful activity in which he or she has previously engaged with some regularity and over a substantial period of time, or

2) Has a physical, mental, or emotional impairment which is expected to be of long-continued and indefinite duration, which substantially impedes his or her ability to live independently, and is of such a nature that the ability to live independently could be improved by more suitable housing conditions, or

3) Has a developmental disability which is a severe, chronic disability of an individual 5 years or older which is attributable to a mental or physical impairment or combination of impairments and which is manifested before the age of 22 and is likely to continue indefinitely and which results in substantial functional limitations in three or more of the following areas of major life activity (self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living and economic self-sufficiency), and which reflects the individual's need for assistance that is lifelong or of extended duration and is individually planned and coordinated.

Such term shall not exclude persons who have the disease acquired immunodeficiency syndrome (AIDS) or any conditions arising from the etiologic agent for AIDS

B. For all purposes other than Eligibility, a person with a physical or mental impairment which substantially limits one or more life activities, or has a record of such impairment, or is regarded as having such an impairment.

- *No individual shall be considered a person with a disability solely because of drug or alcohol dependence.*

19. **Elderly Household** - A Household whose Head of Household, Co-Head of Household, or spouse (or sole member) is an Elderly Person.
20. **Elderly Person** - means a person who is at least 62 years of age. For state assisted housing a person who is at least 60 years of age.

21. **Eligible** – means a person or household that has met the three threshold requirements pursuant to Section 5.1.2 for Preliminary Eligibility.

22. **Eligible Household** – A household who is determined Eligible for residence in public housing assisted under the United States Housing Act of 1937 (42 U.S.C. 1437) or under M.G.L. c121B and provisions of this Policy.

23. **Eligible Non-Citizen Status (for Federal Program only)** - The admittance of a Non-Citizen to the United States under one of the following categories:

- A Non-Citizen lawfully admitted for permanent residence as an immigrant as defined by sections 101(a)(15) and 101(a)(20) of the Immigration and Nationality Act (8 U.S.C. 1101(a)(15) and 8 U.S.C. 1101(a)(20), excluding, among others, Non-Citizen visitors, tourists, diplomats, and students who enter the United States temporarily with no intention of abandoning their residence in a foreign country;

- A Non-Citizen who entered the United States prior to June 30, 1948, or such subsequent date as is enacted by law, has continuously maintained his or her residence in the United States since then, and is not ineligible for citizenship, but who is deemed to be lawfully admitted for permanent residence as a result of an exercise of discretion by the Attorney General pursuant to section 249 of the Immigration and Nationality Act (8 U.S.C. 1259) [8 USCS § 1259];

- A Non-Citizen who is lawfully present in the United States pursuant to an admission under section 207 of the Immigration and Nationality Act (8 U.S.C. 1157) or pursuant to the granting of asylum (which has not been terminated) under section 208 of such Act (8 U.S.C. 1158);

- A Non-Citizen who is lawfully present in the United States as a result of an exercise of discretion by the Attorney General for emergent reasons or reasons deemed strictly in the public interest pursuant to Section 212(d)(5) of the Immigration and Nationality Act (8 U.S.C. 1182(d)(5));

- A Non-Citizen who is lawfully present in the United States as a result of the Attorney General's withholding deportation pursuant to section 243(h) of the Immigration and Nationality Act (8 U.S.C. 1253(h));

- A Non-Citizen lawfully admitted for temporary or permanent residence under section 245A of the Immigration and Nationality Act [8 USCS § 1255a].

- Lawfully admitted for temporary or permanent residence (amnesty granted under Immigration and Naturalization Act Section 245A).

24. **Emancipated Minor** – Minor (under 18 years of age) with a child (or children) or who has otherwise established him/herself as a non-dependent individual.

25. **Fair Housing Act** – Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 *et seq*.)

26. **Family** – A single person, two or more persons regularly living together, related by blood, marriage, adoption, guardianship or operation of law; or who are not so related, but share income and resources and intend to live together in BHA housing. Other persons, including foster children, Personal Care Attendants, and members temporarily absent (including children temporarily assigned to foster care[14]), may be considered a part of the Household group if they are living or will live regularly with the Household.

27. **Federally-assisted Housing** – For purposes of this policy, housing assisted under the U.S. Housing Act as defined in 42 USC 1437a and following provisions.

28. **Full-time Student** -
For Eligibility in Federally-assisted Housing A person who is carrying a subject load which is considered full-time for day students under the standards and practices of the educational institution attended. Educational institution shall include but not be limited to: college, university, secondary school, vocational school or trade school.

For Eligibility in State-assisted Housing- a household member between the ages of 18 and 25, who is the dependent of another household member and who is enrolled in and attending an accredited educational or vocational institution and is carrying a course load that is considered full-time for day students under the standards and practices of the institution. Full-time student status shall remain in effect as long as the individual carries a full-time student course load in pursuit of a bachelor's degree, an associate's degree, or a diploma from an accredited institution or a certificate from an accredited vocational program (excluding

[14] See 24 CFR 5.403.

apprenticeship programs). In no event shall full-time student status last longer than the length of time normally required for day students to complete the required course of study.

29. **Good Cause** - A set of standards used by the Authority to determine the need for and special offer of housing in order to avoid a verifiable hardship. The basis for the special offer must be reliably documented and cannot result in discrimination on the basis of race, color, sex, sexual orientation, ethnicity, religion or national origin or handicap or disability.

30. **Grievance** –1. An allegation, by a tenant or a remaining Household Member of a tenant's household, that the BHA or a BHA employee has acted or failed to act in accordance with the tenant's lease or any statute, regulation, or rule regarding the conditions of tenancy and that the alleged action or failure to act has adversely affected the status, rights, duties, or welfare of the tenant or a Household Member; or 2. An appeal by a data subject pursuant to 760 CMR 8.00. The meaning of a statute, regulation or rule shall not be the subject of a grievance. A dispute between a tenant and another tenant or Household Member, in which the BHA is not involved, shall not be the subject of a grievance. A grievance shall not be filed by a tenant on behalf of another tenant or any Household Member of another tenant.

31. **Head of Household** - means the member who assumes responsibility and accountability for the Household and signs the lease.

32. **Household** – All persons residing in an apartment who are listed on the apartment's lease as household members or Tenant Status Review (T.S.R.); and may include an approved PCA, who resides in the apartment.

33. **Household Member** - A person residing in an apartment who is listed on the apartment's lease as a household members or Tenant Status Review (T.S.R.); and may include an approved PCA, who resides in the apartment.

34. **Home Visit** - a visit by BHA Occupancy Department staff or contractor to the home of an Applicant pursuant to the provisions of this policy.

35. **HUD (U.S. Department of Housing & Urban Development)** - the Federal department responsible for the public housing program as provided in the 1937 Housing Act. HUD provides operating subsidies to the BHA through an Annual Contributions Contract.

36. **Imputed Welfare Income**- (In Federal Developments Only) The amount of annual income not actually received by a family, as a result of a specified welfare benefit reduction, that is nonetheless included in the family's annual income for the purposes of determining rent.

37. **Lease** -- A written agreement between the BHA and Head or Co-Head of Household for the occupancy of an apartment.

38. **Minor** - a person less than 18 years of age. An unborn child will not be considered to be a minor (Also see the definition for Dependent and Emancipated Minor).

39. **Mitigating Circumstances** - Circumstances which would tend to lessen the negative impact of an unsuitable housing history or unsuitable behavior and which may overcome or outweigh negative information gathered in the screening process about an Applicant or Transfer Applicant.

40. **Mixed Family** – A family whose members include those with citizenship or Eligible Non-Citizen Status, and those without citizenship or Eligible Non-Citizen Status.

41. **National** – A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession.

42. **Non Citizen** – A person who is neither a citizen nor National of the United States.

43. **Occupancy Department** - the department within BHA that is responsible for the admissions and screening process. The department has responsibility for marketing, intake, waiting list management, screening, and making offers of public housing apartments to qualified Applicants and transfer applicants. The Occupancy Department administers the Admissions and Continued Occupancy Policy including eligibility for resident transfers.

44. **Overcrowded** - a condition of occupancy where too more people reside in an apartment given its bedroom size and applicable standards

45. **Overhoused** - a condition of occupancy where too few people reside in an apartment according to BHA standards for occupancy.

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46. **Police Officer** – For the purposes of this policy, a police officer is defined as a person to be employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these

governments. An officer of an accredited police force of a housing agency is a police officer.

47.**Preference** – BHA gives Applicants Preference if they are veterans, Boston Residents, or non elderly disabled with a Household. Preference points are cumulative and are added to Priority points (if any) to determine an Applicant's position on the BHA waiting list. Specific Preference definitions and point information can be found in **Chapter 4** of this policy.

48.**Priority** – A defined housing related situation that necessitates a Household's relocation. The BHA gives points to Applicants with Priority that ranks those Applicants higher on the waiting list than Applicants without Priority. An Applicant can qualify for only one Priority at any given time. Certain priorities are given more points than others. Specific Priority definitions and point information can be found in Chapter 4 of this policy.

49.**Qualified –** An Applicant who is Eligible and has been approved for admission to BHA housing after meeting all requirements of the BHA Screening Policy.

50.**Qualified Healthcare Provider** - a medical or rehabilitation professional or expert, **OR** non-medical service agency whose function is to provide services to the disabled.

51.**Reasonable Accommodation**- A change or modification to BHA rules, policies, practices, or services or a Reasonable Structural Modification when such a change is reasonable and necessary on account of a persons disability to afford the person the ability to use and enjoy a BHA apartment or common areas, provided that the change does not pose an undue financial or administrative burden, or result in a fundamental alteration of BHA program.

52. **Reasonable Structural Modification**- A change to a BHA apartment or to a common area which is reasonable and necessary on account of a persons disability to afford the person the ability to use and enjoy BHA premises and which does not pose an undue financial and administrative burden or result in a fundamental alteration of BHA program.

53. **Residual Tenancy Applicant** - An existing Household Member,(except a Personal Care Attendant), or an adult (if all other Household Members in the apartment are minors or incapacitated adults), willing to assume guardianship where appropriate of an apartment where the Head and Co-Head of Household vacates or becomes incapacitated.

54. **Residual Tenant** - A remaining Household Member, (except a Personal Care Attendant), or an adult (if all other Household Members in the apartment are minors or incapacitated adults) who has been approved under this policy to remain a BHA resident.

55.**State Aided Housing** – A low-rent housing development aided or financed by loans and/or annual contributions from DHCD.

56. **Tenant Status Review (TSR)** - The process and the document used to complete the required annual reexamination of all BHA residents.

57. **Unauthorized Occupants** - Individuals or families who are staying in an apartment leased by a BHA resident who: (a) have not been approved in writing by the BHA as additions to the Household; (b) have applied but have not yet been approved by the BHA as additions to the Household; (c) are staying beyond the limits established in the lease for temporary visitors.

58. **Underhoused** - a condition of occupancy where too many people reside in an apartment according to BHA standards for occupancy.

59. **Uniform Federal Accessibility Standards** - Standards for the design, construction, and alteration of publicly owned residential structures to insure that mobility and/or sensory impaired persons will have ready access to and use of such structures.

60. **Use and Occupancy Agreement** - an agreement between BHA and the occupant of a BHA apartment whereby the occupant is entitled to use and occupy the apartment under specified conditions but is not entitled to reside as a tenant under a BHA lease or otherwise.

61. **Utilities** - Utilities means water, electricity, gas, other heating, refrigeration and cooking fuels, and sewerage services. Telephone service, laundry, and cable service are not included as utilities.

62. **Vacancy Action Form** – Document by which BHA staff report the status of a vacated apartment (see Section 6.2.3 for status categories).

63. **Vacate Date** – The date on which a tenant vacates, abandonment proceedings are concluded; or the tenant is evicted.

64. **Veteran** - Anyone who is a veteran as defined in M.G.L. c4, § 7, clause 43. The word "Veteran" as used in these policies shall include the spouse, surviving spouse, Dependent parent or child of a Veteran and the divorced spouse of a Veteran who is the legal guardian of a child of a Veteran.

65. **Veterans' Preference** – A Preference that is given to Veterans, as defined above, when applying for BHA housing.

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Algonquin	**34 Algonquin Street Roxbury, MA 02119**	**Pine Street Inn/Paul Sullivan Housing 82 Green Street Jamaica Plain, MA 02130 (617) 892-8708**	**SRO**	**YES**	**NO**	**YES**	**Elderly/Disabled**

Algonquin offers eight (8) single room occupancy units in the Roxbury neighborhood of Boston. Individuals would share a kitchen and bath. Supportive services are offered onsite with 24 hour staffing.

The Berkeley Residence	**40 Berkeley Street Boston, MA 02116**	**The YWCA 40 Berkeley Street Boston, MA (617)**	**SRO**	**YES**	**YES**	**YES**	**FAMILY**

The Berkeley Residence offers forty (40) single room occupancy units in the historic South End neighborhood of Boston. It is close to public transportation, shopping, and services. The front desk is open 24 hours per day.

Boston Hope	**88-89 Nightingale Street 71-77 Kingsdale Street Scattered Sites**	**Winn Management 391 Dudley Street Boston, MA 02119 (617) 442-8472**	**1,2,3,4**	**YES**	**YES**	**YES**	**FAMILY**

Boston Hope was built in 2004 and combines townhouses, single families and low rise apartments to create a unique living experience for its residents. Boston Hope is conveniently located near Franklin Field in the Dorchester neighborhood of Boston and is close to public transportation, shopping, schools, healthcare centers, places of worship and public recreation facilities. Site amenities include: fully applianced kitchens, off street parking, laundry rooms on each floor of the low rises, and washer/dryer hookups, fenced in yards and full basements in the townhouses and single families. Thirty (30) one and two bedroom apartments are located on Nightingale and Kingsdale Street and are designated for the elderly or the disabled. In addition 10 scattered site units offering three and four bedrooms size units are located in the Dorchester neighborhood of Boston. Heat and hot water are included in the rent. Supportive services are available.

Bowdoin Manor	**37, 39, 41 Bowdoin Street Boston, MA 02116**	**Commonwealth Land Trust 1059 Tremont Street Roxbury, MA 02119 (617) 445-4075 X208**	**SRO**	**YES**	**NO**	**YES**	**Elderly/Disabled**

Bowdoin Manor offers seventy-two (72) single room occupancy units located in the Beacon Hill neighborhood of Boston. These units are designated for the elderly or the disabled. All utilities are included in the rent. Management staff are onsite weekdays, evenings and weekends. Supportive services are offered.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Brighton Allston Apartments	**493-501 Washington Street Brighton, MA 02135 1387 Commonwealth Ave Allston, MA 02134**	**Allston Brighton CDC 320 Washington Street Brighton, MA 02135 (617) 787-3874**	**1,2**	**NO**	**NO**	**NO**	**FAMILY**

The Brighton Allston Apartments offer ten (10) one and two bedroom size units and are located in the Brighton neighborhood of Boston. It is a housing preservation project comprised of affordable housing units and is easily accessible and close to public transportation.

Catherine Gallagher	**209,219,221, 223 Heath Street Jamaica Plain, MA 02130**	**HallKeen Management 91 Minden Street Jamaica Plain, MA (617) 524-7788**	**1,2,3,4**	**NO**	**NO**	**NO**	**FAMILY**

Catherine Gallagher offers eight (8) one, two, three and four bedroom size units located in the Mission Hill/Roxbury neighborhood of Boston.

Charles Spillane Lodging House	**8 Church Street Dorchester, MA 02122**	**Friends of the Shattuck Shelter 170 Morton Street Jamaica Plain, MA 02130 (617) 983-0351**	**SRO**	**NO**	**NO**	**YES**	**FAMILY**

The Charles Spillane Lodging House offers nine (9) single room occupancy units in the Dorchester neighborhood of Boston. Individuals would share a kitchen and bath. The facility consists of two stories with 4 bedrooms and 2 bathrooms on the first floor and 8 bedrooms and 3 bathrooms on the second floor. A common area and a kitchen are located on the first floor. Laundry is located in the basement. A separate unit off the front hallway provides living space for the onsite house manager and an office. Supportive services are offered onsite.

Dartmouth Hotel	**140 - 146 Dudley Street Roxbury, MA. 02118**	**Winn Management 391 Dudley Street Roxbury, MA. 02120 (617) 442-8472**	**0,1**	**YES**	**YES**	**YES**	**FAMILY**

The Dartmouth Hotel offers thirty (30) studio and one bedroom units located in the Dudley Square neighborhood in Boston. This is a historical building which was renovated in 2005. The units offer fully applianced kitchens, common washers and dryers, central heat and air conditioning and are pre-wired for cable TV. Twelve (12) units are designated for the elderly or disabled.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Dixwell Park	**Scattered Site Boston, MA 02116**	**Urban Edge 1865 Columbus Ave Roxbury, MA 02119 (617) 427-9400**	**2,3**	**NO**	**NO**	**NO**	**FAMILY**

Dixwell Park offers four (4) two and three bedroom units located in the Roxbury and Jamaica Plain neighborhood of Boston. It is close to public transportation and many local shops. Heat and hot water are included in the rent.

Dunmore Place	**8 Dunmore Street Roxbury, MA. 02119**	**Nueva Vida, Inc. 291 Eustis Street Roxbury, MA. 02119 (617) 541-0717**	**2,3**	**NO**	**NO**	**YES**	**FAMILY**

Dunmore Place offers six (6) two and three bedroom units located in the Roxbury neighborhood of Boston. These units are equipped with modern living space and kitchen facilities. Residents receive ongoing support services in maintaining sobriety, family stabilization and achieving economic self sufficiency. This facility provides individuals and their children safe affordable housing.

Egleston Crossing	**3037 Washington Street 3091 Washington Street**	**Urban Edge 1865 Columbus Ave Roxbury, MA 02119 (617) 427-9400**	**1,2**	**NO**	**YES**	**YES**	**FAMILY**

Egleston Crossing offers twenty-six (26) one and two bedroom size units and is located in the Roxbury and Jamaica Plain neighborhood of Boston. The one bedroom units are designated for elderly or disabled. Heat and hot water are included in the rent.

The Foley	**249 River Street Mattapan, MA. 02120**	**Maloney Properties 249 River Street Mattapan, MA 02120 (617) 298-5800**	**0,1**	**YES**	**YES**	**YES**	**Elderly/Disabled**

The Foley Senior Residences offers twenty-four (24) studio and one bedroom units located in the Mattapan section of Boston. It is a new affordable independent and assisted living community that opened in the Spring of 2003. The Foley offers health related housing and services, open space, and a nature preserve. The Foley Senior Residences is located near grocery stores, shops, banks, restaurants and places of worship. Accessible to public transportation. Onsite services include Great Room for gatherings, movies, etc., dining room, café, beauty parlor, exercise room and laundry facilities.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Franklin Hill	**1 Shandon Road Dorchester, MA 02124**	**Winn Residential 1 Shandon Road Dorchester, MA 02134 (617) 825-0080**	**1,2,3,4**	**NO**	**YES**	**NO**	**FAMILY**

Beginning in November 2007, Franklin Hill will offer sixty-six (66) brand new mid-rise apartment and townhouse units with fantastic views of the Franklin Park golf course. Apartments feature wall to wall carpeting, dishwasher and disposal, individual zone thermostats, state-of-the-art intrusion control system, and generous closets. Mid-rise units also feature central AC included in the rent, elevator accessed apartments and laundry facilities on each floor. Townhouse units feature spacious multi-level living, individual door entries, washer and dryer hook-ups and private outdoor patios. The development is serviced by numerous bus routes along Blue Hill Avenue and in conveniently located near Harambee Park, the Boys and Girls Club and Harvard Street Neighborhood Health Center.

Green Street	**82 Green Street Jamaica Plain, MA 02130**	**Pine Street Inn 444 Harrison Ave Boston, MA 02118 (617) 892-9100**	**SRO**	**YES**	**NO**	**YES**	**Elderly/Disabled**

Pine Street Inn offers four (4) single room occupancy units located in the Jamaica Plain neighborhood of Boston

Harvard Commons	**Harvard Avenue Senator Bolling Circle Snowden Way Mattapan, MA**	**Cruz Management 434 Massachusetts Ave. Boston, MA 02118 (617) 247-2387**	**2,3,4**	**YES**	**NO**	**NO**	**FAMILY**

Harvard Commons offers thirty-five (35) two, three and four bedroom units located in the Mattapan neighborhood of Boston. All units have hardwood floors, living rooms, fully equipped kitchens with ample cabinet space, carpeted bedrooms, washer and dryer hookups, front porch, rear deck, yard space and off-street parking.

Harvard Hill Apartments	**436 Harvard 60-70 Hazelton Street Dorchester, MA 02116**	**Urban Edge 1865 Columbus Ave Roxbury, MA 02119 (617) 989-1294**	**1,2,3,**	**NO**	**NO**	**NO**	**FAMILY**

Harvard Hill Apartments offers five (5) one, two and three bedroom size units located in the Mattapan and Dorchester neighborhood of Boston.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Howard Dacia	**25-27, 35, 84 Dacia Street 18 Dewey Street 9,15 Dalkeith Street 155 Howard Ave**	**Winn Management 391 Dudley Street Roxbury, MA. 02120 (617) 442-8472**	**2,3,**	**YES**	**NO**	**NO**	**FAMILY**

Howard Dacia offers eight (8) two and three bedroom units located in the Dorchester neighborhood of Boston. The units offer off street parking, a washer and dryer hook-up, fully applianced kitchen, security alarm system and are pre-wired for cable TV.

Lenox Place	**One East Lenox Place Boston, MA 02118**	**Caritas Communities Inc. 150 Wood Road, Suite 300 Braintree, MA 02184**	**SRO**	**NO**	**NO**	**NO**	**FAMILY**

Lenox Place offers three (3) single room occupancy units located in the Lower Roxbury/South End neighborhood of Boston. Public transportation is easily accessible.

Lower Roxbury Apartments	**Scattered Sites Roxbury, MA 02119**	**Commonwealth Land Trust 1059 Tremont Street Boston, MA 02120 (617) 445-4075 X 208**	**1,2,3,4**	**NO**	**NO**	**NO**	**FAMILY**

Lower Roxbury Apartments offer twenty-six (26) one, two, three and four bedroom size units in a safe urban diverse community located in the Lower Roxbury neighborhood of Boston. These newly rehabilitated brick row houses are located in the lower Roxbury neighborhood of Boston and are conveniently located near the Ruggles MBTA station. In addition shopping, schools and hospitals are close by.

McCrohan House	**27 Burroughs Street Jamaica Plain, MA 02130**	**HEARTH 1640 Washington Street Boston, MA 02118 (617) 369-1550**	**SRO**	**NO**	**NO**	**YES**	**Elderly/Disabled**

McCrohon House offers thirteen (13) single room occupancy units located in the Jamaica Plain neighborhood of Boston. These units are designated for the elderly or the disabled. Supportive services are offered.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
The Metropolitan	**1 Nassau Street Boston, MA 02111**	**Parcel C. Rental LLC 1 Nassau Street Boston, MA. 02111 (617) 695-9000**	**0**	**YES**	**YES**	**NO**	**FAMILY**

The Metropolitan offers thirteen (13) studio units and is a high-rise luxury apartment building located in Boston's vibrant Theatre District in Chinatown. Each studio apartment has its own full bathroom, kitchen with refrigerator/freezer, microwave, cooking range and lots of closet space. Laundry facility onsite, community computer room with internet access and 24 hour Concierge and Maintenance service. The Metropolitan is across the street from the New England Medical Center Station on the Orange Line.

Morville House	**100 Norway Street Boston, MA 02115**	**Maloney Properties 100 Norway Street Boston, MA 02115 (617) 437-1902**	**1**	**YES**	**YES**	**YES**	**Elderly/Disabled**

Morville House offers twenty-one (21) one bedroom units located in the Fenway neighborhood of Boston. Ammenities include a common laundry facility, on-site management office, community room with lunch served five days per week, and located near public transportation MBTA subway and bus line. In addition, nearby shopping at the Prudential Center and Copley Place.

Nazing Court	**3-8 Nazing Court 224 Seaver Street Dorchester, MA 02121**	**Winn Management 232 Seaver Street Dorchester, MA 02121 (617) 427-4278**	**1,2**	**NO**	**NO**	**NO**	**FAMILY**

Nazing Court offers fifteen (15) one and two bedroom units located in the Dorchester neighborhood of Boston. The property overlooks Franklin Park and is registered as a historic landmark.

Oak Terrace	**888 Washington Street Boston, MA 02111**	**Maloney Properties 888 Washington Street Boston, MA 02111 (317) 350-0362**	**1, 2, 3, 4**	**NO**	**YES**	**NO**	**FAMILY**

Oak Terrace offers sixteen (16) one, two three and four bedroom size units located in the Chinatown neighborhood of Boston . Oak Terrace was developed by the Asian Community Development Corporation to address the areas need for larger apartments.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Pleasant Street	**136-138 Pleasant Street Dorchester, MA**	**Pine Street Inn 444 Harrison Ave Boston, MA 02118 (617) 287-8819**	**2**	**NO**	**NO**	**NO**	**FAMILY**

Pleasant Street offers six (6) two bedroom size units located in the Dorchester neighborhood of Boston. Pine Street Inn opened Pleasant Street as its first permanent residence in 2002. Located directly behind this property is the Daniel Marr Boys and Girls Club. This community center has welcomed the families and offered its activities and playground for the children to enjoy.

Rockvale Circle	**Scattered Sites Rockvale Circle Jamaica Plain, MA 02130**	**Hallkeen Management 91 Minden Street Jamaica Plain, MA 02130 (617) 524-7788**	**2,3**	**NO**	**NO**	**NO**	**FAMILY**

Rockvale Circle offers eight (8) two and three bedroom units located in the Jamaica Plain neighborhood of Boston. Amenities include stove, refrigerator, dishwasher, washer/dryer hook up and storage room.

Rollins Square	**Scattered Sites Boston, MA.**	**Maloney Properties 2 Rollins Street - Office Boston, MA. 02118 (617) 695-0453**	**1,2,3**	**YES**	**YES**	**YES**	**FAMILY**

Rollins Square offers thirty-seven (37) one, two and three bedroom units located in the South End neighborhood of Boston. It is bordered by Washington Street, Harrison Avenue, Waltham and Savoy Streets. Amenities include onsite management and conveniently accessible. public transportation.

Seton Manor	**200 Corey Street Brighton, MA. 02135**	**Peabody Properties 200 Corey Street Brighton, MA. 02135 (781) 828-7834**	**0**	**YES**	**YES**	**YES**	**Elderly/Disabled**

Seton Manor offers nineteen (19) studio units and is located in the Brighton neighborhood of Boston. Supportive services are offered.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Trinity Terrace	**26, 46, &50 Norwell Street 2, 4, 8, &20 Rupert Street 237 Washington Street Dorchester, MA 02121**	**Winn Management 12 Trinity Terrace Dorchester, MA. 02121 (617) 825-0080**	**2, 3**	**YES**	**NO**	**NO**	**FAMILY**

Trinity Terrace offers eight (8) two and three bedroom units located in the Dorchester neighborhood of Boston. Featured amenities include dishwasher, garbage disposal, laundry hookup, wall to wall carpet, one and one half baths, storage room, and a private yard. Heat and Hot water are included with the rent.

Uphams Corner	**612-618 Columbia Street Dorchester, MA**	**New Communities Services 116 Norfolk Street Cambridge, MA 02139 (617) 265-7316**	**0**	**NO**	**NO**	**YES**	**Elderly/Disabled**

Uphams Corner Market Residential Project offers fourteen (14) studio size units located in the Dorchester neighborhood in Boston. These units are designated for the elderly or disabled. Supportive services are offered.

Walnut House	**237-241 Walnut Ave Roxbury, MA**	**1810 Realty Group Ashmont St Dorchester, MA. (671) 282-0700x2**	**0**	**YES**	**YES**	**YES**	**Elderly/Disabled**

Walnut House offers ten (10) studio size units located at the corner of Walnut Avenue and Townsend Street in the Harris Park neighborhood of Roxbury. The site is located in a well-maintained refurbished Nursing Home on a tree-lined family dominated neighborhood. Accessible by public transportation to the Parker Hill Medical Center as well as The Boston Medical Center. Dudley Station and Washington Park Mall is close for any and all shopping needs. Walnut House provides permanent supportive housing for elderly/disabled in a congregate setting. Each unit features kitchenette and private bath. Residents enjoy a hot lunch 5 days a week and a continental breakfast 6 days a week in addition to social activities.

Washington Street	**1740 Washington Street Boston, MA 02118**	**Pine Street Inn 444 Harrison Ave**	**SRO**	**YES**	**NO**	**YES**	**Elderly/Disabled**

Pine Street Inn offers seven (7) single room occupancy units located in the South End neighborhood of Boston.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

BOSTON HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM PROJECT BASED PROPERTY DESCRIPTIONS
FEDERAL HOUSING PROGRAM

SITE NAME	ADDRESS	PROPERTY MANAGER	BR	W/CHAIR	ELEVATOR	SERVICES	PROGRAM TYPE
Westland/Burbank	**71 Westland Street 64-70 Burbank Street**	**Barkan Management 70 Burbank Street – Suite 2 (617) 424-6620**	**1,2**	**YES**	**NO**	**NO**	**FAMILY**

Westland/Burbank offers eleven (11) one and two bedroom size units located in the Fenway neighborhood of Boston. This property is easily accessible to both the MBTA Green Line and buses.

Wise Street/ Porter Apartments	**12-14 Wise Street Jamaica Plain, MA. 02130**	**Friends of the Homeless 12-14 Wise Street Jamaica Plain, MA. 02130 (617) 442-5239**	**1**	**YES**	**NO**	**YES**	**FAMILY**

Porter Apartments offer (6) six one bedroom apartments located in the Jamaica Plain neighborhood of Boston. In addition to the apartment, common areas include a meeting space in a finished basement, offices for private counseling and case management services, and a laundry room. Porter Apartments is an alcohol and drug free housing program operated by a partnership between the Friends of Boston's Homeless and the Boston Public Health Commission's Homeless Services.

Ziegler	**Ziegler Street Boston, MA. 02118**	**Pine Street Inn/Paul Sullivan Housing 82 Green Street Jamaica Plain, MA. 02130 (617) 892-8708**	**SRO**	**NO**	**NO**	**YES**	**Elderly/Disabled**

Beginning is April 2007, Ziegler Street will offer seven (7) single room occupancy units located in the Roxbury neighborhood of Boston. Individuals would share a kitchen and bath. Supportive services are offered onsite with 24 hour staffing.

0=Studio/Efficiency **BR=Bedroom** **W/CHAIR= Wheelchair Accessible** **SRO= Single Room Occupancy**

Annual Statement/Performance and Evaluation Report
Capital Funds Financing Program (CFFP)
Part I: Summary

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	-			
2	1406 Operations (May not exceed 20% of line 20)	-	-	-	-
3	1408 Management Improvements	-		-	-
4	1410 Administration	-		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	7,120,607.60			
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	1,949,265.00		-	-
10	1460 Dwelling Structures	64,529,785.00		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	-		-	-
14	1485 Demolition	-		-	-
15	1492 Moving to Work Demonstration	-		-	-
16	1495.1 Relocation Costs	1,520,000.00		-	-
17	1499 Development Activities*	-		-	-
18a	1501 Collateralization or Debt Service paid by PHA	-			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,603,845.00			
19	1502 Contingency (may not exceed 8% of line 20)	4,146,682.70		-	-
20	Amount of Annual Grant (Sum of lines 2-19)	80,870,185.30		-	-
21	Amount of line 20 Related to LBP Testing	-		-	-
22	Amount of line 20 Related to Section 504 Compliance	-		-	-
23	Amount of line 20 Related to Security Soft Costs	-		-	-
24	Amount of line 20 Related to Security Hard Costs	200,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	-		-	-
26	Collateralization Expenses or Debt Service	1,603,845.00		-	-

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

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

Annual Statement/Performance and Evaluation Report 4/21/2008
Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	1406		-					
2-00	MANAGEMENT IMPROVEMENTS	1408		-					
2-00	ADMINISTRATIVE	1410		-					
2-00	AUDIT	1411		-					
2-00	LIQUIDATED DAMAGES	1415		-					
2-00	FINANCING FEES	1430		1,801,908.00					
2-00	CONSTRUCTION SUPERVISION	1430		3,000,000.00					
2-00	PROJECT MGMT. CONSULTANT	1430		1,000,000.00					
2-00	ESCO	1460		-					
2-00	RELOCATION	1495.1		320,000.00					
2-00	LIQUIDITY RESERVE	1501		-					
2-00	CAPITALIZED INTEREST	9000		1,603,845.00					
2-00	CONTINGENCY	1502		4,146,682.70					
				11,872,435.70					

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	1430		182,361.83					
2-01	CLERK OF WORKS	1430		200,000.00					
2-01	SECURITY	1460	Active video surveillance system at problem areas/events	200,000.00					
2-01	WINDOWS	1460		100,000.00					
2-01	BUILDING ENVELOPE	1460	Pointing and lintel replacement at 14 buildings (#1-9and 41-45) affecting 379 units (122 1-BR, 152 2-BR, 95 3-BR, 9 4-BR and 1 5-BR)	2,257,500.00					
2-01	PLUMBING	1460	Replacement of risers, waste, roof drainage and vents at 16 buildings (#8-14, 16-17, 20/40, 21/39, 41-45) affecting a total of 477 units (185 1-BR, 188 2-BR, 94 3-BR, 9 4-BR and 1 5-BR)	8,300,000.00					
2-01	BATHROOMS	1460	Replacement of toilet, lav, tub, exhaust, electrical & lighting and finishes at 16 buildings (#8-14, 16-17, 20/40, 21/39, 41-45) affecting a total of 477 units (185 1-BR, 188 2-BR, 94 3-BR, 9 4-BR and 1 5-BR)	8,300,000.00					
2-01	BUILDING DOORS	1460		-					
2-01	APARTMENT DOORS	1460		-					
2-01	ROOFS	1460		-					
2-01	STAIRS, Interior	1460		-					
2-01	HVAC	1460	Misc. controls, valves	417,285.00					
2-01	HVAC	1460	Distribution piping at all buildings affecting all units	6,500,000.00					
2-01	RELOCATION	1495.1		400,000.00					
				26,857,146.83					

Annual Statement/Performance and Evaluation Report
Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	A/E	1430		65,789.40					
2-23	CLERK OF WORKS	1430		200,000.00					
2-23	STORM & SEWER	1450	Replacement of mutiple sections of underground lines which impact all buildings and all units	1,000,000.00					
2-23	BUILDING ENVELOPE	1460	Parapet replacement, pointing and lintels at five buildings (#1, 13, 15-17) affecting 278 units (136 1-BR, 100 2-BR and 42 3BR)	2,200,000.00					
2-23	PLUMBING	1460	Replacement of risers, waste, roof drainage and vents at 8 buildings (#1, 12-17 and 20) affecting a total of 406 units (190 1-BR, 162 2-BR and 54 3-BR)	8,100,000.00					
2-23	BATHROOMS	1460	Replacement of toilet, lav, tub, exhaust, electrical & lighting and finishes at 8 buildings (#1, 12-17 and 20) affecting a total of 406 units (190 1-BR, 162 2-BR and 54 3-BR)	8,500,000.00					
2-23	APARTMENT DOORS	1460		-					
2-23	STAIRS, Exterior	1460		-					
2-23	RELOCATION	1495.1		400,000.00					
				20,465,789.40					

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Boston Housing Authority	CFFP Financing Proceeds	

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	A/E	1430		78,601.36					
2-24	CLERK OF WORKS	1430		200,000.00					
2-24	STORM & SEWER	1450	Replacement of mutiple sections of underground lines which impact all buildings and all units	949,265.00					
2-24	BUILDING ENVELOPE	1460	Limited pointing and lintel replacement at all buildings affecting all units	1,100,000.00					
2-24	PLUMBING	1460	Replacement of risers, some horizontals, waste, roof drainage and vents at 25 buildings (#A-H and J-Z) affecting a total of 639 units (218 1-BR, 247 2-BR, 121 3-BR, 47 4-BR and 6 5-BR)	6,000,000.00					
2-24	BATHROOMS	1460	Replacement of toilet, lav, tub, exhaust, electrical & lighting and finishes at 25 buildings (#A-H and J-Z) affecting a total of 639 units (218 1-BR, 247 2-BR, 121 3-BR, 47 4-BR and 6 5-BR)	6,800,000.00					
2-24	APARTMENT DOORS	1460		-					
2-24	LIGHTING, Exterior	1460		-					
2-24	HVAC/DHW	1460	Replacement of boiler(s) and heat exchanger(s); exact locations to be determined	1,000,000.00					
2-24	RELOCATION	1495.1		400,000.00					
				16,527,866.36					

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Boston Housing Authority	CFFP Financing Proceeds	

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	HOLGATE								
2-29	A/E	1430		3,661.00					
2-29	CLERK	1430		16,000.00					
2-29	ELEVATORS	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	275,000.00					
				294,661.00					

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	1430		3,215.00					
2-32	CLERK	1430		5,000.00					
2-32	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	65,000.00					
				73,215.00					

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Boston Housing Authority	CFFP Financing Proceeds	

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	1430		7,835.00					
2-40	CLERK	1430		20,000.00					
2-40	ELEVATORS	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	485,000.00					
				512,835.00					

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Boston Housing Authority	CFFP Financing Proceeds	

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	1430		4,055.00					
2-41	CLERK	1430		14,000.00					
2-41	ELEVATORS	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	80,000.00					
				98,055.00					

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Boston Housing Authority	CFFP Financing Proceeds	

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 (FP)	1430		11,398.61					
2-51	A/E(Elev.)	1430		5,129.38					
2-51	CLERK (FP)	1430		15,000.00					
2-51	CLERK (Elev.)	1430		16,000.00					
2-51	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	340,000.00					
2-51	ELEVATOR	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	210,000.00					
				597,527.99					

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4/21/2008

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Boston Housing Authority	CFFP Financing Proceeds	

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	1430		10,106.49					
2-53	CLERK	1430		15,000.00					
2-53	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	360,000.00					
				385,106.49					

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Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	PASCIUCCO								
2-54	A/E	1430		1,605.50					
2-54	CLERK	1430		5,000.00					
2-54	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	30,000.00					
				36,605.50					

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Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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 (FP)	1430		12,111.10					
2-57	A/E(Elev.)	1430		5,328.89					
2-57	CLERK (FP)	1430		15,000.00					
2-57	CLERK (Elev.)	1430		16,000.00					
2-57	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	450,000.00					
2-57	ELEVATOR	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	250,000.00					
				748,439.99					

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Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	1430		2,938.00					
2-70	CLERK	1430		5,000.00					
2-70	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	55,000.00					
				62,938.00					

Annual Statement/Performance and Evaluation Report
Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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 (FP)	1430		1,162.00					
2-72	CLERK (FP)	1430		5,000.00					
2-72	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	40,000.00					
				46,162.00					

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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 (FP)	1430		1,312.08					
2-77	A/E(Elev.)	1430		9,709.42					
2-77	CLERK (FP)	1430		5,000.00					
2-77	CLERK (Elev.)	1430		20,000.00					
2-77	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	40,000.00					
2-77	ELEVATOR	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	420,000.00					
				496,021.50					

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Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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 FAMILY								
2-82	A/E	1430		1,654.00					
2-82	CLERK	1430		10,000.00					
2-82	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	120,000.00					
				131,654.00					

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4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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 (FP)	1430		4,019.00					
2-83	CLERK (FP)	1430		15,000.00					
2-83	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	300,000.00					
				319,019.00					

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PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	JOSEPH MALONE								
2-90	A/E	1430		2,051.00					
2-90	CLERK	1430		10,000.00					
2-90	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	140,000.00					
				152,051.00					

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Capital Fund Financing Program (CFFP)
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4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	A/E	1430		2,363.50					
2-93	CLERK	1430		5,000.00					
2-93	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	30,000.00					
				37,363.50					

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Capital Fund Financing Program (CFFP)
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4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
	COMMONWEALTH ELDERLY								
2-95	A/E	1430		5,000.00					
2-95	CLERK	1430		5,000.00					
2-95	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	30,000.00					
				40,000.00					

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Capital Fund Financing Program (CFFP)
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4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	A/E(Elev.)	1430		4,505.00					
2-98	CLERK (Elev.)	1430		16,000.00					
2-98	ELEVATOR	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	280,000.00					
				300,505.00					

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4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	A/E (FP)	1430		1,365.29					
2-126	A/E(Elev.)	1430		5,688.71					
2-126	CLERK (FP)	1430		5,000.00					
2-126	CLERK (Elev.)	1430		16,000.00					
2-126	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	55,000.00					
2-126	ELEVATOR	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	275,000.00					
				358,054.00					

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Capital Fund Financing Program (CFFP)
Part II: Supporting Pages

4/21/2008

PHA Name:	Grant Number and Type:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds	

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	A/E (FP)	1430		2,259.59					
2-127	A/E(Elev.)	1430		8,473.45					
2-127	CLERK (FP)	1430		5,000.00					
2-127	CLERK (Elev.)	1430		16,000.00					
2-127	FIRE PROTECTION	1460	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	75,000.00					
2-127	ELEVATOR	1460	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	350,000.00					
				456,733.04					

Annual Statement/Performance and Evaluation Report
Capital Fund Financing Program (CFFP)
PART III: Implementation Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Capital Fund Program Grant Number:

4/21/2008

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	06/30/10			06/30/12			
2-01 CHARLESTOWN	06/30/10			06/30/12			
2-23 M.E. McCORMACK	06/30/10			06/30/12			
2-24 OLD COLONY	06/30/10			06/30/12			
2-82 COMMONWEALTH	06/30/10			06/30/12			
2-93 HIGHLAND PARK	06/30/10			06/30/12			
2-29 HOLGATE	06/30/10			06/30/12			
2-32 GROVELAND	06/30/10			06/30/12			
2-40 MLK TOWERS	06/30/10			06/30/12			
2-41 EVA WHITE	06/30/10			06/30/12			
2-51 CODMAN	06/30/10			06/30/12			
2-53 ST. BOTOLPH	06/30/10			06/30/12			
2-54 PASCIUCCO	06/30/10			06/30/12			

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 Financing Program (CFFP)
PART III: Implementation Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Capital Fund Program Grant Number:

4/21/2008

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	
2-57 LOWER MILLS	06/30/10			06/30/12			
2-70 SPRING STREET	06/30/10			06/30/12			
2-72 ROSLYN	06/30/10			06/30/12			
2-77 BELLFLOWER	06/30/10			06/30/12			
2-83 PEABODY SQUARE	06/30/10			06/30/12			
2-90 JOSEPH MALONE	06/30/10			06/30/12			
2-95 COMMONWEALTH ELDERLY	06/30/10			06/30/12			
2-98 HAMPTON HOUSE	06/30/10			06/30/12			
2-126 FREDERICK DOUGLASS	06/30/10			06/30/12			
2-127 WASHINGTON MANOR	06/30/10			06/30/12			

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