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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 2009
(BHA Fiscal year 2010)

Filename (ma002v01)
January 15, 2009

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) 04/2009

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 2009
PHA Fiscal Year 2010

[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 FY2009 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:

Capital Fund Program (CFP) / Capital Fund Financing Program (CFFP)

Due to declining capital funding and the high commitment level to complete the Voluntary Compliance Agreement (VCA) with HUD to make 5% of its units and its common area spaces handicapped accessible, the BHA has postponed numerous other capital projects. As part of its efforts to maintain public housing units for the foreseeable future, BHA has closed on a CFFP bond transfer of$80.8 million. The bond proceeds will be used primarily to address pressing needs in elevator modernization, fire protection, upgrades of plumbing and heating systems, and building envelope repair. These improvements will reduce operating costs and improve quality of life for residents. The CFP will continue to focus on life safety and preservation including building envelope, heating and electrical systems, and environmental compliance.

Community Process for the Annual Plan

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

Following this consultation with the RAB, as required by Congress and HUD, the BHA initiated a 45-day public review process. A draft of the Annual Plan was available for public review and comment from November 1 through December 15, 2008. 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 8, 2008 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 75
☒ FY 2008 Capital Fund Program Annual Statement (ma002a01)
☐ 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 76
☒ List of Resident Advisory Board Members 77
☒ Information on Pet Policy (see Chapter 14: Pets)
☒ Section 8 Homeownership Capacity Statement, if applicable 79
☐ Description of Homeownership Programs, if applicable

Optional Attachments:
☒ PHA Management Organizational Chart 80
☒ FY 2008 Capital Fund Program 5 Year Action Plan (ma002b01)
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ma002c01)
☒ Other (List below, providing each attachment name)
5 Year Plan Progress Report (ma002e01)
FY 2008 Capital Fund Program 5 Year Action Plan Part I Summary (continued) (ma002f01)
FY 2008 Capital Fund Program 5 Year Action Plan Part II Physical Needs (ma002g01)
FY 2008 Capital Fund Program 5 Year Action Plan Part III Management Needs (ma002h01)
RASS Survey Response 81
Voluntary Conversion Initial Assessment 84
Section 8 Voucher Program Attachment 85
Site Based Resident and Waiting List Assessment 88
Performance and Evaluation Replacement Housing Factor Summary and Supporting Pages for 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), FFY 2007 (502), FFY 2008 (501), and FFY 2008 (502) (ma002i01)
Perform. and Eval. FFY 2004 Summ. & Supp. Pages (ma002j01)
Perform. and Eval. FFY 2005 Summ. & Supp. Pages (ma002k01)
Perform. and Eval. FFY 2006 Summ. & Supp. Pages (ma002l01)
Perform. and Eval. FFY 2006 (502) Summ. & Supp. Pages (ma002m01)
Perform. and Eval. FFY 2007 Summ. & Supp. Pages (ma002n01)
Perform. and Eval. FFY 2008 Summ. & Supp. Pages (ma002o01)
Perform. and Eval. CFFP Summ. & Supp. Pages (ma002p01)
CFFP Implementation Schedule (ma002q01)
Required Plan Certifications (ma002r01)
Admissions and Continued Occupancy Policy – Final 1/14/09 (ma002s01)
Section 8 Project Based Voucher Attachment Property Description (ma002t01)

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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (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 eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	☒ check here if included in Section 8 Administrative Plan	
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 (In Real Estate Development)	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing (In Real Estate Development)	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 (pending Oct 2008)	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8 (in Admin Plan for Section 8)	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (EDSS, 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) (list individually; use as many lines as necessary)	(specify as needed)
X	Civil Rights Protection Plan	Annual Plan: Civil Rights Certification
X	2001 Strategic Plan	Five-Year Plan
X	Section 504 Compliance Agreement	Annual Plan: Operation and

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
		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	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	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 (in process of amending)	Annual Plan: Operation and Management
X	2008 Boston Housing Authority EITC Campaign Taxpayer Data Report	Annual Plan: Other Information
X	EIV Security Manual	Annual Plan: Operation and Management
X	Violence Against Women Act Policy	Annual Plan: Crime and Safety

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: 7/1/2008 to 6/30/2013

☒ 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	1091		3000**
Extremely low income <=30% AMI	953	87.35%	
Very low income (>30% but <=50% AMI)	123	11.27%	
Low income (>50% but <80% AMI)	15	1.37%	
Families with children*	438	40.15%	
Elderly families*	34	3.12%	
Families with Disabilities*	272	24.93%	
White Hispanic	237	21.72%	
White Non-Hispanic	232	21.26%	
Black Hispanic	64	5.87%	
Black Non-Hispanic	532	48.76%	
American Indian Hispanic	2	0.18%	
American Indian Non-Hispanic	2	0.18%	
Asian/Pacific Island Hispanic	0	0.0%	
Asian/Pacific Island Non-Hispanic	22	2.02%	

*The BHA had 400 Single applicants on the waiting list. In addition there were 53 instances of families that fit into more than one category.

Housing Needs of Families on the Waiting List
**The number of clients BHA processed for final eligibility for leased housing. BHA will rank 8000 applications in a lottery process when it re-opens the waiting list for two weeks in October 2008.
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. Note: The tenant-based waiting list will be re-opened for two weeks in October 2008 for priority one applicants only.

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	19666		8000**
Extremely low income <=30% AMI	17575	89.37%	
Very low income (>30% but <=50% AMI)	1789	9.10%	
Low income (>50% but <80% AMI)	302	1.54%	
Families with children*	8439	42.91%	
Elderly families*	1814	9.22%	
Families with Disabilities*	4913	24.98%	
White Hispanic	4978	25.31%	
White Non-Hispanic	3750	19.07%	

Housing Needs of Families on the Waiting List			
Black Hispanic	1020	5.19%	
Black Non-Hispanic	7674	39.02%	
American Indian Hispanic	68	0.35%	
American Indian Non-Hispanic	137	0.7%	
Asian/Pacific Island Hispanic	26	0.13%	
Asian/Pacific Island Non-Hispanic	2013	10.24%	
*The BHA had 4877 Single applicants on the waiting list. In addition there were 377 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	10053	51.12%	
2 BR	6222	31.64%	
3 BR	2849	14.49%	
4 BR	463	2.35%	
5 BR	69	0.35%	
6+ BR	10	0.05%	
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, 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

☒ Complete remaining 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	$62,412,585	
1b. Public Housing Capital Fund	$26,330,909	
1c. HOPE VI Revitalization	-----	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	$157,407,752	
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	$6,949,047	
2. Prior Year Federal Grants (unobligated funds only)		
2a. CGP/RHF	$18,760,032	
2b. HOPE VI	$20,754,996	
2c. Resident Opp. and Self Sufficiency	$500,000	Supportive Services
3. Public Housing Dwelling Rental Income	$31,117,776	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	$80,870,185	Capital
Donations	$5,200	Social Services
Total resources	$405,608,482	

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, credit history, utility payment history, and eligible immigration status

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, Washington Beech, 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 (for non-priority applicants)
☒ Two (for priority applicants and approved emergency transfers)
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? *However, given the demographics of the public housing wait list it is anticipated that new admissions at or below 30% of median area income will significantly exceed 40%.*

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

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
1 Homelessness
2 High rent burden (Elderly/Disabled program only)
2 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)
- Displaced Boston Tenant Preference

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, Rent Manual – available at management offices.

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. For Project-Based Voucher and Moderate Rehabilitation sites applications are received and processed by the owner/manager of each site.

(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 Voucher 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, reasonable accommodation, 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.

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, reasonable accommodation, 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	Single Non-Elderly Chronically Homeless and Displaced Boston Tenant Preference

*The Section 8 Project-Based 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. Note: The tenant-based waiting list will be re-opened for two weeks in October 2008 for priority one applicants only.

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**
Displaced Boston Tenant 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 (after lottery for Housing Choice Voucher Program tenant-based)

☐ 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 (2008 Annual Plan amendment submitted January 2009)

☐ 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 (if income decreases)
☐ 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)_$200/month____
☐ 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 Main 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 Aptmts.	99 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	9321*	1100
Section 8 Vouchers	12,506**	600
Section 8 Certificates	0	
Section 8 Project Based voucher Program	1133****	100*****
Section 8 Mod Rehab	796	240
Section 8 New Construction / Substantial Rehab Program	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Veterans Administration Supportive Housing (VASH)	105***	5
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	3524	390
Supportive Housing Services Program	77	15
HOPE VI Resident Services Program	1477	N/A
Section 8 Family Self-Sufficiency Program	700	N/A
Resident Employment Program	127	N/A

Resident Services Program (ROSS funded)	500	N/A

* total federal development only anticipated occupancy on 4/1/09. 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, Veterans Administration, Supportive Housing, 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

(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 Department of Grievances and Appeals
Hearing Panel Coordinator
52 Chauncy Street, 9th Floor
(617) 988-4579

☒ 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 Department of Grievances and Appeals
52 Chauncy Street, 4th, 5th or 9th Floors
(617) 988-4579 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: Washington Beech
2. Development (project) number: 113 (MA06URD002I107)
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☒ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

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

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

The BHA will complete an Agency Plan Amendment and associated public process if we decide to pursue a HOPE VI

Revitalization grant before next year's (FY 2010) Agency Plan submittal.

☒ 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) Washington Beech
(ii) As part of the Orchard Gardens HOPE VI grant
(iii) With RHF monies (at Franklin Hill)
(iv) (Possible) pursuant to transferring two BHA Elderly/Disabled sites from public housing subsidy to Project-based Section 8 subsidy.

☐ 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 and Washington Beech.

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	Franklin Hill
1	FFY 2009*	TBD	TBD	Planned	Washington Beech

*FFY 2009 and future
As of 9/30/08

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: Washington Beech 1b. Development (project) number: 113
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: 266 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2008 (grant award) b. Projected end date of activity: December 2012
Note: As part of HOPE VI grant awarded March 2008.

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 August, 2007. A disposition application will be submitted to HUD pending the completion of appropriate milestones by the Associated team. The project currently calls for a June 2010 groundbreaking. The Associated team will be responsible to secure funding for the project entirely without financial assistance from BHA. BHA will review and approve designs.

Note: the Boston Housing Authority is exploring the transfer of two Elderly/Disabled sites (Lower Mills and Heritage) from public housing to Project-Based Section 8. This project would involve the disposition of these two sites from the public housing portfolio so that they could receive Project-Based Section 8, remain affordable, and benefit from significant capital investment. A separate Agency Plan Amendment will be filed mid-year as needed when the Disposition Plans are available for public review.

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: 3524
7. Coverage of action (select one)

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

Update to 2009 plan: The BHA continues to monitor the percentages of elderly and non-elderly disabled households living in each Elderly/Disabled Development on an ongoing 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	32	13
MA002026	POND STREET	Y	42	28	14
MA002027	ANNAPOLIS STREET		54	44	9
MA002028	ASHMONT STREET		52	40	10
MA002029	HOLGATE APARTMENTS		79	57	21
MA002030	FOLEY APARTMENTS		87	65	21
MA002032	GROVELAND	Y	40	24	16
MA002034	DAVISON	Y	46	29	17
MA002035	WASHINGTON STREET	Y	79	55	23
MA002036	WEST NINTH STREET		81	65	16
MA002037	J J CARROLL		62	45	17
MA002038	MEADE APARTMENTS	Y	38	24	14
MA002040	MLK TOWERS		91	66	25
MA002041	EVA WHITE	Y	101	70	30
MA002042	WALNUT PARK	Y	146	81	64
MA002126	FREDERICK DOUGLAS	Y	73	51	21
MA002045	AMORY STREET	Y	172	96	76
MA002047	GENERAL WARREN		93	67	26
MA002049	TORRE UNIDAD	Y	183	127	56
MA002050	ROCKLAND TOWERS	Y	67	39	27
MA002051	CODMAN APARTMENTS		86	64	22
MA002052	HERITAGE APARTMENTS***	Y	246	154	90
MA002053	ST. BOTOLPH STREET	Y	122	78	44
MA002054	PASCIUCCO	Y	84	58	26

MA002057	LOWER MILLS		170	125	45
MA002061	AUSONIA HOMES	Y	98	63	35
MA002062	HASSAN APARTMENTS	Y	98	63	35
MA002070	SPRING STREET		102	74	27
MA002071	PATRICIA WHITE		211	166	45
MA002072	ROSLYN APTS	Y	116	76	39
MA002077	BELLFLOWER STREET	Y	109	76	32
MA002083	PEABODY SQUARE		99	78	21
MA002090	MALONE APTS	Y	95	66	28
MA002095	COMMONWEALTH ELDERLY	Y	111	73	37
MA002098	HAMPTON HOUSE	Y	76	51	25
MA002127	WASHINGTON MANOR		69	49	20
	Total		3524	2419	1087

*Elderly Preference as of September 30, 2008

**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 Washington Beech which do not meet the above description but which may be of interest to community members reading this Plan. 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 (Memorandum of Agreement pending.)

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	3524	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	1477	Recruited on site; wait list if necessary	MissionWorks@Orchard; Project HIPHOP; Orchard Gardens resident services staff; MissionWorks@Maverick	Public Housing
NAACP*	400	Specific criteria	PHA Main Office	Section 8
Veterans Administration Supportive Housing	105	Specific criteria	VA Medical Center in Boston	Section 8
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	127	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 summer 2008 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 2009 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Application pending; program would serve 36	N/A
Section 8	0	159 as of 040108

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 Administrative Report Forms
Consultation with Boston Police Department Community Disorders Unit

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

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 Main, 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)

Affordable Housing Strategy: The City is still in the process of developing Leading the Way III, however, the City has identified two major priorities: Homelessness and Foreclosures. In his City FY2009 City operating budget request, the Mayor has proposed $5 million in new City funding to support Leading the Way III for our HUD Program Year 2008 (7/1/2008 – 6/30/2009). Boston has not escaped the national increase in mortgage foreclosures. LTWIII resources will be used for foreclosure prevention counseling, facilitating opportunities for loan modifications and redevelopment of foreclosed properties. LTWIII also targets homelessness, focusing on identifying permanent housing for families and individuals now living in shelters. Leading the Way III will also highlight housing opportunities for Boston's workforce. Attracting and retaining a diverse and competitive workforce is critical to the City's economic development.

BHA Activity: 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 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 will continue a public process about the use of these funds over the next 1-2 years as the timing of funds availability becomes clearer.

Rental Housing: The City provides a number of programs aimed at preserving and producing affordable rental units. The City is also committing $140,000 in CDBG funds to the Rental Housing Resource Center for expanded outreach, counseling and assistance to tenants in foreclosed properties.
BHA Activity: 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 and 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 also plans to continue to provide assistance to lower-income homeowners to rehabilitate and control lead hazards in their existing homeowner-occupied properties.
BHA Activity: 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. 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 Washington Beech HOPE VI program, BHA staff are working with a local community development corporation to assist 56 income-eligible households purchase a home. This Washington Beech Loan-to-Purchaser Program provides up to $20,000 of Washington Beech 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. An additional 15 for-sale units will be constructed on the Washington Beech site. These units will be affordable to households earning up to 80% of AMI.

Homelessness: Due to the limited funding availability for the past several years, the City's priorities for the annual Continuum of Care applications have 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.
BHA Activity: 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. Other BHA activities include: "early warning" homeless prevention pilot being explored with Homestart and others; the "graduates preference" (for those who are in transitional housing with services who no longer need those services to be able to apply for tenant-based Section 8) as a means of helping to free up service-enriched housing for those who need it, while at the same time not forcing people back into homelessness; the "super-priority" as another means of homeless prevention (allows existing public housing residents to transition to other more appropriate housing for domestic violence, victim/witness protection, or reasonable accommodation needs without forcing them into homelessness); also want to mention BHA's recent flexibility through waivers for treating those denied Residual Tenancy as qualifying for "homeless" priority for the same reason (giving them some ability to be reached on the priority waiting list before they actually become homeless).

Consolidated Plan HIV/AIDS: In 2003, the Federal Office of Management and Budget announced the designation of new Metropolitan Divisions that impacted the service area for the HOPWA program. Under the new Metropolitan area definition, the service area for the HOPWA program was reduced to the much smaller tri-county Boston-Quincy Metropolitan Division, which includes Norfolk, Plymouth and Suffolk Counties. The data presented in this section will just pertain to this new three-county HOPWA service area and will therefore not be consistent with what was presented in earlier Consolidated Plans based on the broader PMSA-based HOPWA service area. There are currently a total of 6,777 persons living with AIDS in the HOPWA service area. Of these, the vast majority (5000 or 74%) reside in the City of Boston.

BHA Activity: 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

Consolidated Plan Frail Elderly: Of the approximately 40,300 elderly 1-2 person households in Boston, 8,522 have a severe housing cost burden and 7,831 have a moderate cost burden. Very low income households (those with incomes under 50% of the AMI) account for 85% of the elderly 1-2 person households with a moderate or severe housing cost burden (13,915 out of the total of 16,353). There are nearly 6000 1-2 person elderly households with "worst case needs" (incomes under 30% of AMI and having a severe housing cost burden). This shows that Boston still has a significant unmet need for additional subsidized housing for low-income elderly households.
BHA Activity: The BHA Elderly/Disabled Resident Services Program provides resident service coordinators at many Elderly/Disabled developments to coordinate supportive services. These services are instrumental in enabling elderly residents to live independently for longer. The BHA has also created supported housing for the fragile elderly, 62 years of age or older, in partnership with Elders Living at Home Program.

Consolidated Plan 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.
BHA Activity: 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 and applied for a Public Housing Family Self-Sufficiency Grant and a Resident Opportunity and Self-Sufficiency Grant in 2008 and expect to hear back on the applications in early 2009. 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.

Consolidated Plan 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.
BHA Activity: 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.

Consolidated Plan Lead-based paint Hazards: Boston has made significant progress in reducing elevated blood lead levels (EBLs) and childhood lead poisoning in Boston. Building on that progress, Mayor Menino set an ambitious goal several years ago of ending childhood lead poisoning in Boston by 2010. In order to reach the goal by 2010, the City has implemented and will continue a four part strategy to reduce the incidence of children with EBLs through outreach and education, enforcement of lead paint laws, production of new lead-safe housing and reducing the number of housing units containing lead-based paint through lead paint abatement.
BHA Activity: 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 2008

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/D	Peabody Englewood
Ms.	Phyllis	Corbitt	F	Old Colony
Ms.	Donna	Criel	F	Faneuil
Ms.	Damaris	Cuello	F	Bromley
Ms.	Jane	D'Angelo	F	Mission Main
Ms.	Jeanne	Dever	F	Gallivan
Mr.	Anthony	Dorato	E/D	Patricia White Apts.
Mr.	Theodore	Hampton	E/D	St. Botolph
Mr.	James	Hanna	F	Alice Taylor
Ms.	Monica	Henry	S8	Section 8
Ms.	Donna	Lacey	S8	Section 8
Mr.	Stephen	Laverty	E/D	St. Botolph
Ms.	Carol	Leary	E/D	MM Collins (Pond St.)
Ms.	Susan	Lenardis	F	Old Colony
Mr.	John	Marshall	E/D	St. Botolph
Ms.	Joyce	McAfee	S8	Section 8
Mr.	Joseph	McGee	E/D	Hassan
Ms.	Helen	McNamee	E/D	Patricia White Apts.
Mr.	Tony	Miles	E/D	Amory St.
Ms.	Safia	Mohamed	F	Roxbury Condos
Ms.	Raysa	Ortiz	F	Charlestown
Ms.	Bernice	Pattow	E/D	Patricia White Apts.
Ms.	Joan	Porter	F	Orchard Gardens
Mr.	Vilor	Sarkisyan	E/D	Patricia White Apts.
Ms.	Ernestine	Simmons	S8	Section 8
Mr.	Ignus	Thomas	E/D	Hassan
Ms.	Stephanie	Thomas	F	Whittier St.
Ms.	Ruth	Villard	E/D	Annapolis
Mr.	Raymond	Wallis	E/D	Ausonia

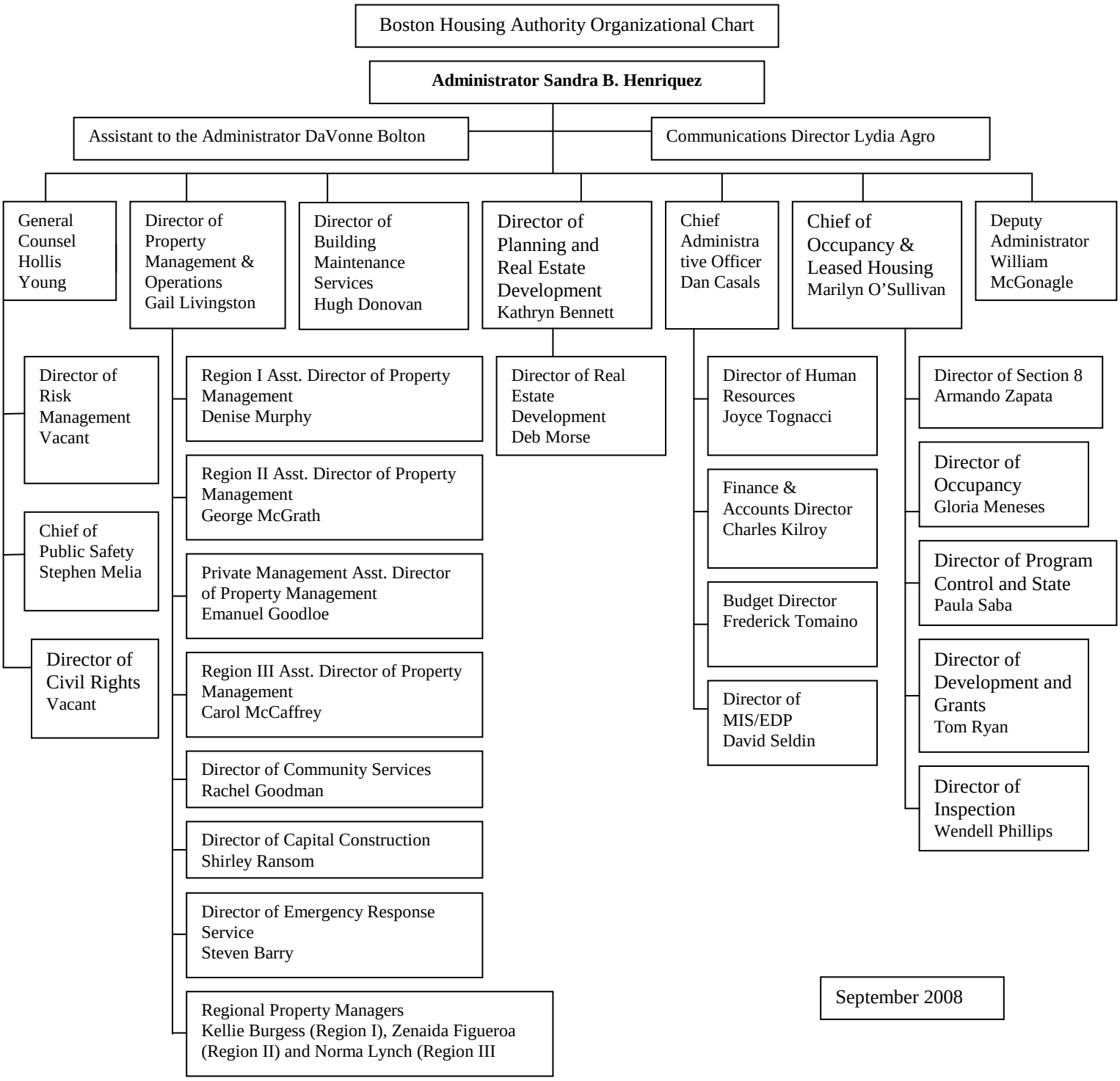
Title	First Name	Last Name	Section 8/ Family/ Elderly/Disabled	Development/Section8
Ms.	Cora	Watson	S8	Section 8
Mr.	Austin	Whitehorn	S8	Section 8
Ms.	Edna	Willrich	S8	Section 8

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.


Boston Housing Authority Organizational Chart
Administrator Sandra B. Henriquez
Assistant to the Administrator DaVonne Bolton
Communications Director Lydia Agro
General Counsel Hollis Young
Director of Property Management & Operations Gail Livingston
Director of Building Maintenance Services Hugh Donovan
Director of Planning and Real Estate Development Kathryn Bennett
Chief Administrative Officer Dan Casals
Chief of Occupancy & Leased Housing Marilyn O'Sullivan
Deputy Administrator William McGonagle
Director of Risk Management Vacant
Chief of Public Safety Stephen Melia
Director of Civil Rights Vacant
Region I Asst. Director of Property Management Denise Murphy
Region II Asst. Director of Property Management George McGrath
Private Management Asst. Director of Property Management Emanuel Goodloe
Region III Asst. Director of Property Management Carol McCaffrey
Director of Community Services Rachel Goodman
Director of Capital Construction Shirley Ransom
Director of Emergency Response Service Steven Barry
Regional Property Managers Kellie Burgess (Region I), Zenaida Figueroa (Region II) and Norma Lynch (Region III
Director of Real Estate Development Deb Morse
Director of Human Resources Joyce Tognacci
Finance & Accounts Director Charles Kilroy
Budget Director Frederick Tomaino
Director of MIS/EDP David Seldin
Director of Section 8 Armando Zapata
Director of Occupancy Gloria Meneses
Director of Program Control and State Paula Saba
Director of Development and Grants Tom Ryan
Director of Inspection Wendell Phillips
September 2008

Boston Housing Authority

Resident Assessment SubSystem (RASS) Score Improvement Plan

Scores for FY2008

Submission required for Communications, Safety, and Neighborhood Appearance with 2009 BHA annual Plan

Communications

Results for the BHA remained slightly below the national average on for this section, (71.5% vs. 73.8%) but rose nearly half a percentage point from the last RASS (2006) results. As the RASS survey questions tend to be very general, the BHA is not able to utilize the results to address specific issues, but will continue the following activities:

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

The BHA will also 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 will also continue with the maintenance customer service initiative, to provide an opportunity for feedback regarding the level of service provided in response to work order requests. A random sample of residents received mail-in surveys in 2007. They were asked to rate the level of service and the quality of work for the latest maintenance work orders completed in their unit. The results were very positive with more than 80% of respondents saying the work was complete and about 90% saying that staff was courteous.

The 2009 surveys will be targeted so that every BHA craftsperson will have some of his or her work orders included in the survey. Hopefully, this will help to better identify and address specific customer service issues and complement ongoing quality control efforts.

Safety

BHA scored 70.9% compared to the national average of 77.9% in this section. However, it is important to note that on the following key questions, residents responded in a fairly positive manner:

To the question, "How safe do you feel from crime: in your unit/home?" BHA residents responded:

Very Safe:	28.6%
Safe:	50.7%
Unsafe:	10.9%
Very Unsafe:	8.9%
Does Not Apply:	0.9%

When asked, "How safe do you feel from crime: in your building?" BHA residents responded:

Very Safe:	25.8%
Safe:	48.4%
Unsafe:	14.5%
Very Unsafe:	7.3%
Does Not Apply:	4.0%

And finally to the question, "How safe do you feel from crime: in your parking area?" BHA residents responded:

Very Safe:	17.1%
Safe:	42.8%
Unsafe:	15.0%
Very Unsafe:	9.6%
Does Not Apply:	15.5%

The responses to the questions above and others on the survey indicate that the vast majority of residents do feel safe in their homes. 79.3% felt safe or very safe in their unit and 74.2% felt safe or very safe in their building. But the feeling of safety diminishes outside the building. Only 59.9% felt safe or very safe in their parking area.

BHA will continue to be vigilant about conducting regular light surveys, with a focus on the parking areas at each site and continue to secure the locks on entry doors that lead to common hallways, and encourage residents to do the same. At elderly properties, BHA will continue 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.

The BHA takes safety concerns very seriously and will continue to keep the lines of communication open. Site managers will continue 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 take place locally or by city region and will continue as often as needed to share information.

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 scored 70.8% compared to the national average of 75.5% on this section. The Authority has intensified efforts to improve curb appeal of developments in recent years through enhanced landscape care and more frequent and effective inspections of units, common areas and grounds, as evidenced by the achievement of High Performer Status. BHA received this distinction for overall performance, by scoring 90 out of 100 on HUD's PHAS (Public Housing Assessment System). BHA also received separate recognition in the area of Physical Conditions for achieving a score of 25 out of 30, based on the evaluation of HUD-contracted inspectors who assessed the condition of the Authority's housing stock.

Based on the responses to individual questions, residents were most pleased with the condition of the buildings (77% said satisfied or very satisfied), but expressed some dissatisfaction with hallways and outside facilities. The nature of the survey makes it difficult to identify specific developments where residents have concerns. But this is yet another area where BHA needs the partnership 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.

Residents also expressed concern about levels of infestation, with only 44% stating that it was never a problem. The BHA has continued to enhance extermination efforts to control and eliminate roach and rodent infestations and will continue to the implementation of Integrated Pest Management (IPM) at developments across the city. 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. This approach has proven to be highly effective in reducing levels of infestation when combined with effective maintenance procedures and cooperative, committed and involved residents. BHA has experienced significant success at sites where IPM has been implemented, and hopes to replicate that success across the portfolio.

However, BHA recognizes that there is still work to do in this area.

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 ($731) and capital ($184) for a total of $915 PUM as of September 2008. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to $1397 PUM as of September 2008. 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.

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 to tenant-based assistance.

The above formula applies to the following developments:

Development Name	Number of Occupied Units*
Alice Taylor	354
Bromley Park	525
Cathedral	409
Charlestown	1037
Commonwealth	272
Franklin Field	333
Heath Street	215
Lenox Street	272
Mary Ellen McCormack	979
Old Colony	811
Washington / Beech	231
West Newton Street	129
Whittier Street	196

*As of September 2008

(Please Note: Voluntary and Mandatory Conversions are distinct HUD programs from the initiatives being pursued at Heritage and Lower Mills. At these sites, the properties will become Project-Based Section 8 units, with access to deeper subsidies than are currently provided under the public housing program. Long-term affordability of the property will be protected, and resources for improvements and services will be available.)

Boston Housing Authority Section 8 Project Based Voucher Program Agency Plan Attachment (see Section 8 Project Based Voucher Property Description Attachment in Table of Contents)

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 12,506 tenant-based units, 20% would equate to 2501 units.

By the end of BHA Fiscal Year 2010, the BHA anticipates that it will have 1133 units under contract its PBV Program. This number includes 500 new units the BHA expects to lease in BHA FY 2010 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 2008 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 2008

Development	Date	N	WH%	WNH%	BH%	BNH%	AIH%	AINH%	AH%	ANH%	D%	U%
Alice Taylor	Sep-07	343	44.61%	3.21%	8.75%	39.07%	0.00%	0.87%	0.29%	2.92%	39.94%	0.29%
Alice Taylor	Sep-08	354	44.07%	3.11%	9.32%	38.70%	0.28%	1.41%	0.28%	2.82%	37.85%	0.00%
			-1.21%	-3.11%	6.58%	-0.94%	1.00%	61.49%	-3.11%	-3.11%	-5.23%	-100.00%
Amory Street	Sep-07	159	35.85%	13.84%	5.66%	42.14%	0.00%	0.00%	0.00%	0.63%	76.73%	1.89%
Amory Street	Sep-08	172	36.05%	12.79%	5.81%	42.44%	0.00%	0.00%	0.00%	1.16%	75.58%	1.74%
			0.55%	-7.56%	2.71%	0.72%	0.00%	0.00%	0.00%	84.88%	-1.50%	-7.56%
Annapolis Street	Sep-07	54	18.52%	24.07%	1.85%	24.07%	0.00%	0.00%	0.00%	31.48%	64.81%	0.00%
Annapolis Street	Sep-08	54	18.52%	22.22%	1.85%	27.78%	0.00%	0.00%	0.00%	29.63%	68.52%	0.00%
			0.00%	-7.69%	0.00%	15.38%	0.00%	0.00%	0.00%	-5.88%	5.71%	0.00%
Ashmont Street	Sep-07	53	20.75%	16.98%	1.89%	39.62%	0.00%	0.00%	0.00%	20.75%	66.04%	0.00%
Ashmont	Sep-08	52	21.15%	17.31%	1.92%	40.38%	0.00%	0.00%	0.00%	19.23%	65.38%	0.00%

Street												
			1.92%	1.92%	1.92%	1.92%	0.00%	0.00%	0.00%	-7.34%	-0.99%	0.00%
Ausonia Homes	Sep-07	92	3.26%	83.70%	0.00%	8.70%	0.00%	2.17%	0.00%	2.17%	61.96%	0.00%
Ausonia Homes	Sep-08	98	3.06%	75.51%	0.00%	13.27%	0.00%	2.04%	0.00%	6.12%	59.18%	0.00%
			-6.12%	-9.78%	0.00%	52.55%	0.00%	-6.12%	0.00%	181.63%	-4.48%	0.00%
Beech Street	Sep-07	250	38.00%	10.40%	8.40%	38.80%	0.00%	0.40%	0.00%	3.20%	22.80%	0.80%
Beech Street	Sep-08	231	36.80%	9.52%	6.93%	42.42%	0.00%	0.43%	0.00%	3.03%	25.11%	0.87%
			-3.17%	-8.42%	-17.54%	9.34%	0.00%	8.23%	0.00%	-5.30%	10.12%	8.23%
Bellflower Street	Sep-07	110	4.55%	71.82%	0.91%	17.27%	0.00%	0.00%	0.00%	5.45%	52.73%	0.00%
Bellflower Street	Sep-08	109	3.67%	66.06%	0.92%	23.85%	0.00%	0.00%	0.00%	5.50%	55.05%	0.00%
			-19.27%	-8.02%	0.92%	38.10%	0.00%	0.00%	0.00%	0.92%	4.40%	0.00%
Bromley Park	Sep-07	518	39.58%	4.05%	7.72%	46.33%	0.00%	0.19%	0.19%	1.16%	35.14%	0.77%
Bromley Park	Sep-08	525	39.24%	3.62%	8.19%	46.86%	0.00%	0.19%	0.19%	1.33%	35.43%	0.38%
			-0.85%	-10.73%	6.07%	1.13%	0.00%	-1.33%	-1.33%	15.11%	0.84%	-50.67%
Cathedral	Sep-07	404	44.31%	6.44%	8.91%	36.14%	0.00%	0.25%	0.25%	3.71%	41.58%	0.00%
Cathedral	Sep-08	409	43.03%	6.85%	8.07%	37.90%	0.00%	0.24%	0.24%	3.42%	44.01%	0.24%
			-2.88%	6.38%	-9.45%	4.87%	0.00%	-1.22%	-1.22%	-7.81%	5.83%	100.00%
Charlestown	Sep-07	1015	30.54%	16.45%	9.75%	28.18%	1.77%	0.59%	0.89%	11.33%	24.53%	0.49%
Charlestown	Sep-08	1037	28.74%	18.13%	9.35%	27.87%	1.74%	0.68%	0.77%	12.25%	26.13%	0.48%
			-5.91%	10.19%	-4.10%	-1.09%	-2.12%	14.19%	-13.00%	8.09%	6.53%	-2.12%
Codman Apartments	Sep-07	83	6.02%	4.82%	1.20%	81.93%	0.00%	2.41%	0.00%	3.61%	60.24%	0.00%
Codman Apartments	Sep-08	86	3.49%	4.65%	2.33%	84.88%	0.00%	1.16%	0.00%	3.49%	61.63%	0.00%
			-42.09%	-3.49%	93.02%	3.61%	0.00%	-51.74%	0.00%	-3.49%	2.30%	0.00%
Commonwealth	Sep-07	270	29.26%	15.56%	4.44%	38.15%	0.00%	0.00%	0.00%	12.59%	29.63%	0.00%
Commonwealth	Sep-08	272	30.51%	13.60%	5.88%	37.50%	0.00%	0.00%	0.00%	12.13%	31.99%	0.37%
			4.29%	-12.55%	32.35%	-1.70%	0.00%	0.00%	0.00%	-3.65%	7.95%	100.00%
Commonwealth Elderly	Sep-07	113	7.08%	65.49%	0.00%	17.70%	0.00%	0.00%	0.00%	9.73%	65.49%	0.00%
Commonwealth Elderly	Sep-08	111	7.21%	63.06%	0.00%	19.82%	0.00%	0.00%	0.00%	9.91%	64.86%	0.00%
			1.80%	-3.70%	0.00%	11.98%	0.00%	0.00%	0.00%	1.80%	-0.95%	0.00%
Davison	Sep-07	46	23.91%	21.74%	6.52%	45.65%	0.00%	0.00%	0.00%	0.00%	78.26%	2.17%
Davison	Sep-08	46	21.74%	15.22%	8.70%	50.00%	2.17%	0.00%	0.00%	0.00%	73.91%	2.17%
			-9.09%	-30.00%	33.33%	9.52%	2.17%	0.00%	0.00%	0.00%	-5.56%	0.00%

Eva White	Sep-07	99	11.11%	14.14%	0.00%	12.12%	0.00%	1.01%	0.00%	61.62%	47.47%	0.00%
Eva White	Sep-08	101	8.91%	14.85%	0.00%	13.86%	0.00%	0.99%	0.00%	61.39%	49.50%	0.00%
			-19.80%	5.02%	0.00%	14.36%	0.00%	-1.98%	0.00%	-0.37%	4.28%	0.00%
Foley Apartments	Sep-07	88	0.00%	97.73%	0.00%	1.14%	0.00%	1.14%	0.00%	0.00%	56.82%	0.00%
Foley Apartments	Sep-08	87	0.00%	95.40%	0.00%	1.15%	0.00%	1.15%	1.15%	0.00%	57.47%	1.15%
			0.00%	-2.38%	0.00%	1.15%	0.00%	1.15%	100.00%	0.00%	1.15%	100.00%
Franklin Field	Sep-07	335	43.88%	0.60%	8.06%	44.78%	0.30%	0.30%	0.00%	1.49%	29.25%	0.60%
Franklin Field	Sep-08	333	43.54%	1.50%	9.01%	43.24%	0.30%	0.30%	0.00%	1.50%	29.43%	0.60%
			-0.77%	151.50%	11.78%	-3.42%	0.60%	0.60%	0.00%	0.60%	0.60%	0.60%
Frederick Douglas	Sep-07	69	13.04%	18.84%	0.00%	49.28%	0.00%	0.00%	1.45%	17.39%	72.46%	0.00%
Frederick Douglas	Sep-08	73	10.96%	17.81%	1.37%	52.05%	0.00%	0.00%	1.37%	16.44%	68.49%	0.00%
			-15.98%	-5.48%	100.00%	5.64%	0.00%	0.00%	-5.48%	-5.48%	-5.48%	0.00%
General Warren	Sep-07	88	6.82%	84.09%	1.14%	2.27%	0.00%	0.00%	0.00%	5.68%	63.64%	0.00%
General Warren	Sep-08	93	6.45%	83.87%	1.08%	2.15%	0.00%	0.00%	0.00%	6.45%	61.29%	0.00%
			-5.38%	-0.26%	-5.38%	-5.38%	0.00%	0.00%	0.00%	13.55%	-3.69%	0.00%
Groveland	Sep-07	54	1.85%	5.56%	1.85%	87.04%	0.00%	3.70%	0.00%	0.00%	68.52%	0.00%
Groveland	Sep-08	40	2.50%	7.50%	2.50%	82.50%	0.00%	5.00%	0.00%	0.00%	72.50%	0.00%
			35.00%	35.00%	35.00%	-5.21%	0.00%	35.00%	0.00%	0.00%	5.81%	0.00%
Hampton House	Sep-07	71	16.90%	15.49%	5.63%	47.89%	0.00%	1.41%	1.41%	11.27%	63.38%	0.00%
Hampton House	Sep-08	76	15.79%	15.79%	5.26%	48.68%	0.00%	0.00%	1.32%	13.16%	61.84%	0.00%
			-6.58%	1.91%	-6.58%	1.66%	0.00%	-100.00%	-6.58%	16.78%	-2.43%	0.00%
Hassan Apartments	Sep-07	97	6.19%	5.15%	2.06%	85.57%	0.00%	1.03%	0.00%	0.00%	68.04%	0.00%
Hassan Apartments	Sep-08	98	5.10%	5.10%	3.06%	85.71%	0.00%	1.02%	0.00%	0.00%	66.33%	0.00%
			-17.52%	-1.02%	48.47%	0.17%	0.00%	-1.02%	0.00%	0.00%	-2.52%	0.00%
Heath Street	Sep-07	210	34.76%	2.38%	5.24%	52.86%	0.48%	0.00%	0.00%	3.81%	31.43%	0.48%
Heath Street	Sep-08	215	38.14%	2.79%	6.05%	47.91%	0.47%	0.00%	0.47%	3.26%	32.09%	0.93%
			9.72%	17.21%	15.43%	-9.37%	-2.33%	0.00%	100.00%	-14.53%	2.11%	95.35%
Heritage Apartments	Sep-07	270	20.37%	57.78%	1.85%	10.74%	0.00%	0.37%	0.00%	8.52%	66.67%	0.37%
Heritage Apartments	Sep-08	264	20.08%	56.44%	1.89%	10.61%	0.00%	0.38%	0.00%	10.61%	65.91%	0.00%
			-1.45%	-2.32%	2.27%	-1.25%	0.00%	2.27%	0.00%	24.51%	-1.14%	-100.00

												%
Highland Park	Sep-07	25	36.00%	0.00%	20.00%	40.00%	0.00%	0.00%	0.00%	0.00%	16.00%	4.00%
Highland Park	Sep-08	26	34.62%	0.00%	15.38%	46.15%	0.00%	0.00%	0.00%	0.00%	19.23%	3.85%
			-3.85%	0.00%	-23.08%	15.38%	0.00%	0.00%	0.00%	0.00%	20.19%	-3.85%
Holgate Apartments	Sep-07	79	10.13%	2.53%	6.33%	78.48%	0.00%	0.00%	0.00%	2.53%	62.03%	0.00%
Holgate Apartments	Sep-08	79	12.66%	2.53%	7.59%	74.68%	0.00%	0.00%	0.00%	2.53%	64.56%	0.00%
			25.00%	0.00%	20.00%	-4.84%	0.00%	0.00%	0.00%	0.00%	4.08%	0.00%
J J Carroll	Sep-07	63	6.35%	63.49%	0.00%	17.46%	0.00%	0.00%	0.00%	12.70%	63.49%	0.00%
J J Carroll	Sep-08	62	4.84%	64.52%	0.00%	19.35%	0.00%	0.00%	0.00%	11.29%	66.13%	0.00%
			-23.79%	1.61%	0.00%	10.85%	0.00%	0.00%	0.00%	-11.09%	4.15%	0.00%
Lenox Street	Sep-07	273	45.05%	4.76%	8.42%	37.00%	1.10%	0.00%	0.00%	3.30%	33.33%	0.37%
Lenox Street	Sep-08	272	43.75%	5.88%	8.82%	36.76%	1.10%	0.00%	0.00%	3.68%	35.66%	0.00%
			-2.90%	23.53%	4.73%	-0.63%	0.37%	0.00%	0.00%	11.52%	6.99%	-100.00%
Lower Mills	Sep-07	166	3.01%	35.54%	1.81%	45.78%	0.00%	2.41%	0.00%	11.45%	62.65%	0.00%
Lower Mills	Sep-08	170	3.53%	30.59%	1.76%	50.00%	0.00%	3.53%	0.00%	10.59%	61.76%	0.00%
			17.18%	-13.94%	-2.35%	9.21%	0.00%	46.47%	0.00%	-7.49%	-1.41%	0.00%
Malone Apts	Sep-07	94	13.83%	44.68%	5.32%	32.98%	0.00%	1.06%	0.00%	1.06%	55.32%	1.06%
Malone Apts	Sep-08	95	15.79%	42.11%	5.26%	33.68%	0.00%	1.05%	0.00%	1.05%	60.00%	1.05%
			14.17%	-5.76%	-1.05%	2.14%	0.00%	-1.05%	0.00%	-1.05%	8.46%	-1.05%
Mary E. Mccormack	Sep-07	965	28.81%	27.25%	6.01%	23.73%	0.31%	0.73%	0.21%	12.54%	27.36%	0.41%
Mary E. Mccormack	Sep-08	979	27.58%	26.97%	6.74%	24.82%	0.31%	0.72%	0.20%	12.26%	28.91%	0.41%
			-4.27%	-1.06%	12.17%	4.60%	-1.43%	-1.43%	-1.43%	-2.24%	5.66%	-1.43%
Meade Apartments	Sep-07	39	10.26%	7.69%	2.56%	74.36%	0.00%	0.00%	0.00%	5.13%	76.92%	0.00%
Meade Apartments	Sep-08	38	10.53%	7.89%	2.63%	73.68%	0.00%	0.00%	0.00%	5.26%	71.05%	0.00%
			2.63%	2.63%	2.63%	-0.91%	0.00%	0.00%	0.00%	2.63%	-7.63%	0.00%
Mlk Towers	Sep-07	98	12.24%	5.10%	3.06%	78.57%	0.00%	0.00%	0.00%	0.00%	70.41%	1.02%
Mlk Towers	Sep-08	91	12.09%	4.40%	4.40%	78.02%	0.00%	0.00%	0.00%	0.00%	61.54%	1.10%
			-1.28%	-13.85%	43.59%	-0.70%	0.00%	0.00%	0.00%	0.00%	-12.60%	7.69%
Old Colony	Sep-07	813	29.52%	24.35%	8.61%	23.74%	0.37%	0.25%	0.49%	12.05%	28.17%	0.62%
Old Colony	Sep-08	811	29.59%	24.29%	8.51%	23.55%	0.37%	0.25%	0.49%	12.21%	28.73%	0.74%
			0.25%	-0.26%	-1.19%	-0.79%	0.25%	0.25%	0.25%	1.27%	2.00%	20.30%
Pasciucco	Sep-07	83	13.25%	14.46%	2.41%	62.65%	1.20%	0.00%	0.00%	4.82%	69.88%	1.20%
Pasciucco	Sep-08	84	9.52%	14.29%	2.38%	66.67%	1.19%	0.00%	0.00%	4.76%	70.24%	1.19%
			-28.14%	-1.19%	-1.19%	6.41%	-1.19%	0.00%	0.00%	-1.19%	0.51%	-1.19%
Patricia White	Sep-07	206	5.83%	81.55%	0.00%	8.25%	0.00%	0.00%	0.00%	4.37%	64.56%	0.00%
Patricia White	Sep-08	211	6.64%	78.67%	0.47%	9.48%	0.00%	0.00%	0.00%	4.74%	66.82%	0.00%

			13.90%	-3.53%	100.00%	14.86%	0.00%	0.00%	0.00%	8.48%	3.50%	0.00%
Peabody Square	Sep-07	98	9.18%	18.37%	1.02%	53.06%	0.00%	1.02%	0.00%	17.35%	60.20%	0.00%
Peabody Square	Sep-08	99	9.09%	18.18%	1.01%	52.53%	0.00%	1.01%	0.00%	18.18%	59.60%	0.00%
			-1.01%	-1.01%	-1.01%	-1.01%	0.00%	-1.01%	0.00%	4.81%	-1.01%	0.00%
Pond Street	Sep-07	43	27.91%	41.86%	4.65%	23.26%	0.00%	0.00%	0.00%	2.33%	69.77%	0.00%
Pond Street	Sep-08	42	30.95%	38.10%	7.14%	21.43%	0.00%	0.00%	0.00%	2.38%	69.05%	0.00%
			10.91%	-8.99%	53.57%	-7.86%	0.00%	0.00%	0.00%	2.38%	-1.03%	0.00%
Rockland Towers	Sep-07	62	9.68%	66.13%	0.00%	17.74%	0.00%	0.00%	0.00%	4.84%	70.97%	1.61%
Rockland Towers	Sep-08	67	7.46%	64.18%	1.49%	20.90%	0.00%	0.00%	0.00%	4.48%	76.12%	1.49%
			-22.89%	-2.95%	100.00%	17.77%	0.00%	0.00%	0.00%	-7.46%	7.26%	-7.46%
Roslyn Apts	Sep-07	114	21.05%	40.35%	0.88%	36.84%	0.00%	0.00%	0.00%	0.00%	69.30%	0.88%
Roslyn Apts	Sep-08	116	22.41%	38.79%	0.86%	37.07%	0.00%	0.00%	0.00%	0.00%	68.10%	0.86%
			6.47%	-3.86%	-1.72%	0.62%	0.00%	0.00%	0.00%	0.00%	-1.72%	-1.72%
Rutland	Sep-07	12	50.00%	8.33%	0.00%	41.67%	0.00%	0.00%	0.00%	0.00%	16.67%	0.00%
Rutland	Sep-08	12	41.67%	16.67%	8.33%	33.33%	0.00%	0.00%	0.00%	0.00%	16.67%	0.00%
			-16.67%	100.00%	100.00%	-20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Spring Street	Sep-07	95	5.26%	78.95%	0.00%	11.58%	0.00%	2.11%	0.00%	1.05%	54.74%	1.05%
Spring Street	Sep-08	102	5.88%	79.41%	0.00%	10.78%	0.00%	1.96%	0.00%	0.98%	54.90%	0.98%
			11.76%	0.59%	0.00%	-6.86%	0.00%	-6.86%	0.00%	-6.86%	0.30%	-6.86%
St. Botolph Street	Sep-07	118	7.63%	41.53%	0.00%	36.44%	0.00%	0.00%	0.00%	13.56%	65.25%	0.85%
St. Botolph Street	Sep-08	122	6.56%	36.07%	0.82%	37.70%	0.00%	0.00%	0.00%	18.03%	66.39%	0.82%
			-14.03%	-13.15%	100.00%	3.47%	0.00%	0.00%	0.00%	32.99%	1.75%	-3.28%
Torre Unidad	Sep-07	168	19.05%	11.90%	2.38%	21.43%	0.60%	0.60%	0.00%	43.45%	52.98%	0.60%
Torre Unidad	Sep-08	183	17.49%	13.11%	2.73%	22.40%	0.55%	0.00%	0.00%	43.17%	54.10%	0.55%
			-8.20%	10.16%	14.75%	4.55%	-8.20%	-100.00%	0.00%	-0.65%	2.12%	-8.20%
Walnut Park	Sep-07	143	36.36%	2.10%	4.90%	55.24%	0.00%	0.00%	0.00%	0.00%	74.83%	1.40%
Walnut Park	Sep-08	147	36.73%	4.08%	4.08%	53.06%	0.00%	0.00%	0.00%	0.68%	76.87%	1.36%
			1.02%	94.56%	-16.62%	-3.95%	0.00%	0.00%	0.00%	100.00%	2.73%	-2.72%
Washington Manor	Sep-07	68	19.12%	14.71%	4.41%	44.12%	0.00%	0.00%	0.00%	17.65%	64.71%	0.00%
Washington Manor	Sep-08	69	20.29%	14.49%	4.35%	42.03%	0.00%	0.00%	0.00%	18.84%	62.32%	0.00%
			6.13%	-1.45%	-1.45%	-4.73%	0.00%	0.00%	0.00%	6.76%	-3.69%	0.00%
Washington	Sep-07	79	5.06%	68.35%	1.27%	7.59%	0.00%	0.00%	0.00%	17.72%	63.29%	0.00%

Street												
Washington Street	Sep-08	79	5.06%	63.29%	1.27%	7.59%	0.00%	0.00%	0.00%	22.78%	62.03%	0.00%
			0.00%	-7.41%	0.00%	0.00%	0.00%	0.00%	0.00%	28.57%	-2.00%	0.00%
West Newton Street	Sep-07	127	39.37%	10.24%	6.30%	40.94%	0.00%	0.79%	0.00%	2.36%	37.80%	0.00%
West Newton Street	Sep-08	129	34.88%	10.08%	5.43%	46.51%	0.00%	0.78%	0.00%	2.33%	39.53%	0.00%
			-11.40%	-1.55%	-13.86%	13.60%	0.00%	-1.55%	0.00%	-1.55%	4.60%	0.00%
West Ninth Street	Sep-07	79	1.27%	93.67%	0.00%	1.27%	0.00%	1.27%	0.00%	2.53%	55.70%	0.00%
West Ninth Street	Sep-08	81	1.23%	93.83%	0.00%	1.23%	0.00%	1.23%	0.00%	2.47%	58.02%	0.00%
			-2.47%	0.17%	0.00%	-2.47%	0.00%	-2.47%	0.00%	-2.47%	4.18%	0.00%
Whittier Street	Sep-07	193	37.82%	2.07%	7.25%	49.74%	1.04%	0.00%	0.52%	1.55%	31.09%	0.00%
Whittier Street	Sep-08	196	38.27%	2.55%	7.14%	48.98%	0.51%	0.00%	0.51%	2.04%	29.59%	0.00%
			1.17%	23.09%	-1.53%	-1.53%	-50.77%	0.00%	-1.53%	31.29%	-4.81%	0.00%
Grand Total	Sep-07	9381	27.05%	23.26%	5.72%	34.14%	0.35%	0.47%	0.23%	8.33%	42.68%	0.44%
Grand Total	Sep-08	9298	26.26%	23.37%	5.85%	34.16%	0.37%	0.49%	0.24%	8.82%	43.61%	0.44%
			-2.92%	0.48%	2.21%	0.04%	3.95%	5.48%	0.89%	5.93%	2.18%	0.89%

The following table details the percentages of Applicants on waiting lists at specific BHA developments as of September 2008 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 2008

Waiting List Name	Date	N	WH	WNH	BH	BNH	AIH	AINH	AH	ANH	Disb
Alice Heywood Taylor	Sep-07	7668	27.26%	9.77%	5.97%	50.21%	0.42%	0.97%	0.14%	5.27%	13.63%
Alice Heywood Taylor	Sep-08	7132	27.38%	9.94%	6.41%	49.44%	0.43%	0.79%	0.34%	5.27%	17.05%
			0.47%	1.77%	7.28%	-1.53%	4.16%	-18.64%	134.58%	0.06%	25.11%
Amory Street	Sep-07	1038	24.86%	22.25%	5.01%	44.41%	0.29%	1.35%	0.10%	1.73%	84.01%
Amory Street	Sep-08	1235	26.15%	23.81%	4.86%	41.21%	0.24%	1.38%	0.32%	2.02%	85.34%
			5.22%	6.97%	-3.02%	-7.20%	-15.95%	2.06%	236.19%	16.73%	1.59%
Annapolis Street	Sep-07	630	17.46%	22.86%	3.33%	49.05%	0.16%	1.11%	0.32%	5.71%	84.13%
Annapolis Street	Sep-08	652	18.25%	23.47%	3.99%	46.63%	0.00%	1.07%	0.15%	6.44%	84.20%
			4.53%	2.66%	19.63%	-4.94%	-100.00%	-3.37%	-51.69%	12.73%	0.09%
Ashmont Street	Sep-07	961	13.84%	21.96%	2.71%	55.36%	0.42%	1.25%	0.21%	4.27%	82.52%
Ashmont Street	Sep-08	1078	14.84%	22.73%	3.25%	52.60%	0.19%	1.02%	0.09%	5.29%	81.73%
			7.24%	3.51%	20.00%	-4.99%	-55.43%	-18.28%	-55.43%	23.94%	-0.96%
Ausonia Homes	Sep-07	958	13.15%	50.73%	1.88%	25.47%	0.31%	1.77%	0.00%	6.68%	81.73%
Ausonia Homes	Sep-08	1145	15.37%	48.12%	2.71%	27.60%	0.09%	1.40%	0.35%	4.37%	87.16%
			16.87%	-5.14%	44.10%	8.36%	-72.11%	-21.25%	100.00%	-34.63%	6.64%
Bellflower Street	Sep-07	816	13.85%	30.02%	2.94%	48.16%	0.25%	1.10%	0.12%	3.55%	82.60%
Bellflower Street	Sep-08	1019	16.39%	30.42%	3.34%	43.77%	0.10%	1.08%	0.29%	4.61%	81.65%
			18.35%	1.32%	13.44%	-9.12%	-59.96%	-2.13%	140.24%	29.78%	-1.15%
Bromley Park	Sep-07	6490	30.35%	12.13%	6.09%	44.82%	0.49%	0.86%	0.17%	5.08%	14.98%
Bromley Park	Sep-08	6306	29.97%	12.83%	6.58%	43.69%	0.57%	0.82%	0.46%	5.07%	18.62%
			-1.26%	5.79%	8.13%	-2.53%	15.78%	-4.43%	171.33%	-0.20%	24.31%
Bromley Park - Elderly	Sep-07	738	27.10%	24.53%	5.42%	38.48%	0.41%	1.76%	0.00%	2.30%	83.33%
Bromley Park - Elderly	Sep-08	817	27.66%	25.46%	4.77%	37.21%	0.12%	1.71%	0.37%	2.69%	85.31%
			2.07%	3.81%	-11.93%	-3.31%	-69.89%	-2.72%	100.00%	16.90%	2.37%
Cathedral	Sep-07	7817	25.41%	14.55%	5.46%	39.90%	0.42%	0.88%	0.12%	13.27%	15.57%
Cathedral	Sep-08	7519	25.44%	15.41%	5.61%	38.61%	0.43%	0.72%	0.35%	13.43%	18.98%
			0.14%	5.97%	2.75%	-3.24%	0.81%	-18.64%	200.34%	1.26%	21.90%
Charlestown	Sep-07	5835	22.86%	20.43%	4.78%	36.02%	0.46%	0.79%	0.10%	14.55%	14.86%
Charlestown	Sep-08	5809	22.38%	21.26%	5.27%	35.07%	0.43%	0.84%	0.34%	14.41%	18.08%
			-2.11%	4.07%	10.17%	-2.66%	-6.99%	7.00%	234.83%	-0.97%	21.65%
Codman Apartments	Sep-07	820	15.73%	18.17%	3.66%	57.93%	0.24%	1.34%	0.12%	2.80%	82.93%
Codman Apartments	Sep-08	919	17.19%	20.02%	3.92%	53.32%	0.00%	1.74%	0.11%	3.70%	82.92%
			9.29%	10.19%	7.07%	-7.95%	-100.00%	29.79%	-10.77%	31.90%	-0.01%
Commonwealth Elderly	Sep-07	1202	12.98%	41.68%	2.83%	32.95%	0.33%	1.83%	0.00%	7.40%	76.29%
Commonwealth Elderly	Sep-08	1336	14.60%	41.39%	2.99%	33.91%	0.00%	1.57%	0.37%	5.16%	83.01%
			12.46%	-0.69%	5.85%	2.92%	-100.00%	-14.12%	100.00%	-30.25%	8.81%
Commonwealth Family	Sep-08	7900	21.23%	18.34%	5.06%	41.23%	0.43%	0.91%	0.35%	12.44%	18.59%
Commonwealth Family	Sep-07	8162	21.54%	17.42%	4.59%	41.89%	0.43%	1.05%	0.09%	12.99%	15.23%
			1.47%	-5.01%	-9.26%	1.60%	-0.36%	15.61%	-75.80%	4.37%	-18.10%
Davison Apartments	Sep-07	639	18.15%	30.52%	4.38%	42.88%	0.47%	1.88%	0.00%	1.72%	86.85%

Davison Apartments	Sep-08	808	19.55%	28.71%	4.70%	42.70%	0.12%	1.24%	0.25%	2.72%	86.88%
			7.72%	-5.91%	7.33%	-0.42%	-73.64%	-34.10%	100.00%	58.17%	0.03%
Eva White	Sep-07	1091	17.87%	29.24%	3.57%	32.63%	0.37%	1.56%	0.00%	14.76%	75.71%
Eva White	Sep-08	1148	18.99%	31.53%	2.96%	34.06%	0.00%	1.13%	0.17%	11.15%	82.06%
			6.24%	7.85%	-17.15%	4.38%	-100.00%	-27.33%	100.00%	-24.44%	8.38%
Foley Apartments	Sep-07	813	12.79%	56.83%	2.58%	20.66%	0.25%	1.85%	0.00%	5.04%	79.95%
Foley Apartments	Sep-08	950	14.63%	53.37%	3.37%	22.74%	0.00%	1.05%	0.32%	4.53%	82.63%
			14.38%	-6.09%	30.41%	10.03%	-100.00%	-42.95%	100.00%	-10.25%	3.35%
Franklin Field	Sep-07	5246	25.91%	12.16%	5.83%	47.94%	0.44%	0.97%	0.21%	6.54%	15.50%
Franklin Field	Sep-08	5145	25.93%	11.88%	6.51%	47.33%	0.43%	0.91%	0.41%	6.61%	18.62%
			0.09%	-2.35%	11.63%	-1.28%	-2.47%	-6.03%	94.66%	1.07%	20.15%
Franklin Hill	Sep-07	2870	25.19%	13.34%	5.26%	46.66%	0.52%	0.73%	0.14%	8.15%	11.78%
Franklin Hill	Sep-08	1462	24.28%	11.42%	6.22%	46.10%	0.75%	0.75%	0.41%	10.05%	12.11%
			-3.61%	-14.40%	18.30%	-1.19%	43.96%	2.83%	194.46%	23.32%	2.80%
Frederick Douglass	Sep-07	903	15.84%	30.01%	3.32%	39.87%	0.33%	1.99%	0.11%	8.53%	81.73%
Frederick Douglass	Sep-08	1077	17.08%	33.05%	3.34%	38.81%	0.00%	1.58%	0.28%	5.85%	85.14%
			7.88%	10.14%	0.61%	-2.65%	-100.00%	-20.81%	151.53%	-31.40%	4.18%
General Warren	Sep-07	649	13.25%	50.39%	3.39%	26.35%	0.31%	1.69%	0.00%	4.62%	83.67%
General Warren	Sep-08	748	16.31%	47.06%	3.48%	27.54%	0.00%	1.47%	0.13%	4.01%	88.37%
			23.08%	-6.60%	2.54%	4.52%	-100.00%	-13.24%	100.00%	-13.24%	5.62%
Groveland Apartments	Sep-07	500	14.20%	18.20%	2.60%	61.20%	0.40%	2.20%	0.00%	1.20%	85.80%
Groveland Apartments	Sep-08	592	15.71%	19.76%	3.89%	56.08%	0.00%	1.86%	0.17%	2.53%	86.82%
			10.63%	8.59%	49.43%	-8.36%	-100.00%	-15.54%	100.00%	111.15%	1.19%
Hampton House	Sep-07	843	17.08%	29.77%	3.32%	39.50%	0.47%	2.02%	0.00%	7.83%	82.68%
Hampton House	Sep-08	1068	18.45%	33.80%	3.46%	37.27%	0.00%	1.40%	0.19%	5.43%	85.96%
			7.98%	13.52%	4.30%	-5.66%	-100.00%	-30.35%	100.00%	-30.64%	3.96%
Hassan Apartments	Sep-07	615	14.96%	16.59%	3.90%	61.14%	0.33%	1.95%	0.00%	1.14%	83.25%
Hassan Apartments	Sep-08	771	15.56%	18.29%	4.02%	57.46%	0.13%	1.95%	0.26%	2.33%	84.18%
			4.04%	10.27%	3.03%	-6.02%	-60.12%	-0.29%	100.00%	105.11%	1.11%
Heath Street	Sep-07	5832	30.16%	12.77%	6.21%	42.85%	0.50%	0.91%	0.15%	6.45%	15.07%
Heath Street	Sep-08	5572	30.65%	13.05%	6.53%	41.69%	0.52%	0.77%	0.41%	6.37%	18.90%
			1.63%	2.14%	5.24%	-2.71%	4.67%	-15.08%	167.48%	-1.18%	25.39%
Heritage	Sep-07	920	36.41%	15.76%	5.98%	29.78%	0.54%	0.43%	0.11%	10.98%	7.83%
Heritage	Sep-08	861	37.75%	15.68%	7.55%	28.11%	0.23%	0.46%	0.35%	9.87%	9.41%
			3.66%	-0.52%	26.28%	-5.63%	-57.26%	6.85%	220.56%	-10.07%	20.21%
Heritage Apartments	Sep-07	842	18.65%	44.06%	3.56%	26.84%	0.24%	2.02%	0.00%	4.63%	82.66%
Heritage Apartments	Sep-08	1019	20.51%	43.47%	3.34%	27.58%	0.00%	1.37%	0.49%	3.24%	88.32%
			10.00%	-1.33%	-6.35%	2.74%	-100.00%	-31.95%	100.00%	-30.08%	6.85%
Highland Park	Sep-07	3129	27.10%	10.35%	6.17%	48.42%	0.48%	0.80%	0.10%	6.58%	7.19%
Highland Park	Sep-08	2742	26.70%	9.15%	6.89%	49.53%	0.33%	0.66%	0.51%	6.24%	7.80%
			-1.50%	-11.60%	11.75%	2.29%	-31.53%	-17.84%	432.53%	-5.27%	8.53%
Holgate Apartments	Sep-07	516	16.67%	17.64%	4.84%	57.56%	0.19%	1.55%	0.00%	1.55%	86.24%
Holgate Apartments	Sep-08	625	21.28%	19.20%	5.44%	50.08%	0.00%	1.60%	0.16%	2.24%	87.20%

			27.68%	8.87%	12.28%	-12.99%	-100.00%	3.20%	100.00%	44.48%	1.11%
J J Carroll	Sep-07	971	12.36%	46.96%	2.27%	29.87%	0.10%	1.34%	0.10%	7.00%	76.42%
J J Carroll	Sep-08	1035	14.11%	44.15%	2.90%	31.11%	0.00%	1.74%	0.48%	5.51%	83.48%
			14.14%	-5.98%	27.93%	4.17%	-100.00%	29.90%	369.08%	-21.36%	9.24%
Lenox Street	Sep-07	6479	24.79%	15.06%	5.56%	40.33%	0.46%	0.80%	0.12%	12.87%	15.34%
Lenox Street	Sep-08	6081	25.08%	16.12%	5.66%	38.14%	0.51%	0.72%	0.44%	13.34%	18.85%
			1.17%	6.98%	1.81%	-5.44%	10.10%	-9.85%	259.59%	3.61%	22.84%
Lower Mills	Sep-07	1034	13.35%	26.69%	2.22%	52.42%	0.19%	1.84%	0.10%	3.19%	83.27%
Lower Mills	Sep-08	1248	14.98%	27.56%	2.72%	48.72%	0.00%	1.68%	0.32%	4.01%	82.21%
			12.27%	3.27%	22.48%	-7.06%	-100.00%	-8.43%	231.41%	25.53%	-1.27%
Malone Apartments	Sep-07	714	20.17%	28.99%	4.20%	43.42%	0.42%	1.68%	0.00%	1.12%	85.99%
Malone Apartments	Sep-08	907	20.84%	28.78%	4.52%	42.23%	0.00%	0.99%	0.22%	2.43%	84.45%
			3.32%	-0.74%	7.59%	-2.74%	-100.00%	-40.96%	100.00%	116.48%	-1.79%
Mary Ellen McCormack	Sep-07	6460	23.48%	20.96%	5.06%	34.02%	0.43%	0.96%	0.17%	14.91%	14.94%
Mary Ellen McCormack	Sep-08	6244	23.48%	21.16%	5.25%	33.74%	0.38%	0.74%	0.42%	14.83%	18.23%
			-0.02%	0.94%	3.78%	-0.82%	-11.32%	-23.24%	144.54%	-0.52%	22.01%
Meade Apartments	Sep-07	643	14.62%	23.33%	2.95%	53.65%	0.16%	2.02%	0.16%	3.11%	83.83%
Meade Apartments	Sep-08	723	17.43%	23.51%	4.01%	49.52%	0.00%	1.38%	0.28%	3.87%	84.92%
			19.21%	0.79%	35.74%	-7.71%	-100.00%	-31.59%	77.87%	24.51%	1.31%
MLK	Sep-07	604	15.40%	15.56%	4.14%	61.09%	0.17%	1.99%	0.00%	1.66%	85.10%
MLK	Sep-08	714	19.47%	17.37%	4.62%	54.48%	0.00%	1.82%	0.14%	2.10%	87.96%
			26.44%	11.59%	11.66%	-10.82%	-100.00%	-8.36%	100.00%	26.89%	3.36%
Old Colony	Sep-07	6926	24.36%	19.48%	5.08%	34.44%	0.45%	0.88%	0.17%	15.15%	15.06%
Old Colony	Sep-08	6970	23.97%	20.04%	5.18%	34.82%	0.42%	0.63%	0.40%	14.53%	18.35%
			-1.57%	2.90%	1.91%	1.12%	-7.04%	-28.32%	131.86%	-4.04%	21.85%
Pasciuccio Apartments	Sep-07	522	15.33%	23.37%	3.45%	53.26%	0.38%	1.15%	0.19%	2.87%	87.93%
Pasciucco Apartments	Sep-08	685	18.54%	24.23%	3.94%	48.03%	0.00%	1.17%	0.15%	3.94%	87.30%
			20.97%	3.69%	14.31%	-9.82%	-100.00%	1.61%	-23.80%	37.17%	-0.72%
Patricia White	Sep-07	1243	11.67%	50.44%	2.57%	27.19%	0.16%	1.13%	0.08%	6.76%	73.61%
Patricia White	Sep-08	1355	12.40%	48.71%	2.80%	29.45%	0.00%	1.48%	0.44%	4.72%	78.75%
			6.29%	-3.44%	8.93%	8.29%	-100.00%	31.05%	450.41%	-30.11%	6.97%
Peabody Square	Sep-07	750	15.87%	23.47%	2.67%	50.80%	0.27%	1.33%	0.27%	5.33%	83.47%
Peabody Square	Sep-08	944	17.69%	24.26%	3.39%	47.67%	0.00%	1.06%	0.21%	5.72%	83.26%
			11.50%	3.37%	27.12%	-6.16%	-100.00%	-20.55%	-20.55%	7.26%	-0.24%
Pond Street	Sep-07	1062	24.58%	29.00%	3.95%	38.04%	0.38%	2.07%	0.00%	1.98%	83.24%
Pond Street	Sep-08	1185	25.57%	29.03%	3.80%	37.30%	0.17%	1.60%	0.25%	2.28%	84.14%
			4.04%	0.10%	-3.98%	-1.95%	-55.19%	-22.60%	100.00%	15.23%	1.08%
Rockland Towers	Sep-07	632	17.09%	36.87%	3.16%	38.61%	0.16%	2.06%	0.00%	2.06%	85.60%
Rockland Towers	Sep-08	766	18.93%	35.64%	3.92%	37.34%	0.00%	1.31%	0.13%	2.74%	87.73%
			10.77%	-3.33%	23.76%	-3.29%	-100.00%	-36.53%	100.00%	33.28%	2.49%
Roslyn Apartments	Sep-08	1012	23.12%	27.17%	4.55%	41.21%	0.10%	1.38%	0.30%	2.17%	85.28%
Rosyln Apartments	Sep-07	805	22.86%	27.83%	3.98%	41.49%	0.62%	1.99%	0.00%	1.24%	83.23%
			-1.15%	2.40%	-12.55%	0.69%	528.57%	43.67%	-100.00%	-42.86%	-2.40%

Rutland - East Springfield	Sep-07	7050	23.04%	14.82%	4.96%	43.62%	0.38%	0.99%	0.10%	12.09%	15.69%
Rutland - East Springfield	Sep-08	6509	23.38%	15.70%	5.18%	42.00%	0.40%	0.84%	0.34%	12.15%	19.19%
			1.51%	5.93%	4.29%	-3.70%	4.30%	-14.90%	240.41%	0.56%	22.32%
Spring Street	Sep-07	876	17.69%	37.79%	3.08%	37.10%	0.23%	1.71%	0.00%	2.40%	80.71%
Spring Street	Sep-08	1072	20.34%	35.73%	2.99%	36.75%	0.00%	1.12%	0.19%	2.89%	83.96%
			14.93%	-5.45%	-3.15%	-0.93%	-100.00%	-34.63%	100.00%	20.63%	4.02%
St Botolph Street	Sep-07	1151	13.12%	38.05%	2.35%	34.75%	0.26%	2.09%	0.09%	9.30%	79.93%
St Botolph Street	Sep-08	1231	14.87%	38.26%	2.92%	35.99%	0.08%	1.62%	0.32%	5.93%	85.70%
			13.32%	0.55%	24.67%	3.55%	-68.83%	-22.08%	274.00%	-36.21%	7.22%
Unity Tower (Torre Unidad)	Sep-07	795	18.11%	31.19%	3.14%	34.97%	0.63%	1.76%	0.00%	10.19%	81.13%
Unity Tower (Torre Unidad)	Sep-08	949	21.39%	32.46%	3.16%	33.51%	0.11%	1.26%	0.21%	7.90%	82.72%
			18.10%	4.04%	0.53%	-4.17%	-83.25%	-28.20%	100.00%	-22.43%	1.96%
Walnut Park	Sep-07	666	21.17%	17.12%	4.50%	53.60%	0.15%	1.35%	0.00%	2.10%	84.83%
Walnut Park	Sep-08	762	23.36%	18.11%	4.59%	49.48%	0.00%	1.57%	0.26%	2.62%	86.35%
			10.34%	5.80%	1.97%	-7.70%	-100.00%	16.54%	100.00%	24.86%	1.79%
Washington Beech Street	Sep-07	6282	27.00%	13.44%	5.54%	47.56%	0.45%	0.92%	0.14%	4.95%	13.96%
Washington Beech Street	Sep-08	4680	26.58%	13.31%	6.50%	46.52%	0.51%	0.77%	0.34%	5.47%	16.54%
			-1.54%	-0.92%	17.26%	-2.20%	15.05%	-16.68%	138.63%	10.49%	18.47%
Washington Manor	Sep-07	907	17.42%	30.43%	3.53%	38.37%	0.33%	1.98%	0.00%	7.94%	80.93%
Washington Manor	Sep-08	1111	18.99%	33.12%	3.06%	36.90%	0.00%	1.17%	0.27%	6.48%	84.79%
			9.02%	8.85%	-13.26%	-3.82%	-100.00%	-41.04%	100.00%	-18.36%	4.77%
Washington Street	Sep-07	1090	13.39%	42.02%	2.75%	31.93%	0.09%	1.47%	0.00%	8.35%	74.22%
Washington Street	Sep-08	1144	15.03%	41.61%	3.41%	31.73%	0.00%	1.66%	0.52%	6.03%	81.91%
			12.25%	-0.98%	23.86%	-0.61%	-100.00%	13.14%	100.00%	-27.75%	10.35%
West Newton	Sep-07	8400	22.82%	15.15%	4.89%	43.64%	0.37%	0.95%	0.08%	12.08%	15.54%
West Newton	Sep-08	7694	23.00%	16.14%	5.02%	41.82%	0.40%	0.81%	0.29%	12.52%	18.79%
			0.80%	6.52%	2.54%	-4.17%	9.18%	-15.39%	243.12%	3.58%	20.97%
West Ninth Street	Sep-07	928	14.44%	53.56%	2.59%	21.98%	0.11%	1.72%	0.00%	5.60%	79.31%
West Ninth Street	Sep-08	1084	16.05%	51.29%	3.87%	22.42%	0.00%	1.20%	0.46%	4.70%	83.86%
			11.16%	-4.23%	49.82%	1.98%	-100.00%	-30.44%	100.00%	-16.04%	5.73%
Whittier Street	Sep-07	6399	26.88%	10.55%	6.22%	49.27%	0.44%	0.89%	0.16%	5.59%	14.71%
Whittier Street	Sep-08	6162	27.38%	10.56%	6.60%	48.47%	0.42%	0.80%	0.32%	5.44%	17.87%
			1.85%	0.15%	6.19%	-1.62%	-3.57%	-10.73%	107.69%	-2.83%	21.50%

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, 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	Sept-07	.1	5.9	43.6	47.7	2.1	.6	16.0
N= 1348	Sept-08	.2	5.2	37.1	43.3	5.0	9.2	12.2
	% Change	100.0	-11.9	-14.9	-9.2	138.1	1433.3	-23.8

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	Sept-07	.4	6.0	44.7	.7	2.7	36.2	2.2	7.0	.5
N= 993	Sept-08	.3	7.2	39.5	1.5	.0	42.5	2.1	6.9	.5
	% Change	-25.0	20.0	-11.6	114.3	-100	17.4	-4.5	-1.4	0.0

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	Sept-07	.9	64.3	32.8	1.2	0.0	.7	2.7
N=285 HH	Sept-08	.7	61.4	35.1	1.4	0.0	1.4	6.0

	% Change	-22.0	-4.5	7.0	17.0	0.0	100.5	120.9

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	Sept-07	.7	42.9	41.0	3.6	.3	11.5	2.1
N=638	Sept-08	1.1	41.8	40.9	3.1	.3	10.8	1.9
	% Change	56.7	-2.5	-0.2	-12.9	4.5	-6.0	-10.4

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	Sept-07	1.3	3.8	60.3	34.6	0.0	0.0	0.0	26.9
N=65	Sept-08	4.6	1.5	56.9	36.9	0.0	0.0	0.0	0.0
	% Change	253.8	-60.5	-5.6	6.6	0.0	0.0	0.0	-100.0

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

Orchard Commons Race Waiting List Percent Change

Development	Date	W	B	A	H	D
Orchard Commons	Sept-07	1.8	35.4	4.4	58.4	0
N=226	Sept-08	1.8	35.8	4.9	57.5	0
	% Change	0.0	1.1	11.4	-1.5	0

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-07	0.0	15.9	23.7	36.0	24.4	10.7
271 HH	Sept-08	.4	16.6	21.4	43.5	18.1	12.5
	% change	0	4.4	-9.7	20.8	-25.8	16.8

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-07	1.8	13.8	23.0	9.5	38.5	13.4	2.5
N=396	Sept-08	1.0	18.2	14.6	8.3	45.7	12.1	6.1
	% change	-43.9	31.8	-36.3	-12.3	18.7	-9.5	142.4

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U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY09
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-09 Replacement Housing Factor Grant No:	Federal FY of Grant Approval: FFY09

Type of Grant

_X_Original Annual Statement ___Reserve for Disasters/Emergencies __Revised Annual Statement
__Performance and Evaluation Report for Program Year Ending 9/30/08 ___Final Performance and Evaluation Report

1	Total Non-CFP Funds	-			
2	1406 Operations (May not exceed 20% of line 20)	4,894,384	-	-	-
3	1408 Management Improvements	2,465,289		-	-
4	1410 Administration	2,422,192		-	-
5	1411 Audit	25,000		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	1,175,000			
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	345,000		-	-
10	1460 Dwelling Structures	8,229,209		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	173,317		-	-
14	1485 Demolition	-		-	-
15	1492 Moving to Work Demonstration	-		-	-
16	1495.1 Relocation Costs	90,000		-	-
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)	973,147		-	-
20	**Amount of Annual Grant (Sum of lines 2-19)**	24,471,920		-	-
21	Amount of line 20 Related to LBP Testing	-		-	-
22	Amount of line 20 Related to Section 504 Activities	-		-	-
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			-	-

Signature of Executive Director	Date	Signature of Public Housing Director/Office of Native American Programs Administrator	Date
[signature]	01/14/2009		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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Part II: Supporting Pages

PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
	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		100,000		-	-	-	
2-00	ARCH / ENG (Environmental)	1430		100,000		-	-	-	
2-00	ARCH / ENG (Building Envelope)	1430		-		-	-	-	
2-00	CONSULTANTS	1430		-					
2-00	CONSULTANTS(504 Compliance)	1430							
2-00	CONSULTANTS(Development)	1430		-					
2-00	ENVIROMENAL REMEDIATION	1450		100,000		-	-	-	
2-00	LEAD PAINT ABATEMENT	1460		-		-	-	-	
2-00	ASBESTOS ABATEMENT	1460		-		-	-	-	
2-00	OFFICE EQUIPMENT	1475		23,692		-	-	-	
2-00	COMPUTERS	1475		99,625		-	-	-	
2-00	VEHICLES	1475		50,000		-	-	-	
2-00	RELOCATION	1495		90,000		-	-	-	
2-00	RELOCATION(Lead)	1495				-	-	-	
2-00	RELOCATION(504 Compliance)	1495		-		-	-	-	
2-00	DEBT SERVICE	9000		3,679,382		-	-	-	
2-00	CONTINGENCY	1502		973,147		-	-	-	
				15,022,711		-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
CHARLESTOWN									
2-01	CLERKS	1430		150,000		-	-	-	
2-01	BUILDING EXTERIOR	1460	Stairhall Security at all buildings	750,000		-	-	-	
2-01	ELECTRICAL	1460	Stairhall Security at all buildings	500,000		-	-	-	
2-01	FIRE PROTECTION	1460	Stairhall Security at all buildings	750,000		-	-	-	
2-01	HVAC	1460	Distribution Piping for ESCO	249,209		-	-	-	
2-01	STAIRS	1460	Stair repair at all buildings	1,000,000		-	-	-	
				3,399,209	-	-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
LENOX STREET									
2-04	CLERKS	1430		25,000		-	-	-	
2-04	ARCH / ENG (Non-Res)	1430		30,000		-	-	-	
2-04	SITE	1450	Parking pavement at Management Building	25,000		-	-	-	
2-04	PLUMBING	1460	Two DHW tanks	150,000		-	-	-	
2-04	PLUMBING	1460	Two basement waste lines	50,000					
				280,000	-	-	-	-	

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PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY09

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
CATHEDRAL									
2-06	CLERKS	1430		50,000		-	-	-	
2-06	HVAC	1460	Three buildings- remove from Trigen Steam	750,000		-	-	-	
				800,000		-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
WHITTIER STREET									
2-11	CLERKS	1430		75,000		-	-	-	
2-11	ARCH / ENG (Storm and Sewers)	1430		50,000		-	-	-	
2-11	STORM AND SEWERS	1450	All buildings	100,000		-	-	-	
2-11	BUILDING EXTERIOR	1460	Window repair and caulking	300,000		-	-	-	
2-11	HVAC	1460	Replace cetral boilers	900,000		-	-	-	
				1,425,000		-	-	-	

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PHA Name:				Grant Type and Number:					Federal FY of Grant:
Boston Housing Authority				Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
BEECH STREET									
2-13						-	-	-	
				-	-	-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
ALICE TAYLOR									
2-14	ARCH / ENG (Basements)	1430		15,000	-	-	-	-	
				15,000	-	-	-	-	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
BROMLEY									
2-19				-		-	-	-	
				-	-	-	-	-	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
MARY ELLEN McCORMACK									
2-23							-	-	-
				-	-	-	-	-	-

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
OLD COLONY									
2-24				-	-	-	-	-	
				-	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
MARGARET COLLINS									
2-26	CLERKS	1430		7,500		-	-	-	
2-26	ARCH / ENG (Building Env)	1430		6,000					
2-26	ARCH / ENG (Site)	1430		4,500					
2-26	BUILDING EXTERIOR	1460	All building doors and intercoms	65,000					
				83,000		-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
ANNAPOLIS									
2-27	CLERKS	1430		7,500		-	-	-	
2-27	ARCH / ENG (Doors/Intercoms)	1430		6,000					
2-27	ARCH / ENG (Building Env)	1430		7,000					
2-27	BUILDING EXTERIOR	1460	All building doors and intercoms	60,000					
				80,500	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
ASHMONT									
2-28	CLERKS	1430		5,000		-	-	-	
2-28	ARCH / ENG (Building Env)	1430		2,000					
2-28	BUILDING EXTERIOR	1460	All building doors and intercoms	20,000					
				27,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
HOLGATE									
2-29	ARCH / ENG (Building Env)	1430		7,000					
				7,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
FOLEY APARTMENTS									
2-30					-	-	-	-	
				-	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
GROVELAND									
2-32	ARCH / ENG (Site)	1430		2,500					
2-32	SITE	1450	One HazMat shed	10,000					
				12,500		-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
DAVISON									
2-34	ARCH / ENG (Building Env)	1430		7,000					
				7,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
WASHINGTON									
2-35	CLERKS	1430		15,000		-	-	-	
2-35	ARCH / ENG (HVAC)	1430		20,000	-	-	-	-	
2-35	HVAC	1460	DHW tanks for all units	100,000	-	-	-	-	
				135,000		-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
WEST NINTH STREET									
2-36	ARCH / ENG (Site)	1430		4,500					
				4,500	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
CARROLL APARTMENTS									
2-37	CLERKS	1430		5,000		-	-	-	
2-37	ARCH / ENG (Building Env)	1430		5,000					
2-37	ARCH / ENG (Building Env)	1430		7,000					
2-37	BUILDING EXTERIOR	1460	All doors and intercoms	50,000					
				67,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
MEADE APARTMENTS									
2-38				-		-	-	-	
				-		-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
MARTIN LUTHER KING									
2-40	ARCH / ENG (Building Env)	1430		7,000					
				7,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
EVA WHITE									
2-41	ARCH / ENG (Building Env)	1430		7,000					
				7,000		-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
WALNUT PARK									
2-42				-		-	-	-	
				-		-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
AMORY STREET									
2-45	ARCH / ENG (Roofs)	1430		30,000	-	-	-	-	
				30,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
GENERAL WARREN									
2-47	ARCH / ENG (Site)	1430		4,500					
				4,500	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
TORRE UNIDAD									
2-49							-	-	-
				-	-	-	-	-	-

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
ROCKLAND									
2-50	ARCH / ENG (Building Env)	1430		7,000					
				7,000		-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
CODMAN APARTMENTS									
2-51	CLERKS	1430		50,000		-	-	-	
2-51	ARCH / ENG (Building Env)	1430		140,000		-	-	-	
2-51	BUILDING EXTERIOR	1460	All units	1,480,000		-	-	-	
				1,670,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
HERITAGE									
2-52				-		-	-	-	
				-		-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
ST. BOTOLPH									
2-53	ARCH / ENG (Building Env)	1430		7,000					
				7,000	-	-	-	-	

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				Approved	Revised1	Difference	Obligated2	Expended2	
PASCIUCCO									
2-54							-	-	-
				-	-		-	-	-

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				Approved	Revised1	Difference	Obligated2	Expended2	
LOWER MILLS									
2-57						-	-	-	
				-	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	CLERKS	1430		5,000		-	-	-	
2-58	FIRE PROTECTION	1460	Repair/ repaint fire escapes @ Rutland/ E. Springf	50,000		-	-	-	
				55,000	-	-	-	-	

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				Approved	Revised1	Difference	Obligated2	Expended2	
AUSONIA									
2-61	CLERKS	1430		5,000		-	-	-	
2-61	ARCH / ENG (Building Env)	1430		7,000					
2-61	ARCH / ENG (Windows)	1430		60,000		-	-	-	
				72,000		-	-	-	

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PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
HASSAN									
2-62						-	-	-	
				-		-	-	-	

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
SPRING STREET									
2-70						-	-	-	
				-		-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
PATRICIA WHITE									
2-71	CLERKS	1430		5,000		-	-	-	
2-71	ROOFS	1460	All balcony roofs	45,000		-	-	-	
				50,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
ROSLYN APARTMENTS									
2-72	ARCH / ENG (Site)	1430		4,500					
2-72	ARCH / ENG (Site)	1430		2,500					
2-72	SITE	1450	One HazMat shed	10,000					
				17,000		-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
BELLFLOWER									
2-77	ARCH / ENG (Site)	1430		4,500					
2-77	ARCH / ENG (Building Env)	1430		7,000					
2-77	ROOFS	1460	All balcony roofs	10,000	-	-	-	-	
				21,500	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
COMMONWEALTH FAMILY									
2-82	CLERKS	1430		5,000		-	-	-	
2-82	STORM AND SEWERS	1450	Limited underground lines as needed	80,000		-	-	-	
				85,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
PEABODY SQUARE									
2-83	ARCH / ENG (Building Env)	1430		5,000					
				5,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
FRANKLIN FIELD									
2-89	CLERKS	1430		50,000		-	-	-	
2-89	A/E (Electrical)	1430		30,000		-	-	-	
2-89	ELECTRICAL	1460	Waterproof all panels at secondary system	200,000					
2-89	HVAC	1460	Replace one boiler	250,000					
2-89	STAIRS	1460	Repair all exterior stoops	500,000					
				1,030,000	-	-	-	-	

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
JOSEPH MALONE									
2-90						-	-	-	
				-	-	-	-	-	

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Expires 4/30/2011

Part II: Supporting Pages

PHA Name:				Grant Type and Number:					Federal FY of Grant:
Boston Housing Authority				Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
HIGHLAND PARK									
2-93									
				-	-	-	-	-	

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Office of Public and Indian Housing
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Part II: Supporting Pages

PHA Name:				Grant Type and Number:					Federal FY of Grant:
Boston Housing Authority				Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
COMMONWEALTH ELDERLY									
2-95	CLERKS	1430		5,000		-	-	-	
2-95	STORM AND SEWERS	1450	Replace line(s) as needed	20,000		-	-	-	
				25,000	-	-	-	-	

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Annual Statement/Performance and Evaluation Report
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Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
HAMPTON STREET									
2-98	ARCH / ENG (Site)	1430		4,500					
				4,500		-	-	-	

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Capital Fund Financing Program

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Part II: Supporting Pages

PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
FREDERICK DOUGLASS									
	2-126 ARCH / ENG (Site)	1430		4,500					
				4,500	-	-	-	-	

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Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-P002-501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					Federal FY of Grant: FFY09
Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
WASHINGTON MANOR									
2-127 ARCH / ENG (Site)		1430		4,500					
				4,500	-	-	-	-	

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Capital Fund Financing Program - Five-Year Action Plan--FY09-FY13

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PART 1A: Summary

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan | [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
	FAMILY DEVELOPMENTS					
2-00	AUTHORITY-WIDE	**See**	5,496,238	8,230,738	8,522,738	7,685,738
2-01	CHARLESTOWN	**Annual**	0	1,080,000	60,000	1,500,000
2-04	LENOX STREET	**Statement**	850,000	50,000	0	0
2-06	CATHEDRAL		910,000	0	0	0
2-07	HEATH STREET		0	0	0	0
2-08	MAVERICK		0	0	0	0
2-09	FRANKLIN HILL		0	0	0	0
2-11	WHITTIER STREET		0	276,000	185,000	0
2-13	WASHINGTON-BEECH		0	0	0	0
2-14	ALICE H. TAYLOR		1,200,000	0	0	500,000
2-19	BROMLEY PARK/HEATH STREET		0	0	2,660,000	1,700,000
2-23	MARY ELLEN McCORMACK		3,080,000	0	930,000	1,000,000
2-24	OLD COLONY		0	0	30,000	600,000
2-58	W. NEWTON/RUTLAND/E. SPRINGFIELD STREETS		140,000	1,250,000	0	0
2-82	COMMONWEALTH		210,000	1,410,000	400,000	0
2-89	FRANKLIN FIELD		450,000	400,000	0	0
2-93	HIGHLAND PARK		40,000	0	100,000	0

Capital Fund Financing Program - Five-Year Action Plan--FY09-FY13

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PART 1A: Summary

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan | [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
	ELDERLY & DISABLED DEVELOPMENTS					
2-26	MARGARET COLLINS	**See**	80,000	0	0	0
2-27	ANNAPOLIS	**Annual**	0	0	165,000	0
2-28	ASHMONT	**Statement**	0	0	33,000	0
2-29	HOLGATE		0	0	0	0
2-30	FOLEY		107,000	130,000	250,000	850,000
2-32	GROVELAND		39,000	0	170,000	0
2-34	DAVISON		0	0	0	0
2-35	WASHINGTON STREET		46,000	145,000	0	0
2-36	WEST NINTH STREET		80,000	0	55,000	0
2-37	JOHN CARROLL		0	0	66,000	0
2-38	J. J. MEADE		55,000	0	0	0
2-40	MARTIN LUTHER KING JR. TOWERS		0	0	0	25,000
2-41	EVA WHITE		0	0	0	0
2-42	WALNUT PARK		67,000	675,000	0	0
2-45	AMORY STREET		265,000	25,000	180,000	110,000
2-47	GENERAL WARREN		240,000	170,000	0	0
2-49	TORRE UNIDAD		0	0	0	0
2-50	ROCKLAND		15,000	150,000	0	0

Capital Fund Financing Program - Five-Year Action Plan--FY09-FY13

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PART 1A: Summary

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan | [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-51	CODMAN	**See**	0	0	0	0
2-52	HERITAGE	**Annual**	0	0	0	0
2-53	ST. BOTOLPH STREET	**Statement**	0	0	0	100,000
2-54	PASCIUCCO		0	0	0	0
2-57	LOWER MILLS		0	185,000	585,000	0
2-61	AUSONIA		600,000	0	0	0
2-62	HASSAN		0	0	0	0
2-70	SPRING STREET		0	0	0	0
2-71	PATRICIA WHITE		0	25,000	0	80,000
2-72	ROSLYN		201,500	0	0	0
2-77	BELLFLOWER		80,000	0	0	0
2-83	PEABODY/ENGLEWOOD		0	0	0	341,000
2-90	JOSEPH C. MALONE		0	0	0	0
2-95	COMMONWEALTH ELDERLY		0	290,000	100,000	0
2-98	HAMPTON HOUSE		80,000	0	0	0
2-126	FREDERICK DOUGLASS		80,000	0	0	0
2-127	WASHINGTON MANOR		80,000	0	0	0

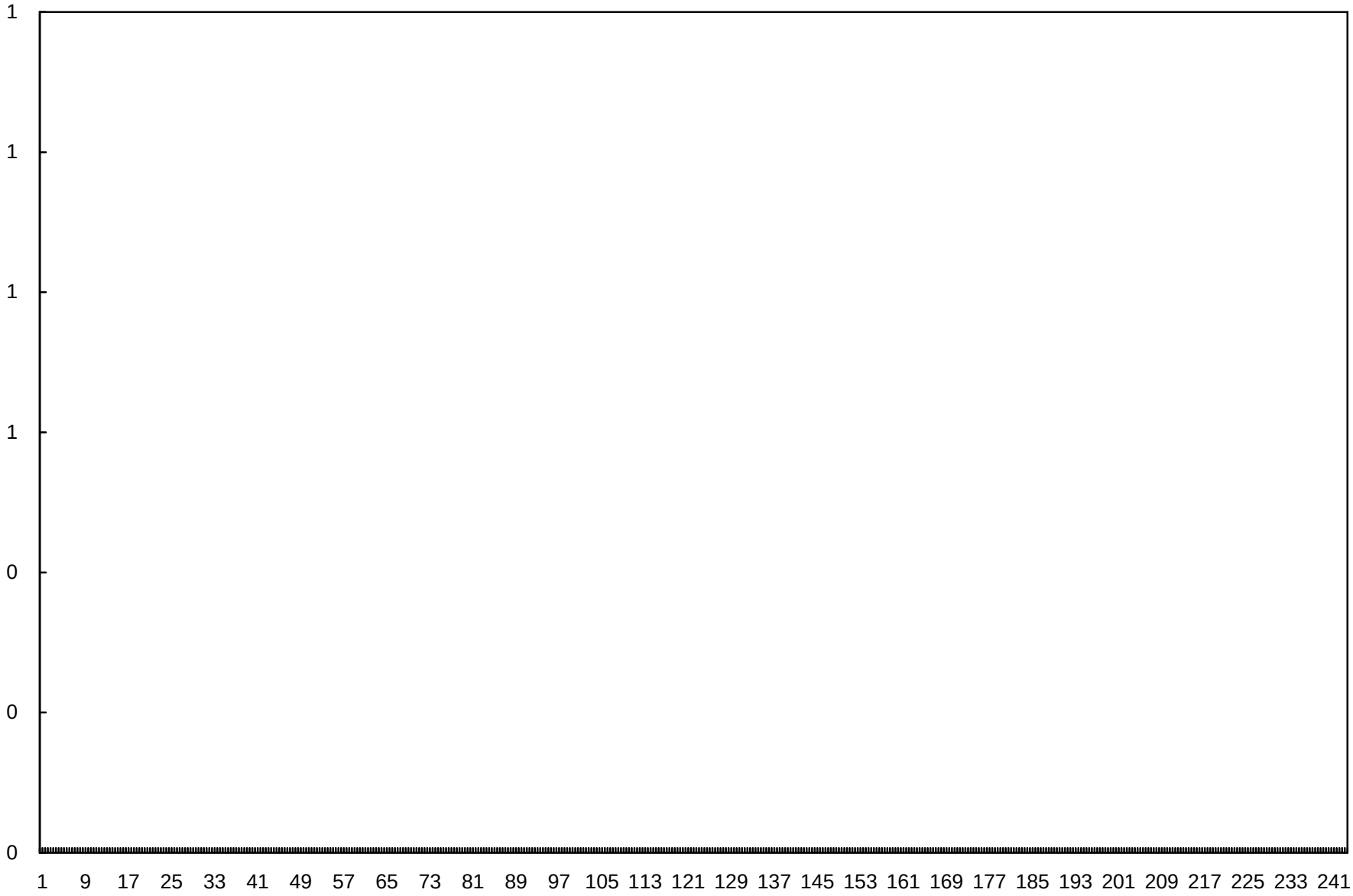
Capital Fund Financing Program - Five-Year Action Plan--FY09-FY13

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PART 1A: Summary

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan | [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
B. Physical Improvements Subtotal		**See Annual Statement**	12,920,382	13,391,881	12,962,156	13,792,519
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			2,422,192	2,422,192	2,422,192	2,422,192
F. Other			1,596,356	1,124,857	1,554,582	724,219
G. Operations			4,894,384	4,894,384	4,894,384	4,894,384
H. Demolition						
I. Replacement Reserves						
J. Mod Used for Development						
K. Total CFP Funds			24,471,920	24,471,920	24,471,920	24,471,920
L. Total Non-CFP Funds						
M. Grand Total						
Signature of Executive Director & Date:						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Comments and Responses to the BHA FY 2009 Annual Plan.

The following document contains the comments and responses received on the BHA's FY 2009 Annual Plan. The Plan was put out for public comment on November 1, 2008 and the Comment period closed on December 15, 2008 with a public hearing held December 8, 2008 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 2009 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. Some page numbers may change in the final Plan submission.

Administration

Comment: PR p. 47: Who's on current Monitoring Committee? Can RAB get a list of members and a schedule of meetings in case any RAB members wish to attend, and can we make sure Monitoring Committee members similarly get information about RAB membership and meetings in case they wish to attend or be in contact with RAB?

Response: Currently there is no standing Monitoring Committee. BHA continues to struggle with receiving a sufficient number of eligible nominees from the various resident organizations throughout the City. Recently, the Administrator has asked the Deputy Administrator to more aggressively recruit nominees. It is hoped that within the next 60 days, this issue will be resolved.

Comment: Monitoring Committee: We think the BHA and the Mayor need to fix the problem where BHA operates for prolonged periods without a Monitoring Committee (there's not been one in place since the beginning of January 2008). We are willing to work with the BHA on legislative changes that will make the structure work more smoothly for the future. In the meantime, we would like to know that new members have been appointed. We would also like a list of the members and a schedule of meetings so that we can attend and so that we can be in touch with Monitoring Committee members on matters of common concern.

Response: BHA continues to struggle with receiving a sufficient number of eligible nominees from the various resident organizations throughout the City. Recently, the Administrator has asked the Deputy Administrator to more aggressively recruit nominees. It is hoped that within the next 60 days, this issue will be resolved. Once the new members have been appointed, the information requested will be shared with the Resident Advisory Board.

Budget

Comment: AP p.4:The revised draft didn't refer to Annual Statements for the Replacement Housing Factor Funds or the Capital Fund Financing Program (CFFP) (or any CFFP implementation schedule). Was this a mistake, or are these not required for some reason?

Response***:*** Replacement Housing Factor fund performance and evaluation reports for 2008 acts as the annual statement. The Capital Fund Financing Program Performance & Evaluation report is also an annual

statement. The annual statement box is checked off. We did not include an Implementation Schedule. This was an oversight. We are now including one.

Comment: AP p. 5:BHA may want to take out the parenthetical reference to the Monitoring Committee regarding the Operating Budget, since that may call attention to the fact that there apparently was no Monitoring Committee in existence at the time the Operating Budget was adopted in the spring of 2008.

Response: BHA will remove the reference.

Comment: AP p. 16:(a) Can BHA get HOME $ and has it been considered (any discussions with DND)? (b) If ROSS or public housing FSS grants are obtained, that should be added to this chart (might happen before final submission to HUD)

Response: a) BHA has not received these funds in the past but will investigate. b) BHA has not yet received word on its grant applications.

Comment: Other Income: It was noted that the Annual Plan mentions other income available to the BHA (vending, cell towers, etc.) This raised again the issue about the laundry funds and how they are distributed for use by Local Tenant Organizations —this appears to be somewhat arbitrary since the Tenant Participation Policy was changed. This should be discussed (apparently the topic is also part of an upcoming Mass. Senior Action Council meeting with the BHA).

Response: The BHA is meeting with MSAC about laundry funds in order to better explain how funds have been distributed to date and to discuss possible future formulas for distribution.

Capital

Comment: Process for Reviewing State Capital Needs; Convening Constituencies Separately When There May Be Special Issues of Concern: The Committee discussed that there should be some kind of process for State developments to meet together and discuss their Capital Plans, similar to that for the RAB for the federal developments. There was a presentation to the RAB a number of months ago, and there is supposed to be a development-specific process (as there is for the federal developments).

Response: The state capital funding cycle is sporadic and unpredictable, unlike the federal which is annual. There is a capital planning process involving residents which occurs in conjunction with these state funding opportunities; the process is delineated in the Tenant Participation Policy, Section 18.

Comment: PR p.2: Any projected date for 504 completion? Look at pp. 44-45, which makes it appear that work is done on federal side, but that state side may be held up indefinitely.

Response: Unfortunately, state funding availability is still uncertain, making a projected completion impossible.

Comment: PR pp. 44-45: Contrast this on 504 with p. 2.

Response: We see no conflict between the cited pages and so do not understand the comment.

Comment: ***504:*** On PR p. 2 of the progress report, the group agreed that BHA should say whether the 504 work is done and, if not, say specifically what work is left and when it will be done (including the work on state public housing).

Response: BHA has stated that all federal units are complete per the terms of the VCA ("construction…underway"); of these, two developments are still under construction. As stated, work at three state developments still awaits funding, making prediction of start or completion impossible.

Comment: Some items are contained in the Capital Financing Fund Program (CFFP), under which BHA issues bonds and get funding for a substantial chunk of modernization work, with the bonds being paid back over time with future capital funds. Much of the work under the CFFP will be at three of BHA's largest family developments—Charlestown, Mary Ellen McCormack, and Old Colony—but the CFFP also would include a variety of smaller items at some of the BHA's elderly/disabled developments. We also need to look at the work slated under the CFFP, and work completed under the CFFP (where, too, items may change) to see overall work at the developments. John Kane indicated that the CFFP progress will be part of the P&E reports.

Response: Yes, there will be a P&E report on CFFP.

Comment: As with last year's notes, people asked what sort of process is used to decide what items are listed for a development, and the priorities on the PNAs. John said that he had a copy of the PNA for his development (St. Botolph) from 2007, and didn't understand the differences. He understood that since fire protection was listed as #1, that item was supposed to be addressed in the CFFP. But there were three items listed as priority, and he didn't understand why the others did not appear in the Annual or in the 5-Year Plan.

Response: Physical needs surveys are conducted with input from residents, managers, superintendents and capital staff. Work orders and other maintenance impacts are considered during this process. Due to limited funding BHA is not able to address all priority items. Some priorities do not show up in the annual or 5-year plan because they are funded in earlier years.

Although draft PNAs were included in the documents for public review and comment, BHA has since learned that the HUD PNA forms are not required to be submitted to HUD under the new streamlined Agency Plan format. Therefore, we will not be including them in this year's submission. BHA will retain the information collected in this year's physical needs surveys and while the PNA form will not be submitted to HUD, the prioritized needs continue to help steer capital funding decisions.

Comment: In prior meetings, some RAB members had said that, at least at some sites, there were local development meetings with local tenant organizations (LTOs) and BHA staff to determine priorities, and this matched the process that Shirley Ransom said should be followed. However, as was noted in last year's notes, this didn't seem to be happening everywhere. There needs to be a structured automatic way for LTOs to know from their population what the priorities are. There also needs to be a way for the RAB to know that the LTOs have had these meetings and have agreed on the priorities (or, where there is disagreement, why the priorities ended up being set the way they were). Otherwise, the RAB doesn't know there's a real tenant participation process and simply has to trust what BHA says. In addition, as has been mentioned in the past, there needs to be a way to insure that the information gets to all residents and all LTO Board members, and is not simply sent to the LTO chair or LTO office and no one else knows about the meeting and no one attends. All LTO Board members should get notice.

Response: BHA would be glad to work with the RAB to develop a more effective process for tenant participation in the capital process.

Comment: People agreed with the suggestion from last year's Reading Committee notes 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. As was stated last year, "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."

Response: Although we agree it's a good idea, current BHA financial management systems can not produce multiple-source reports of this nature. Re-creating the information manually would require significant staff resources. BHA is currently seeking to implement new financial software which we hope can address this and similar issues.

Comment: John gave an example of a problem at St. Botolph with the garbage chute, and suggested that the LTOs need to go around with their maintenance superintendents to review common areas and systems and know what should go into the priority list. In addition, a review of the quantity and categories of work orders should help inform what goes into the priority list. If, for example, 50% of the tenants say that there is a problem with sporadic heat in the winter (as shown in work orders), and the priority item that BHA lists is fire protection, that would raise concerns. If 150 work orders were called in with plumbing/heating problems, then that's an indication of a problem which should appear on a priority list.

Response: Physical assessments are conducted with input from residents, managers, superintendents and capital staff. Work orders and other maintenance impacts are considered during this process. Due to limited funding BHA is not able to address all priority items.

Comment: We then discussed what do specific headings mean. For example, is fire protection the alarm system? Is it fireproofing? What all is involved? We also discussed that some items, like the garbage chute, might never appear on the Capital Plan, as each development (at least in the past) had a budget for extraordinary maintenance, and that item might be covered there. (Last year, similar questions were raised about window guards at Annapolis, and they didn't appear in the P & E reports, raising a question of whether they were in fact Capital budget items or appeared somewhere else—don't think we got a clear answer to that.) If tenants knew more what went into the heading of "fire protection", for example, they'd know better whether it should be a priority item or not. People need to know what's in their development's operating versus its capital budget. Tenants need to be educated as to how all of this works so that they can give meaningful input.

Response: The commenter is correct in noting that there is some overlap between what constitutes capital vs. maintenance items. The HUD forms (Annual Statement and 5-Year Plan) ask for "major work categories" because they are planning tools and used for review and approval by HUD. The specific needs of a project usually develop further during the investigative and design phases. Having approval for broader rather than specific items allows the necessary flexibility. For instance, an engineer designing smoke detector upgrades may discover that a sprinkler pump also needs replacement. Development Managers should review the operating budget annually with the LTO and if no LTO then should post a meeting for interested residents.

Comment: John raised the question about why, if these issues have come up in the Capital Plan Reading Committee process in the past, there aren't systems put in place to fix this. Ernestine said that there wasn't enough time: during the PHA Plan process, it will be agreed that someone would get back with the RAB on

this, and then the RAB moves on to other issues and has too much on its plate. John said that we shouldn't keep doing it the wrong way because we don't have enough time, but need to figure out a way to do it right.

One suggestion was to have permanent or ad hoc committees on Capital Plan issues that continue to operate throughout the year, which then follow up on the issues about making sure that the LTO/local development meetings happen and that residents understand and are giving meaningful feedback on priorities and are brought up to date on spending. In addition, this would give the RAB members willing to spend additional time on a committee the ability to meet regularly with the responsible BHA staff persons (Shirley Ransom, etc.), so it's not just Shirley giving a presentation at the RAB meeting, but there's a real understanding and relationship established between the RAB and the BHA staff members responsible for this. [While this was just a suggestion for Capital Plan, some thought this might be a good idea for other elements of the Annual Plan, so that the Committees' function is more task-oriented and related to the ongoing implementation of the Annual Plan, 5-Year Plan, and Capital Plan.]

Response: BHA would be happy to work more closely with a RAB committee on these concerns and to foster a better understanding of the capital process throughout the year.

Comment: Another suggestion was for BHA to do a city-wide training on modernization and capital issues, where LTO representatives would be invited for a real nuts and bolts session on priority-setting, tracking work items, etc. Such workshops have happened in the past (Mac mentioned a DHCD related workshop that happened in the late 1980's as a real model); it might be that there should be separate workshops for State and Federal. This way, everyone would have a better understanding of what's going on—and it would be a way for LTOs from different developments to network about what they do on modernization. (BHA does or helps facilitate workshops on tenant participation, 501(c)(3), etc.

Response: See response above.

Comment: Another question was how to establish links/responsibility, etc. between all of the groups that are concerned about capital/modernization items—LTOs, the RAB, the Monitoring Committee. Mac noted that there had been a Resident Leadership Training Summit a number of years ago that did bring all of those groups together; Ernestine agreed that the summit had been a big coming-together experience, but that there had been no real follow through. She said that she had wanted, while on the Monitoring Committee, to make more of these links, which was one of the reasons she was interested in the Capital Plan.

Response: See response above.

Comment: <u>Making Sure the Capital Planning Process Works at the Local Development Level</u>: The RAB has been stymied in giving meaningful input on the BHA's Capital Plan because we have no way of being sure that priorities and spending match the priorities set by local tenant organizations (LTOs) and residents at the local development level or that, when BHA decides that local preferences will not be followed for a sound management reason, that there has been a sufficient explanation about this to the LTOs and residents. We think a few reforms in this area will help:

--Each LTO should be given a regularly updated capital and operating budget for its development which both shows past approved budgets and proposed future budgets all in one place.

--Mailings for any BHA meetings or soliciting feedback

should go to all LTO members, and not just the LTO office or President/Chair at a development, and as much as possible, BHA should try to encourage general resident involvement in capital planning and priorities.

--Resident training and capacity-building is needed.

--The RAB needs some way to know that there has been LTO sign-off.

Response: BHA would be happy to work more closely with a RAB committee on these concerns and to foster a better understanding of the capital process throughout the year and to develop a more effective process for tenant participation. Although we agree it's a good idea to show multiple years of past and proposed operating and capital fund plans in one place, current BHA financial management systems can not produce multiple-source reports of this nature. Re-creating the information manually would require significant staff resources. BHA is currently seeking to implement new financial software which we hope can address this and similar issues.

Civil Rights

Comment: PR pp. 35-36: Get more specifics on Section 3—what kind of jobs/positions? Note that this also seems inconsistent with the figures in p. 38 and p. 58 of the Annual Plan.

Response: The jobs have been in various construction trades and tenant coordinator positions. There was a typo on page 58 that has been corrected.

Communications

Comment: PR p.14 Might want to add the piece here about asking residents for their histories in public housing as part of collaboration with U. Mass. Boston.

Response: We can do that…

The BHA collaborated with the Massachusetts Studies Project at UMass Boston to participate in a history project called Remembering Home; memories of Boston public housing. Residents and BHA staff were invited to submit their photographs and memories for the project, which were then scanned and posted on the internet at www.massmemories.net.

Comment: ***BHA Website; Other Communications***: Nancy noted, on PR p. 15, that there are a lot of problems with BHA's web-site. It isn't kept up to date, and it's very difficult to find things (many are "hidden"). A lot of the development numbers, LTO information, and manager information just isn't right. She also noted that BHA doesn't seem to keep a central mailing list or correct from one mailing list, and she gave, as the example, mailing that their LTO chair has received from BHA which is sent under different addresses and names for the same person depending on which BHA department is sending it out. There needs to be greater coordination.

Response: The Communications Department does its best to update the website in a timely manner as soon as it receives updated information. We updated all of the development numbers, LTO information, and manager information fairly recently. However, because this information changes on a continual basis, it can become out of date if the Communications Dept. does not receive the updated information in a timely manner. We will send an email reminder to all departments to request that they keep the Communications Dept. updated on information that appears on the website. Task forces are encouraged to update the dept. directly as well.

If there are certain items that residents would like to have displayed more prominently on the website, they should call the Communications Director directly to discuss. The website needs to be redesigned but this

is not possible at this time due to funding restrictions.

The Communications Dept. does have a centralized database that it shares with Planning and other departments. Again, because the information in the database is constantly changing, it is imperative that the Communications Dept. gets updated and consistent information as quickly as possible from other BHA departments as well as from residents.

Community Services Department

Comment: AP p. 72:On public services, may want to discuss how the $25/unit funds are used where there is no MOA with a local tenant organization—this was part of the RAB's request for information, but may also help in showing the variety of ways in which BHA supports resident participation. (If there is Section 8 money set aside to help promote resident participation, as Marilyn O'Sullivan said at a RAB meeting this summer, this could be mentioned here as well.)

Response: Interested residents may contact Community Services Department (CSD) to meet and discuss specific needs; at present, CSD is working with a number of sites that do not have a currently recognized task force to bring in services and provide residents with access to funds for activities that are in line with the TPF Policy Guidelines.

Comment: PR pp. 34-35: GBLS/RAB should review public housing FSS application (from 7/08) and related ROSS application from 8/08.

Response: They are both available in the BHA Planning Department Library.

Comment: PR pp. 37-38: What revisions sought/anticipated in the MOA for Workforce Investment?

Response: The revisions to the MOA will encompass the service commitments made as a part of the HOPE VI Grant for Washington Beech, and the ROSS Service Coordinator and FSS programs. The general services provided will not change.

Comment: ***Resident Services Coordinators***: On PR p. 38, here again, people asked for an accounting of which developments have Resident Services Coordinators (RSCs), which don't, and what arrangements are being made for those developments that don't have them. In addition, there was a concern as to whether RSCs were making themselves available for new residents to identify their needs for services and assistance and coordinate them—at Annapolis, the LTO was seeing nothing. This was particularly an issue for homebound residents; people would be promised help and nothing happened. People suggested some kind of system where RSCs could account for how they are spending their time, and an ongoing dialogue between LTOs and RSC's. Mac suggested that this might be a useful topic for the Mass. Senior Action Council Elderly Housing Committee to set up a meeting pulling everyone together.

Response: Resident Service Coordinators (RSCs) are presently assigned to 26 elderly/ disabled properties while the remaining sites are supported by 2 contractors for 3 sites in South Boston and Torre Unidad in the South End. Privately managed properties provide service coordination at their sites by RSC's who, report to the Program Director for Resident Services by monthly reporting and phone communications.

The Resident Service Department uses Referral Forms for managers and LTO'S to make referrals for service; RSC's also use a sign up sheet for residents to communicate their needs and others, and the Program Director receives requests for assistance from City Hall, hospital,

elderly/disabled providers, National/ international agencies and residents themselves.

Manager's and RSC's are required to maintain Frail List of residents who are homebound, using canes, wheelchairs who are experiencing short term lease or behavioral issues that would require a step by step approach to remedy or closure.

RSC's are responsible for coordination of services to elderly/disabled of all ages at the sites where they are assigned or covering while we await the return of a staff person to the team. This has changed the service coordination for all 26 sites with RSC's redeployed to cover additional sites and a new set of demanding issues(for example, bed bugs).

A new system to alert residents when RSC's are holding office hours and when they will return to that particular site was recently implemented and this system will be graded for it impact on issues.

Resident Task Force should request a meeting with RSC's to establish working relationships around planning, events, referrals for resident supports or service coordination of a variety of services and information for better living.

Comment: Resource coordinators assigned at elderly/disabled sites are not approachable and refuse to conduct quality of living checks on sick tenants.

Response: Commentor should contact the Program Director for Resident Services, Al Davis directly.

Comment: Resource coordinators are not public housing tenants and BHA should consider just hiring tenants for these positions because they can identify with the day to day issues and better address them.

Response: Thank you for the comment. While there may be some positive aspects to hiring tenants there would also be privacy and confidentiality issues, nonetheless, positions are posted and residents may apply.

Leased Housing

Comment: AP p. 6There's a reference here to the cooperative agreement between the BHA and the Department of Transitional Assistance (DTA) being "pending" as of October 2008. Does BHA intend to finalize a cooperative agreement soon, and if so, what's the timeline and can it be reviewed by the RAB?

Response: The BHA submitted a final draft of the agreement to the Department of Transitional Assistance in October 2008. To date, we have not received an executed copy back from the DTA. If and when such an agreement is finalized, the BHA will be happy to forward a copy to the RAB.

Comment: AP p. 37:One suggestion would be to break out the Section 8 Mod Rehab units that are McKinney-Vento from the others (so it's clear which are devoted to those who are homeless and which are generally available to any Priority 1 applicant)—programs operate a little differently. Also note that the number of Section 8 vouchers listed here 12,506) is higher than in the prior draft given to the RAB (11,947)—any explanation for this?

Response: The BHA does not feel that this is the appropriate place to provide the specific site-based data on its Section 8 Moderate Rehabilitation Program. The figure is higher (12,506) than in the final version because it had not yet been updated in the preview draft shared with the RAB in early October, 2008.

Comment: AP pp. 57-58: Information on the current status of the NAACP litigation, and what changes are possible/anticipated based on the outcome of that litigation, would be helpful. This should also be revised if the ROSS proposal on FSS is approved

(discussed in the 5-Year Progress Report).

Response: The BHA continues to administer the NAACP vouchers in accordance with the terms of the agreement and HUD appropriations. The BHA is still waiting for a decision from the court and as such has no further information to offer at this time.

Comment: AP p. 58:There is no required number of participants for the Section 8 FSS program? My recollection is that in prior Annual Plans, there was a number here (and there may also be in the Admin Plan)—this should be checked. For the PBV program, may want to have a specific inventory page included as an attachment to the PHA Plan, similar to that which MBHP has, which could also be a good short piece for housing search workers/applicants to know where they should apply and any particular factors on that program—shorter than the existing description piece, for which there's been problem with owner cooperation (sometimes for understandable reasons given the nature of particular programs and trying to keep a low profile in the community/protect client confidentiality).

Response: The BHA is no longer required to have a minimum number of participants in its FSS Program. The BHA maintains property description for all of its Section 8 PBV and Moderate Rehabilitation sites which are available to interested parties including advocates. Although it is true that we have sometimes had difficulty in receiving updated information from some owners, it has been our experience that interested parties want more and not less detailed information on each site. We will be happy to review MBHP's list to see if we could further enhance our current listings.

Comment: AP pp. 85-87:Discuss how Project-Based Certificates (PBCs) are being converted to Project-Based Vouchers (PBVs). Have a user-friendly chart like MBHP's for the Mod Rehab, PBV, and PBC sites—particularly needed since BHA will no longer be the central application point for these sites, and applicants/housing search workers will need good but not excessively long materials about how best to apply. Would suggest including this inventory as a page in the PHA Plan attachment.

Response: Recent federal legislation permits owners of properties with valid PBC contracts to convert those PBC contracts that expire to PBV contracts. The BHA is in communication with owners and managers of the PBC sites with expiring contracts to advise and provide technical assistance to them so that owners may take full advantage of the streamlined PBV rules. Agency personnel work regularly with development staff and management companies to update list and to keep information accurate. BHA staff meet regularly with industry advocates and make concerted efforts to apprise industry partners of resources available on web.

See Response above regarding property descriptions. In addition, as part of the implementation of the administration of Section 8 PBV and Moderate Rehabilitation site-based waiting lists by owners, the BHA will be reviewing the listings with all owners/managers.

Comment: PR p. 1:Vouchers at Maverick, Bickford St., Franklin Hill, Washington Beech, 504, VASH, High Point, Camelot, Florence and Brandywyne. Need to double check on Florence.

Response: The BHA received 10 vouchers for Florence Apartments.

Comment: PR p. 6:May want to add, as example of meeting with advocacy agencies, steps on proposed changes to the Section 8 Admin Plan and involvement in outreach for reopening of the Section 8 waiting list.

Response: The BHA lists these meetings with advocates on page 10 of the report.

Comment: PR p. 8:We should ask for the SEMAP rating from HUD, and find out why high performer status was lost (i.e., in which particular performance areas BHA lagged—BHA went from 93 to 89).

Response: In FY 2008, the BHA lost half of the total points available to be earned for timely annual re-examinations. In addition, the BHA is no longer eligible to receive points associated with serving a minimum number of households in its FSS program as the BHA already met this program goal. The loss of points in these two categories caused the BHA's score to drop by 4 points.

Comment: PR p. 9 The data in the PIC system is hard to understand—how did BHA get over a 100% reporting rate. The PIC reporting data on p. 7 needs to be updated to reflect this current data (it only went to 2007).

Response: The formula utilized by HUD to determine our Section 8 reporting rate is based upon leasing data submitted from the previous quarter. HUD compares this data to the number of 50058s submitted in the current month by the BHA. As sometimes, we are assisting more households currently than we did in the previous quarter, the resulting calculation of the HUD formula shows that we are reporting more 50058s than we are required to and thus our reporting rate shows as over 100%.

Comment: PR p.18: When will the Leased Housing Operations Manual be available for review, and can RAB members see it?

Response: The Leased Housing Operations Manual outlines procedures to be utilized by staff in their completion of various functions. This procedural manual is constantly being changed/updated as new procedures are developed. Although this Manual is not a policy document and as such is not an attachment to the Annual Plan, we will be happy to make the current version available for review.. Interested parties should contact Marilyn O'Sullivan, Chief Officer of Occupancy and Leased Housing for further information.

Comment: PR p. 24: Should discuss the proposed changes to the Project-Based Voucher and Mod Rehab waiting list systems here.

Response: The sections on this page provide updates on goals established as part of the new computer software installation and 2004 Needs Assessment. The recent proposed changes to the administration of our Section 8 Project Based and Moderate Rehabilitation waiting lists from the BHA to Owners/Managers were not part of this implementation or the Needs Assessment and therefore are not discussed in this section.

Comment: ***Property Descriptions for Section 8 Project-Based Voucher (PBV) and Section 8 Mod Rehab Waiting List Properties***: On PR p. 24, there's a reference to the property descriptions for these programs. However, Mac forgot to note that these descriptions are often inadequate and don't give enough information so that applicants would know if they should apply at a given site. Where this will be de-centralized in the future, there needs to be good solid information on this which applicants can use.

Response: See Response above.

Comment: PR p. 29: What is the goal for FSS enrollment (a number)?

Response: The BHA successfully conducted a HCVP portfolio wide outreach in June of 2008 and held the public lottery for the FSS-HCVP waiting list determination in July of 2008. BHA personnel have and are continuing to schedule intake briefing sessions by

drawing from the top of the FSS waiting list forty (40) households at a time. As the intake process moves forward, executing FSS contracts with heads of households, the BHA will be in a better position to estimate the number of FSS households to be enrolled.

Comment: PR p. 35: Statistics here on number of FSS participants (200) conflicts with other data in report (p. 29 says 175). How many people are now getting Section 8 home-ownership grant, and how many additional persons are expected to be helped with this in the coming year (understand this may fall off from what was anticipated given current financing crisis).

Response: The data has been changed to be consistent. As of the current 2009 calendar year, the BHA presently assists 18 households with home ownership, and given present market conditions, the BHA is not able to quantify a number beyond this current statistic, although BHA personnel intend to assist any and all otherwise qualified households.

Comment: AP p. 27 Would suggest using the term Project-Based Voucher rather than Project-Based residents here, since some clients have project-based assistance (Mod Rehab, for example), but don't have these rights/options. See p. 28, where Project-Based Voucher is used.

Response: Agreed. We will make this change.

Comment: AP p. 28:In asterisked section, would delete "Housing Choice", so it reads Project Based Voucher".

Response: Agreed. We will make this change.

Comment: AP p. 29:Second box on #4 (referring to lottery) should also be checked, since this is one of the ways that the waiting list is organized. Not sure #5 is true, since it will be under review by HUD (mid-year FY '08 submission) at the time this is under public/RAB review. May want to spell that out.

Response: HUD asks LHAs to select only one box under item #4. To clarify that we actually do a lottery first and then place in order by date and time we added the language in parenthesis.

We will add a note to item #5 clarifying the status of residency preference.

Comment: AP pp. 22-29: Don't know if anything will need to be added here on the Project-Based Voucher and Mod Rehab waiting list proposed changes (mid-year FY 2008 submission). Nothing in template boxes quite matches this, but since this is relevant to admissions and departs from past practice, should be described here (again, assuming HUD approval of mid-year submission and waiver request).

Response: The BHA added a note to the end of "Other" on the top of p.24 that states that PBV and Moderate Rehabilitation waiting lists will be administered by owners.

Comment: AP p. 70:The piece here on homelessness may need to be revised/expanded in light of the City's priority for this in the new Con Plan (see also p. 68). May want to discuss the possible "early warning" homeless prevention pilot being explored with Homestart and others (not sure if grant funded yet or not, but should be mentioned). May want to include the "graduates preference" (for those who are in transitional housing with services who no longer need those services to be able to apply for tenant-based Section 8) as a means of helping to free up service-enriched housing for those who need it, while at the same time not forcing people back into homelessness (there is the need to come up with a list identifying which specific programs qualify for this). May also want to include the "super-priority" as another means of homeless prevention (allows existing public housing residents to transition to other more appropriate housing for domestic violence, victim/witness protection, or reasonable accommodation

needs without forcing them into homelessness). May also want to mention BHA's recent flexibility through waivers for treating those denied Residual Tenancy as qualifying for "homeless" priority for the same reason (giving them some ability to be reached on the priority waiting list before they actually become homeless). To the extent that the City obtains funding through the Continuum of Care "Rapid Re-housing" Continuum of Care NOFA, BHA should discuss how its programs and policies are integrated with the City's overall strategies to reduce and prevent homelessness.

Response: The BHA will review these sections and make revisions based upon suggestions.

Comment: AP pp. 72:Would recommend changing the title from Lead-Based Paint to include broader health hazards (since part of discussion here is on asthma), and would also reference the Kellogg Foundation and Integrated Pest Management piece here. Also could reference the pending proposal to expand the super-priority to cover reasonable accommodation cases where a family's need cannot be adequately addressed within public housing (often this will be related to a unique health hazard for that family).

Response: The title comes form the City of Boston Consolidated Plan. The Integrated Pest Management effort is described elsewhere.

Legal

Comment: AP p. 14:Update on Analysis of Impediments and Fair Housing Plan for the City of Boston? (in conjunction with City's Con Plan)—timetable and any opportunity for RAB, etc. review

Response: The City of Boston Office of Fair Housing is in the process of selecting a consultant to facilitate this process and is expected to be on board by March 2009 and to be putting together an advisory committee in April. There will be a role to play for the Boston Housing Authority and an invitation will be sent to the BHA Administrator.

Comment: PR p. 19: What's the status on the VAWA and LEP committees? Has the VAWA committee completed its work, and if not, what tasks are left and likely timetable? What's the overall timetable planned for LEP committee work? To what extent are either of these committees held up because of vacancy in the position of the Director of Civil Rights?

Response: Both committees are working groups of staff who meet as coordination or decision-making requires. Neither committee is effected by the vacancy in the position of the Director of Civil Rights. The BHA has an internal working committee, led by Marilyn O'Sullivan, Chief Officer of Occupancy and Leased Housing, that is developing a draft LEP. The BHA hopes to have a draft Plan available for comment in the next few months.

Comment: PR pp. 41-42:Thought VAWA Policy already approved as part of 2008 Plan, and just some clean-up in a few places in the Admin Plan and ACOP. When will applicants/participants/ owners be given written notices about VAWA and informed where to find forms to self-certify, etc.? Also may want to mention super-priority as means of addressing needs of victims in public housing who cannot safely relocate within BHA public housing portfolio.

Response: Applicants/ Tenants/Participants/Owners will be notified as soon as ACOP, Admin Plan, Lease changes, etc. are revised and approved.

Comment: III. **VAWA Changes:** GBLS agrees that BHA needs to revise its lease to comport with VAWA statutory changes. However, it appears that the BHA lease language, in a few respects, departs from what the statute says or from HUD

directives and so some revisions are needed:

Lease Paragraph F, Definitions: Should also refer to 24 CFR § 5.2003.

Response: BHA will review this and the following comments and make revisions as appropriate. Further discussion may be warranted where there are differing conclusions on legal requirements.

Comment: Lease Paragraph F(1): The BHA's language limits victim protection to signatories of the lease or persons identified on the Tenant Status Review form as an authorized household member. However, that is not what the statute nor the HUD regulations say. Rather, protections are extended to immediate family members, including spouses, parents, brothers or sisters or children, or an individual to whom the person stands in loco parentis, or any other person living in the household and related to the person by blood or marriage. See 24 CFR § 5.2003, definition of "immediate family member". Eviction protections are extended to "the victim, if the tenant or immediate family member of the tenant is the victim." See 24 CFR § 5.2005(a, b). Thus, for example, it may be that there is a SPAR proposal but an immediate family member is not yet added to the TSR. Another example might be that the tenant's sister comes to her apartment and is followed by her abuser, who causes a major disruption when he tries to attack her; this would be covered by the Act, but would not be covered by BHA's lease language.

Response: See prior response.

Comment: Lease Paragraph F(2): Here again, the BHA lease language does not conform to HUD regulations or the statute, since it limits the protection to circumstances where the Resident, Co-Resident, or authorized household member is a victim, and federal law covers circumstances where the tenant or an immediate family member of the tenant (who may or may not be an authorized household member, as described in the prior paragraph) is the victim. See 24 CFR § 5.2005(b).

Response: See prior response.

Comment: Lease Paragraph F(5): Here again, the language makes it appear that the federal law solely provides protections for domestic violence, etc. where the tenant or an authorized household member is the victim, and there may be circumstances where it is another immediate family member who does not live in the apartment at all or has not yet obtained BHA approval for addition to the household (where required). We would suggest using the HUD phrase here, which is simply "tenant", and which does not refer to an authorized occupant having to be the victim. See 24 CFR 5.2005(b).

Response: See prior response.

Comment: Lease Paragraph F(6): BHA's lease uses the phrase "if that resident's tenancy is not terminated"; the HUD regulation, at 24 C.F.R. § 5.2005(e), uses the phrase "if that tenant or lawful occupant is not terminated from assistance." GBLS would ask that BHA use the HUD phrasing, as it makes a distinction between the specific persons whose assistance is being terminated, rather than an overall termination of tenancy, and certainly keeps open the concept that bifurcation could preserve assistance for others who are not an actual and imminent threat. GBLS would also ask that BHA add the description in the HUD regulations, i.e., that "in this context, words, gestures, actions or other indicators will be considered an 'imminent threat' if a reasonable person, considering all of the relevant circumstances, would have a well-grounded fear of death or bodily harm as a result." This tends to make the test for this narrow exception relatively objective.

Response: See prior response.

Comment: I am concerned about public housing. My unit is uninhabitable. You shouldn't put dogs and cats in there. The management harass me and pushed me against the doorframe. I have a case with the legal department. Public housing should be safe. Staff are there to serve me, not threaten me. I live in public housing but I won't say which development.

Response: BHA will look into the comment. These are allegations and should be investigated by the Office of Civil Rights.

Comment: With the current law on marijuana and federal law VAWA, BHA should really consider changing its One Strike Policy to coincide with the laws.

Response: One Strike is not applicable to possession of less than one ounce of marijuana and certain other illegal drugs as this is no longer a crime. It is not clear how the commentor interprets One Strike as applicable to circumstances involving the protections of the Violence Against Women Act. Generally One Strike, as a policy, involves serious criminal drug offenses or other serious criminal activity.

Comment: Currently as the One Strike Policy exists at the BHA is too harsh. BHA needs to restructure this policy to eliminate the eviction of entire families particularly, when they are unaware that a guest or family member has committed a crime.

Response: BHA has no current plan to change its implementation of the federal policy called "One Strike". As mentioned above, the BHA moves forward with lease enforcement under One Strike in situations involving serious criminal drug-related activity and where there are serious criminal offenses. Recent judicial decisions have upheld the federal approach.

Comment: AP p. 40:Note that State law no longer requires this for eviction cases. If BHA does choose to eliminate the 2nd stage review for grievable evictions, it would need to go through a public process (including 30-day notice and comment opportunity for individual residents, similar to what happens when the lease is revised). There would also be a question then of how to handle those cases where the BHA claims a basis to override the panel's decision (as permitted in narrow circumstances under federal law). It may be that HUD's proposed streamlining rule on grievances, if adopted in some form, would require change here as well.

Response: BHA is not currently planning to revise its grievance procedure but in circumstances where it does contemplate such a change, BHA will follow the process for notice and opportunity for comment described in its Tenant Participation Policy.

Comment: AP pp. 72-73: Would include as significant changes requiring PHA Plan process similar changes in CFFP above the threshold, any significant changes in the hearing process (as noted above, BHA may do this because of final HUD action on the streamlining rule, or BHA revising the grievance process because certain steps are no longer required by state law), as well as any waiver requests that might affect residents (in such cases, BHA should spell out exactly what waivers are being sought and why the waiver is needed).

Response: The language pertaining to significant changes to the Annual Plan has been the same for several years and has worked well. Changes such as are suggested in the comment would be subject to the notice and at least a 30 day opportunity to comment requirements of BHA's Tenant Participation Policy. That Policy also covers waiver requests.

Comment: PR pp. 15-16: Good information about timetables to hold and decide hearings and appeals. It is important to BHA to adhere to this to avoid delays

both for tenants and for its own operations.

Response: Thank you for the comment. BHA staff place a high priority on timely service and upholding its goals.

Limited English Proficiency

Comment: Language Access: The Committee thought that, in order to guarantee effective resident participation, a Limited English Proficiency (LEP) Plan needs to be in effect, describing how the needs of persons who are not proficient in English will be met. A lot of the burden for this falls on task forces. Similarly, Resident Services Coordinators who are proficient in another language find themselves pulled in two different directions. (Mac noted that this same comment came up in the Reading Committee for the 5-Year Progress Report.) There was discussion about what the arrangements were with the Mayor's Office of Neighborhood Services, or the Office of New Bostonians, to help with effective outreach, as well as trainers to use voice activated earphones; some suggested having Rossetta Stone programs available at development sites, as well as access to ESL classes. The Committee thought it might make sense to ask if RAB members wanted an LEP Committee; Mac noted that there had been one meeting a while ago between RAB members and Michelle Ekanem (before she left the BHA) on LEP issues. Alternatively, if BHA has a committee already on this, perhaps we should ask for a RAB representative to be part of that Committee. Everyone agreed that language is a big issue, and having language access is important to building up resident trust. Mac noted that LEP issues are or should be part of the Analysis of Impediments to Fair Housing for both the BHA and the City's Consolidated Plan.

Response: The BHA has an internal working committee, led by Marilyn O'Sullivan, Chief Officer of Occupancy and Leased Housing, that is developing a draft LEP. The BHA hopes to have a draft Plan available for comment in the next few months.

Comment: PR p. 15: What's going on with the development of an LEP Plan? What timetable, when available for review?

Response: The BHA has an internal working committee, led by Marilyn O'Sullivan, Chief Officer of Occupancy and Leased Housing, that is developing a draft LEP. The BHA hopes to have a draft Plan available for comment in the next few months.

Comment: ***Limited English Proficiency***: Everyone agreed, on PR p. 15, that BHA needed to have a Plan for how it would provide information and assistance to those with Limited English Proficiency, and set a btimetable for when forms and a policy will be in place. It was noted that in some places the Resident Services Coordinators are the sole or primary link for linguistic groups (Haitian Creole speakers at Hassan, Vietnamese speakers at Annapolis) to gain access to BHA and other services, and this may: (a) create some tension with their ability to effectively carry out their other responsibilities in the limited time they have; and (b) if funding is cut (as is anticipated at Hassan), this can both impact regular Resident Services Coordination and the ability of these groups to interact successfully with BHA.

Response: The BHA has an internal working committee, led by Marilyn O'Sullivan, Chief Officer of Occupancy and Leased Housing, that is developing a draft LEP. The BHA hopes to have a draft Plan available for comment in the next few months.

Comment: Establishing a Plan To Ensure That Persons with Limited English Proficiency (LEP) Are Adequately Served: Federal law has required for a number of years that housing authorities have plans to

adequately serve persons with Limited English Proficiency (LEP). The law requires both that basic materials and notices be translated into the commonly spoken languages in the area and that translation service be provided for those with difficulty in understanding or communicating in English. While BHA's 5-Year Progress Reports refers to various steps that BHA is taking, there are no concrete deadlines set for when BHA will have a Limited English Proficiency (LEP) Plan, nor any specifics about what documents/notices have been translated or are going to be translated within particular periods of time.

Within the next 90 days BHA should establish a deadline for having an LEP Plan in place. BHA should develop and implement an interim plan and give the RAB, LTOs, and advocates an opportunity to review and comment on the interim plan; the final plan should take into account feedback that BHA obtained through the review and comment period.

Response: The BHA has an internal working committee, led by Marilyn O'Sullivan, Chief Officer of Occupancy and Leased Housing, that is developing a draft LEP. The BHA will have a draft Plan available for comment in the next few months.

MIS

Comment: PR p. 13, will the new financial software allow for electronic fund transfer arrangements, where tenants can ask that money be taken directly out of checking accounts to BHA at a set time each month (in the same way that other bills can be paid for insurance, etc.)? If so, when is this option likely to be available? A number of people have been asking BHA to set this up as a way to assist families with money management, particularly where vendor arrangements can't be done (because the family is no longer getting TAFDC) and when bill-payer or representative payee arrangements may be too intrusive (requiring that all money matters be turned over to a third party).

Response: The Boston Housing Authority has not yet evaluated potential financial software packages, so it is impossible to provide a definite answer to this question with regards to the software. It is possible that the Boston Housing Authority could establish a "direct debit" program for interested residents independent of the implementation of a new financial software package. A decision about moving this forward should most likely be made by the Operations and Finance & Accounts Departments.

Comment: ***Financial Software and Tenant Payments:*** The group agreed with Mac's suggestion (related to PR p. 13) about creating electronic fund transfer arrangements so tenants who wish to can have funds automatically deducted from checking accounts to make sure there is timely payment. People thought Resident Service Coordinators should advise people of their options. They also thought BHA should explore having a system where residents who wished to could make on-line payments.

Response: See previous response.

Comment: PR p. 13—what changes in systems can be anticipated due to asset management? (referred to tangentially here).

Response: Changes have been made to existing computer systems to allow for the more accurate accounting for costs on a property by property basis. As the Boston Housing Authority selects and implements new software packages to support housing operations and financial systems, we plan to evaluate features that could support asset management, including tracking the useful life of various physical systems, projected costs of maintenance and other capital projects, and

capital planning. However, the BHA has not yet evaluated or selected these software packages, so providing any details on asset management functions is impossible at this time.

Comment: PR pp. 21-22: Integration of data from new intake/screening system into phone system and website for direct customer access. What kinds of information will be available and the timeline for implementation? What security safeguards will exist to make sure that information is only provided to authorized individuals (avoiding identity theft, fraud, etc.)?

Response: While the Boston Housing Authority is interested in implementing direct customer access to waiting list status information, the decisions about the precise data that will be available have not yet been made. It will include basic information such as the names on the waiting lists and the BHA's estimated wait times until an offer of housing or a voucher might be made. The BHA is sensitive to the need to ensure the security and privacy of this information, and will enable some kind of multi-key security system that will require users to provide two or more pieces of confidential information in order to obtain the requested information. Further, the web portal and data store will be encrypted and secured using industry-standard technologies.

Occupancy

Comment: AP p. 9:Will this waiting list data be updated by the time of final HUD submission to reflect new data from the opening of the waiting list in 10/08 and the lottery?

Response: The lottery data was not added before BHA came out with the final draft on November 1, 2008.

Comment AP p pp. 10-11: A few thoughts: (a) Any way to fit this all on same page? (b) Any way to separate the cumulative family public housing and elderly/disabled public housing waiting list data? (c) Note that it appears that different ethnic groups utilize public housing and Section 8 programs at different rates, and this is particularly pronounced for Asian population (far greater public housing utilization than Section 8). May be worth further examination to see if any tweaking of Priority 1 definition (the only category where Section 8 applicants can apply) may be needed.

Response: BHA staff have completed all the required fields in the HUD provided template. BHA staff will continue to monitor and analyze existing data to determine if other priority categories may be warranted.

Comment: AP pp. 17, 23: When did BHA start getting NCIC/FBI data (on out-of-state criminal records), and how were the outstanding issues that kept this from happening earlier resolved? Does this mean that BHA will end its pre-existing systems for gathering information on out-of-state CORI where applicants indicate that they resided out of state for part of the housing history period?

Response: The BHA has not resolved the outstanding NCIC/FBI issues. The BHA continues to rely on the housing history provided by the clients to obtain out-of-state criminal records. The BHA will continue working using the existing system until a resolution is available.

Comment: AP p. 20: Shouldn't priority 3 be replaced by Priority 2? There really is no Priority 2 anymore, and doing it this way may make HUD or others believe that there's a typo and something's missing.

Response: Yes, the change was made to the ACOP and the Annual Plan will reflect that change as well. Thank you.

Comment: AP p.21: Shouldn't the Rent Manual be added here (on the rules of occupancy for public housing)?

Response: It has been added.

Comment: AP pp. 26-27: The displaced Boston preference is a little different than what's in the checked box here (which is meant to deal purely with resident preference, and not the extra criteria associated with being a displaced Boston resident). Since the displaced Boston preference is discussed later on pp. 27 and 28, the reference should probably be deleted in the checked boxes.

Response: The reference will be removed.

Comment: PR p. 14:Note that the applicant survey has not yet been implemented despite plan to do so in 2007.

Response: The automated survey will be implemented in 2009.

Comment: PR p. 18: When will the Occupancy Operations Manual be available for review, and can RAB members see it?

Response: The Occupancy Operations Manual outlines procedures to be utilized by staff in their completion of various functions. This procedural manual is constantly being changed/updated as new procedures are developed. Although this Manual is not a policy document and as such is not an attachment to the Annual Plan, we will be happy to make the current version available for review.. Interested parties should contact Gloria Meneses, Director of Occupancy for further information.

Comment: PR pp. 2-3:May want to discuss here how ACOP changes could affect speed of filling vacancies (i.e., instituting the 2-offer system for priority applicants, but only having one offer for emergency transfers and non-priority cases).

Response: The comment has been added to pp. 3 of the Progress Report. Thank you.

Operations

Comment: AP p. 31: This refers to a discretionary policy to disregard increases in earned income between annual recertifications. However, BHA plans on eliminating this for public housing, at least if the increase is above the $200/month threshold. If the BHA finally adopts that policy, this box should not be checked, or the text should be revised.

Response: We agree.

Comment: AP p. 32:BHA has now formally proposed, both in the Annual Plan and as a lease amendment, that public housing tenants will be required to report interim increases in income of $200/month or more. BHA also has "unchecked" the box that allowed for interim recertification at family choice. That would mean that tenants could not seek a downward adjustment in rent if their income declined. Residents have a number of thoughts on the interim recertification policy which should be brought out in RAB, LTO, and individual resident comments on both the PHA Plan and the proposed lease changes, but BHA should definitely NOT eliminate residents' ability to seek a downward adjustment in rent if income declines—this would be contrary to federal law

Response: There is no change to the policy that allows residents to request a decrease in rent when income declines. The appropriate box will be checked.

Comment: AP p. 32: Can the RAB get a chart of what the revised flat rent charts will look like for 4/1/09?

Response: This is available in the planning library.

Comment: AP pp. 35-36: Shouldn't Franklin Hill be on this chart?

Response: We agree and the information has been added.

Comment: AP p. 71:The reference, under Consolidated Plan Economic Development, to the BHA continuing "to implement discretionary rent policies to encourage self-sufficiency" would need to be revised if interim re-

certifications for increases in income is required. In addition, BHA would need to examine whether this change is consistent with the Consolidated Plan, and/or if a change to the City's Consolidated Plan (which must include information about public housing and self-sufficiency initiatives) would be required to do this. Should add information about the ROSS and new FSS applications here (see 5-Year Progress Report).

Response: The Earned Income disregard allows newly employed residents to exclude all of their earned income from rent calculation for a year. The new BHA rent redetermination policy affects only those residents whose income increases $200 or more each month.

BHA has applied for both ROSS and FSS grants to assist residents in attaining self sufficiency through job training and employment. BHA will add information to that section.

Comment: AP p. 80:Not clear where Elderly/Disabled Management is on this chart, and that should probably be clear, as well as where exactly Al Davis fits into the chart (given his critical role with many of the elderly/disabled LTOs, and the question of his relationship to Community Services).

Response: Managers and maintenance staff for elderly/disabled developments are included in the property management regions listed. Al Davis reports to the Director of Property Management and Operations as does the Director of Community Services.

Comment: AP pp. 81-83: It would help to get the actual RASS scores here from 2008 for RAB review as well as the components and all of the questions (in addition, the acronym should be spelled out so that it's clear to everyone what this means). This must be relatively recent, as the results were not previously discussed with RAB. On p. 82, under Communications, as has been mentioned by Progress Report Reading Committee, not all of the web-site material is kept up to date or is "user-friendly" (often it is hidden and you need to know where to look).

Response: RASS stands for Resident Assessment Sub System. RASS scores are available in the Planning Library.

Comment: AP p. 83:Would recommend re-titling the portion of this from Neighborhood Appearance to be Appearance & Quality of Life issues, since the problems with infestation relate not to the outside appearance of the development, but the quality of life of residents (obviously the problem is one related both to individual units and to common areas/basements, etc.)

Response: This is the title given this section by HUD.

Comment: <u>Rent Manual</u>: Everyone agreed that it made sense for the BHA to provide access to the Rent Manual to residents, resident organizations, and advocacy groups.

Response: The Rent Manual is available at each management office.

Comment: <u>Proposed Change in Policy About Public Housing Tenants' Reporting Increases in Income In Between Annual Recertifications</u>: There was an extensive discussion about the proposed change in the interim recertification policy (to require tenants to report any increase in income of $200/month or more in between annual recertifications). This is both in the Annual Plan and there is a separate public comment and public hearing process for related lease changes. The Committee members said that there should be a formal RAB vote to oppose this change. It was noted that conditions did not justify paying more for reduced services. In addition, the reason BHA gave for the original policy was to act as an incentive for those who acquire or improve employment, and changing this could act as a disincentive.

Response: The earned income exclusion is meant to serve as an incentive to employment.

The BHA recognizes the opposition of the RAB to this change but believes that the redetermination threshold has been set high enough that it will not act as a disincentive to employment.

Comment: Change in Rent Policy: We voted at our November 13, 2009 RAB meeting to oppose BHA's proposed change in policy for public housing residents. The proposed policy would require residents to immediately report, in between annual recertifications, when household income increases by $200/month or more. BHA eliminated the duty of interim reporting of increases in income when the RAB first formed in 1999-2000. BHA stated then that its policy was intended as an incentive for tenants to seek employment and/or to improve their employment situations. We think those argument still are valid ones, and that BHA should do what it can to encourage and reward residents' employment efforts. We ask that BHA not change the policy and not required interim reporting of increases in income.

Response: The BHA recognizes the opposition of the RAB to this change but believes that the redetermination threshold has been set high enough that it will not act as a disincentive to employment. The earned income exclusion is meant to serve as the primary incentive to employment.

Comment: Committee members agreed that BHA should keep the policy that the BHA should make an interim change in rent when the tenant requests it and it's found to be justified. This is often needed when household income declines. We thought this was probably eliminated by mistake from the Annual Plan.

Response: We agree.

Comment: A number of additional comments were made (in case the RAB was not successful in getting BHA to drop the interim reporting requirement entirely);

If a tenant failed to report the change on an interim basis, BHA should not evict the tenant as long as the tenant was willing to enter into and comply with a repayment plan for what should have been paid if there had been accurate reporting. The repayment plan should factor in people's ability to pay, and spread out the installments so that the monthly amounts due on rent and the arrears is not excessive. These should be done in out-of-court agreements . (Mac said there's similar guidance from HUD for its multifamily programs, saying that repayment agreements, but no court action, are appropriate for unintended program violations.) People also said it would be helpful to know what numbers and percentages of tenants are currently behind on rent, and what leads to this.

Response: The BHA intends to engage in further conversation with the RAB and other resident advocates about implementation of the new rent redetermination policy. This is among those issues that may be discussed.

Comment: Since the policy is being applied to both state and federal public housing, it should be remembered that for state public housing, there is a limited disregard for the elderly.

Response: Thank you.

Comment: Managers should be reminded about certain income that doesn't count—for example, stipends; stimulus payments from the IRS; census taker income; etc.

Response: Managers receive periodic training in rent determination and other procedures.

Comment: Any change in rent should be grievable (both as to the amount and the effective date), and written notices should be clear about this.

Response: This is currently the case.

Comment: Asset Management: The Reading Committee noted the discussion in the Annual Plan about Asset Management, and thought there should be some discussion about how this has affected tenants. We were told it would not affect us, but one of the reasons for the change in rent policy is Asset Management. If Asset Management is affecting us, we need to know the specifics.

Response: The BHA is willing to discuss asset management with the RAB whenever invited.

The new rent redetermination policy is not being proposed as a result of asset management.

Comment: Asset Management: As you know, last spring was the first year in which BHA had to prepare development-based budgets based on HUD's Asset Management approach. A number of us had concerns about how this was going to be implemented and the potential impact on tenants, and requested a City Council hearing to discuss the matter. We are now facing the 2nd year of Asset Management. We are concerned because we understand that while, in the first year, BHA had a certain amount of flexibility to move funds around to protect its developments and residents, this flexibility is more limited in future years and developments are expected to be self-sufficient. We would like a formal report and a meeting with you and your staff to discuss Asset Management some time early in 2009. We want to be sure that Asset Management will not be having an adverse impact on tenants. We understand that one of the key problems is not Asset Management per se, but HUD's and Congress's chronic underfunding of Operating Subsidies for public housing nation-wide. We are willing to work with the BHA in whatever constructive ways we can to support getting the funding that is needed, and would welcome any thoughts you have about joint BHA/resident strategies.

Response: BHA staff will be happy to meet with the Resident Advisory Board to discuss the issue of Asset Management.

Comment: Comments were received on the content of the BHA rent manual.

Response: BHA staff will respond to the rent manual content comments separately.

Comment: PR p.2 Can RAB get each site's turnover times on vacancies (this was requested by several RAB members at the 10/08 RAB meeting)? See also pp. 6-7. Should include any explanation and strategies where vacancies take a significantly longer period of time to be filled beyond system-wide average and benchmarks for performance.

Response: BHA staff is available to speak about this matter at the RAB's convenience. Reduction in turnover time is a priority for the BHA.

Comment: PR pp. 5-6: Revised rent manual now available? (is also referred to on p. 40 of the Annual Plan). Copies of training policies on non-citizen residents available?

Response: As stated above the Rent Manual is available at each management office. Procedures that apply to non-citizen residents are included in the Rent Manual.

Comment: PR p. 6:Same question as before—about which percentage of work-orders were not completed within 25 days, and any site-by-site breakdown, explanation, and improvement steps planned at sites which have a significant number of work-orders that aren't completed in 25 days.

Response: BHA staff is available to speak about this matter at the RAB's convenience. Reduction in work order completion time is a priority for the BHA. For FY 2008 that BHA average work order completion time was approximately 18 days.

Comment: PR p. 7: Should explain how these scores relate to what BHA could have received (the numbers by

themselves are meaningless to the general public or someone who doesn't know how the overall scoring system works).

Response: The maximum score for the Physical Assessment SubSystem (PASS) is 30. This clarification will be added.

Comment: PR p. 11 refers to the customer satisfaction surveys—RAB had given some feedback here, and should probably review the final reports mentioned here. In addition, what's the status on the Section 8 recertification customer satisfaction survey—when will it likely be implemented? The description of the survey results on PR pp. 13-14 appears far more mixed than what is here, and the information should be consistent in both places.

Response: We can discuss the results of the work order survey with the RAB at their convenience. The survey results are consistent in the final draft.

We hope to implement the Section 8 recertification survey in 2009.

Comment: PR pp. 14-15: Can we see what the results were of the RASS survey? [Understand it may be difficult from the responses to propose particular strategies.]

Response: These results are available in the Planning Library.

Comment: PR p. 26: Is the Energy Service Agreement in jeopardy due to the bank credit crisis, and what does this mean overall to BHA operations and residents?

Response: While financing options are more limited than BHA had hoped, negotiations are moving forward. We expect to execute an Energy Services Agreement in 2009.

Comment: PR p. 27: This should be revised to reflect p. 26 discussion on the Energy Service Agreement.

Response: The clarification has been made.

Comment: ***Energy Service Agreements***: People had the same question Mac did on reading this on PR p. 26, i.e., are these agreements in jeopardy because of the current financial crisis, and if so, what does that mean? People also wanted a list of which developments have these agreements and for what specific improvements.

Response: While financing options are more limited than BHA had hoped, negotiations are moving forward. We expect to execute an Energy Services Agreement in 2009.

When the agreement is finalized we would be happy to share the scope of work with the RAB upon their request.

Comment: ***Vacancies:*** On PR pp. 2-3, where there's a discussion about the goal of turning around vacancies in 30 days, there's no indication that this goal has been achieved. Moreover, there's nothing about what's been achieved on this since 2005.

Response: The 30-day turnaround has not been achieved. As stated in the response to an earlier comment, BHA staff is available to discuss our efforts in this regard at the RAB's convenience.

Comment: On PR pp. 5-6, everyone agreed it would be helpful for the rent manual to be accessible to all residents and resident leaders.

Response: The Rent Manual is available at each management office.

Comment: **Quarterly Re-certifications of Zero Rent Tenants**: BHA has had a policy for a while, reflected in its Rent Manual, that residents who have zero income can have zero rent. However, in order that tenants do not remain at zero rent when they in fact have income that would justify an income-based rent, the Rent Manual requires that managers

check with such residents every 90 days to determine if there has been a change in circumstances that would justify re-setting the rent based on acquisition of income. I understand that the proposed change to Section 3 of the lease is merely intended to make this policy enforceable through the lease—i.e., a tenant could not argue that s/he does not need to recertify, or can remain at zero rent, when the manager requests a quarterly re-evaluation and the data that is provided through the recertification would justify a rent higher than zero rent.

Response: This change creates an affirmative responsibility for the tenant to report to the manager when he or she begins to receive income.

Comment: I think it is unlikely that tenants, on their own, will come in every 90 days from the date that they are placed on zero rent. Therefore, I think the obligation here should still be triggered by the manager's request, and managers should set up a system to automatically remind themselves to send out notices shortly in advance of the 90 day period. Tenants should not be penalized if they haven't been contacted by the manager. (This obligation would not relieve the tenant of any separate interim reporting obligation established for ALL BHA tenants, if the BHA chooses to do that, but would insure that if the change in income was less than the standard mandatory threshold, the tenant's obligation derives from the manager's notice b. There may be some circumstances where it is clear that an increase in income will not trigger a re-setting of rent. Thus, for example, a tenant may be on "zero rent", but in fact be receiving income which is excluded under the earned income disregard. (The tenant may have been unemployed and not receiving any income before employment began.) In such a case, it would be a waste of time for both the BHA and the tenant to mandate quarterly reporting, since BHA would know when the earned income disregard regulation would lead to a rent change (depending on the date of the initial qualifying event). BHA therefore might want to provide that the manager can waive the quarterly recertification requirement.

Response: The lease change creates a responsibility for the resident to report the receipt of income.

Comment: I would therefore suggest the following language: "provided that any Resident paying zero ($0) rent monthly due to having no countable income may be required to report for recertification every 90 days thereafter in accordance with notices sent out by the BHA until the rent is re-set based on the existence of countable income. Rent may be reset in these circumstances even if monthly gross household income does not increase by $200 or more per month. BHA may waive or alter this reporting requirement where federal/state rent rules would not result in a change in rent due to income exclusions which would remain in effect for more than 90 days" . BHA may want to send a written verification to be signed and returned that income has remained at $-0- and there is no change or to verify that there has been a change in income. At that point the site manager could schedule an appointment to do a rent redetermination.

Response: BHA will take this comment under advisement.

Comment: II. **Change in Interim Reporting Obligations for Increases in Income**: As you know, I participated as a technical advisor to the Resident Advisory Board (RAB) in reviewing some changes to the PHA Plan directly related to the lease changes and prepared a number of notes/comments for the RAB and its Reading Committee. The RAB formally voted to oppose change #2, and to ask that interim recertification not be required for increases in income that occur in between annual recertifications. The BHA's elimination of interim recertification was seen as a

progressive change by residents in the very first PHA Plan in 1999-2000, and one which helped to serve BHA's goal of encouraging residents to find employment and to improve their economic prospects without immediately being faced with rent increases. Moreover, there are concerns that this policy will not end with public housing, but will be extended to the Section 8 program. I agree with the RAB's position.

Response: The earned income exclusion is meant to serve as an incentive to employment.

The BHA recognizes the opposition of the RAB to this change but believes that the redetermination threshold has been set high enough that it will not act as a disincentive to employment.

Comment: I understand, however, that BHA may not believe it can afford to continue the policy of eliminating interim re-certifications for increases in income, particularly given chronic underfunding of the Operating Subsidy. If residents and the RAB are unable to persuade you to drop this proposal, I want to re-iterate the other concerns raised in the Reading Group comments:

Are only increases in earned income to be covered? This is asked because, at one of the RAB meetings, an example was given of a resident who previously had not been receiving child support and who then receives child support in between her annual re-certifications. John Kane of the BHA indicated that he thought the increase was only for earned income. However, that is not what the proposed lease language says.

Response: The change applies to all income.

Comment: Flat rent cases are exempt, and this should be explicit.

Response: The BHA agrees.

Comment: If someone's already being credited for an earned income disregard, mid-term reporting of increases makes no sense. Just as with the "zero rent" cases, once it is determined that a tenant has an earned income disregard, increases in the income would not affect the rent. (Obviously there can be circumstances where, because of unemployment, the disregard period would be suspended, and then changes in income might be relevant—for example, the tenant has no income for a while, and then gets TAFDC, workers comp, or unemployment benefits.)

Response: BHA will take this comment under advisement. The BHA intends to engage in further conversation with the RAB and other resident advocates about implementation of the new rent redetermination policy. This is among those issues that may be discussed.

Comment: If rent is retroactively increased, and there was no intent to deceive the BHA (the resident simply forgot or didn't understand the reporting obligation), the resident should get the opportunity to enter into a reasonable repayment agreement to pay up any underpayment, and should not be subject to court action as long as s/he is willing to enter into such an agreement and is honoring its terms. This is the same approach that HUD takes with EIV in multifamily housing. Payment terms should not be so onerous as to require residents to unreasonably cut into necessary day-to-day household needs. Moreover, late fees should not be imposed on retroactive changes, and should be waived if the charges are being paid off over time as long as the payment terms and ongoing rent are being paid (the resident may have to make more than one payment a month in order to properly balance spending).

Response: The BHA intends to engage in further conversation with the RAB and other resident advocates about implementation of the new rent redetermination policy. This is among those issues that may be discussed

Comment: If the tenant does timely report a change in income but it takes BHA a while to complete the process due to the need to obtain third party verifications, etc., the tenant should not be penalized, and the 30-day notice of advance rent change should be provided.

Response: This is the current practice.

Comment: In each case, BHA should ask about all applicable disregards and exclusions, including full time student status, child care expenses and medical expenses. I have seen a few cases where managers failed to ask for this information but subsequently refuse to make rent changes even though it can be documented that such expenses existed.

Response: The standard redetermination process will be used that includes use of a detailed income and deductions questionnaire.

Comment: Moreover, as drafted, the lease would automatically require a retroactive redetermination of rent, even if, because of income deductions or exclusions, the tenant's rent would not increase, and/or would only increase slightly. My understanding is that the $200/month threshold was adopted for several reasons: (a) it's the same as the amount of excludable stipend payments (i.e., if a resident was receiving the maximum stipend of $200/month, this would not be counted as income); (b) it is the same threshold that HUD has adopted for interim recertification in its multifamily subsidized housing program, and HUD did not think that rent increases for income amounts of less than $200/month would really justify the additional time/expense involved for all concerned. If this is the case, it may be helpful to say that while reporting is required, if it turns out that the rent would not increase by more than a certain amount each month (this could be $60-$64/month, as that would be $200 multiplied by 30% or 32% of income), the rent would remain unchanged.

Response: The BHA intends to engage in further conversation with the RAB and other resident advocates about implementation of the new rent redetermination policy. This is among those issues that may be discussed

Comment: BHA should make sure that any notice of rent change include both an explanation of how the rent was calculated and language about grievance rights (both as to the amount of the revised rent and its effective date). This is required by state and federal law, and by the settlement of the Armstrong v. Boston Housing Authority class action.

Response: The BHA intends to comply with state and federal law.

Comment: The language in the third sentence of the BHA's proposal says, "Any such increase or change shall be made…"; it should read "Any such increase or change shall be reported by the Resident…"

Response: The BHA intends to engage in further conversation with the RAB and other resident advocates about implementation of the new rent redetermination policy. This is among those issues that may be discussed

Comment: Who is in charge of Orchard Gardens? I moved into my new apartment and whenever I go out my neighbor comes into my apartment and uses my phone, eats my food. I tell my manager but it is like a joke to her. I throw my food out. I put locks on the door but they still get in. They wear my clothes. I've had it.

Response: Orchard Gardens is managed for the BHA by Maloney Properties. BHA staff will investigate the situation with the manager.

Comment: Regarding the BHA's lease change requiring residents paying $0 rent to report to management every 90 days and have an interim re-determination of their rent, I

think it should be every month. In these days of asset management, developments need all the rent they are entitled to.

Response: Thank you for your comment. All the proposed rent and lease changes are consistent with state and federal regulations.

Comment: When will the changes to rent and lease take place?

Response: Keep in mind these are proposals. BHA will take into consideration all the comments we receive on the proposals and then make a final decision about what to submit to HUD in early January. Then HUD will review the proposals and the earliest it could take effect would be April 2009.

Comment: Can families who have their income go down go multiple times to the manager for rent redeterminations if their income changes.

Response: Yes, there is no limit on the number of times a family can go in to the manager if their income changes. The proposed change regarding income increases is only triggered if a family's income goes up $200 a month.

Comment: A member of my family was a victim of a crime and now I would like to transfer. Can you help?

Response: Yes, BHA does emergency transfers. Go to the manager's office and fill out the transfer request. You will need some documentation such as a police report. A BHA Sergeant will investigate and make a recommendation depending on the circumstances to the transfer review committee.

Comment: Managers need better training in using the formula to deduct medical expenses, including what is covered under medical expenses. Many times they do not want to deduct cost of medical transportation and extra co-payments.

Response: BHA management staff receives periodic training in rent determination procedures.

Comment: There have been many policy changes and little communication at sites where managers supervise more than one location. We would love to meet with the CEO at least once a year to make our concerns be known since many managers do not communicate with us about policy changes or what is happening in our community.

Response: The CEO will respond to any request for a meeting.

Comment: We get conflicting information from each manager on the CORI process including statute of limitations. What are the true statutes of limitations for what crimes? How long does a person have to wait before they can apply for public housing or be added to the lease if they have had a bad CORI in the past?

Response: All screening is performed by the BHA Occupancy Department, not the development mangers. The CORI result is used as one factor in the screening process and any applicant may appeal an adverse decision.

Comment: There are little housing opportunities for seniors who currently reside at BHA developments. Seniors who are in need of reasonable accommodation should be considered for Mobile Section 8 vouchers, so that they can obtain better housing.

Response: Any BHA resident who requires a reasonable accommodation may be eligible for a Section 8 voucher under our super priority.

Comment: I have trouble understanding English. Over 90% of the tenants at my development do not speak or understand English. We only got the letter in English and Spanish. The Chinese population is the third highest in the BHA and they did not make an effort to send it out to us in our language so we can

understand it. Second, BHA did not talk to us about the lease changes not even at our community meetings. We need managers who can communicate with us and notices need to be sent in Chinese in addition to the other two languages.

Response: All important BHA notifications include a translation advisory in several languages including Chinese. An LEP Committee is drafting a policy.

The lease changes are proposed and under consideration. Public comment has been invited.

Comment: There are a lot of people who do not understand the lease and are afraid to speak up for fear of getting evicted. They do not know they have a right to ask for a copy. Management should make a habit of always giving a copy to each tenant during rent recertification before asking tenants to sign off on it.

Response: All residents are given a copy of their lease at time of move-in. Copies of the lease are available at the management office and translations in several languages are available.

Comment: At this time of economic hardship, it is unfair to ask tenants who are on fixed incomes and already trying to deal with the cost of living increases to ask them to immediately report an increase in household income. It is also unfair to change rent in the middle of the year. BHA should consider giving a grace period for any adjustments.

Response: Thank you for your comment.

Comment: Reporting an increase in rent immediately is unfair because it does not allow us to adjust our budgets. Many of us start off on probationary periods at work and in addition we are currently experiencing money issues because prices are high for food and clothes. We need support and not have someone taking our money, that is why we live in public housing.

Response: Thank you for your comment.

Comment: BHA needs to support local tenant organizations and support residents in creating them where they do not exist so that we can better communicate with the tenants about policy changes especially for those who do not speak or understand English. Often the language is too technical and not easy to translate in its entire context.

Response: We agree. One of the greatest challenges we face is working effectively with a multi-lingual resident population.

Comment: Management needs to come out of the office more frequently and walk around the development to see what is going on.

Response: We agree that it is important for managers to frequently walk through their developments.

Comment: BHA is supposed to give us a 45 day period. I just got my notice in my December 1 rent statement. I know for a fact the task force members at my development did not receive it in time as well. I did not have time to attend the public hearing because of the short notice. How can I be part of the decision making process when they always send us the information at the last minute.

Response: BHA had the public review and comment notice of the Annual Plan in the Boston Globe on November 1, 2008 as required by regulation. In addition, letters were sent to task forces, meetings were held with RAB and their technical advisers where the annual plan public hearings were discussed. Individual residents were sent a letter November 1 about the lease changes and the public hearings were announced in that letter. A follow-up public hearing flyer was sent December 1 to individual residents.

Comment: The only part I did not like about this process is the comment period. We should be able to give our opinion because an opinion means we are actually part of the decision making process. This comment period is only a display of showism and the decision has been made already to change the lease. Do we truly have a part of the decision making process? We were not notified in time and BHA needs to do a better job in notifying people by having campaigns when these policies are being changed.

Response: See above response.

Comment: Why does BHA not get things done the right way? They tell you one thing and then they do something else. All these changes in housing are confusing. The letter they sent out was hard to understand because the way it was written. Most of us understood it as the public hearing was on the 15th, so we missed it. They need to make the letter reader friendly.

Response: BHA staff will continue to review Plan materials to make them as reader friendly as they can. There are two large textboxes that announce the date of the public hearing as December 8 at the top of the letter.

Comment: AP p. 8:City's Con Plan states (at p. 6) that given the data they get from HUD, it's not possible to provide a break-out for the Asian and Native American population on this chart in terms of need, so that it can be matched with the later charts on the next pages. However, that is not true. The charts that can be accessed through http://socds.huduser.org/scripts/odbic.exe/chas/index.htm do provide this data.

Would also recommend that the overall chart be limited to just "income-eligible" renter population for the City of Boston (i.e., those with incomes at or below 80% of area median income), rather than all renters, as data may otherwise be skewed, and really this is the relevant universe of housing needs that BHA needs to address.

So the number of overall renter households in the city with incomes between 0-80% AMI would be 98,763 (not 159,621), the number of elderly 1-2 member renter households between 0-80% AMI would be 20,601, and the number of non-elderly disabled rental households with mobility or self-care limitations would be 11,690 (taken from separate chart available on the web-site above). The number of White Non-Hispanic renter households between 0-80% of AMI is 43,125; the number of Black Non-Hispanic renter households between 0-80% of AMI is 26,345; the number of Hispanic renter households between 0- 80% of AMI is 16,980; the number of Native American renter households between 0-80% of AMI is 390; and the number of Asian/Pacific Islander renter households between 0-80% of AMI is 9,234.

The charts available on the web-site don't provide an easy way to identify families with children, nor any break-out of the number of Hispanics within various racial categories as is in the charts on the following pages. The charts do, however, provide information on racial/ethnic composition of each of the income tiers. I can prepare a revised one page chart which would contain all of this information and show what the relative percentages are for each of these groups in the overall income-eligible renter population for the City of Boston.

Response: The comment on the Consolidated Plan has been forwarded to City of Boston Department of Neighborhood Development staff. Regarding the chart in Section 1: Statement of Housing Need, BHA staff have completed the column "Overall" according to their understanding of what the template is requesting. The commenter can certainly make up a revised one-page chart that would be of interest for BHA staff as well as residents for discussion at a future RAB meeting.

Comment: p. 37:The numbers here on Resident Employment (127) are very different from the Section 3 figures in the 5-Year Progress Report (p. 36 of that Report), and from the figures on p. 57 on likely persons to be served 1127). If there are errors, they should be corrected; otherwise, some explanation for the differences is needed.

Response: The latter AP data was a typo and should read 127. The Resident Employment Program combines residents employed through the Section 3 program as well as Community Service Dept. efforts.

Comment: AP pp. 98-100: This should include updated information for Orchard Commons on demographics of waiting list and household composition (that information is updated for all other HOPE VI sites).

Response: The final submission will have the updated information.

Comment: ***Pest Control****:* On p. 7, there was a lot of discussion on pest control (as there had been at the last RAB meeting). The report talks about 5 developments being done each year, and people wanted to know which developments. Is this completed in all of the family developments and, if so, which ones got services and which didn't, and any plan to expand, with specifics and timetable. In addition, the progress report talks about this being expanded to the elderly/disabled developments, but residents were told there was no money for this (or that the money ran out). What is the plan for this, and if it will be expanded, on what time table and with which developments when? Are there resident employment opportunities through this? The reference to "Federal Region 2" has no meaning to residents reading this, and people need to know which specific developments are meant.

Response: BHA staff would be happy to come and present on this pest control effort at a future RAB meeting.

Planning and Real Estate Development

Comment: AP p. 6:Normally the Plan-related documents are available in the Planning Library (John Kane's office) for review. However, certain of the documents are in Real Estate Development, and because of this may be missed. It may be best to have one full set of everything in the Planning Library office. (BHA may want to archive older materials that are no longer necessary for review of current plans or recent comparisons.)

Response: While we try to keep some of the Real Estate Development (RED) documents in the Planning Library, each RED project involves hundreds of pages of documents contained in multiple binders that are not practical to copy. We will create signage in the Planning Library to note the types of documents that can be found directly in RED so that visitors will be alerted to these additional documents.

Comment: AP p. 43:What does "possible pursuant to other Asset Management planning activities" mean? Inclusion of this phrase in the Annual Plan should not be regarded as a "blank check" where specifics aren't provided here, and we assume BHA would have to go through a PHA Plan process when the specifics of any proposal are developed (either annual plan or as a mid-year amendment).

Response: We agree and have removed this line from the text. The development of a specific proposal in this section that meets the "substantial change" criteria would undergo a separate public process when added.

Comment: AP p. 45:Bickford Street seems to be in limbo—why no action from 8/07 to present (or is this to be

updated/revised, and just haven't gotten to it yet)?

Response: The Associated team has encountered a series of delays since its designation in August, 2007. The project is now back on track and in pre-development planning, with a scheduled groundbreaking of June, 2010, as stated in the Annual Plan.

Comment: AP pp. 68-69:Under Affordable Housing Strategy and Rental Housing, there should be a discussion of the BHA's role in the City's strategy in response to foreclosure crisis and tenant displacement (both purely private market tenants and those with Section 8s from BHA and elsewhere), and BHA's role in that. Collaborative efforts between BHA and MBHP and/or City Life/Vida Urbana which either exist or which should be put into place should be described (including early identification of buildings from Banker & Tradesman and other sources and outreach to tenants so that they are aware of rights and options and are getting referrals to appropriate assistance. Very recently the Commonwealth received HUD funds for the Neighborhood Stabilization Program (NSP) for foreclosed and abandoned properties, and the City of Boston is due to receive $4.2 million of those funds. The City must describe its strategies and coordination for these new funds in its Consolidated Plan, and BHA should describe how its programs and policies are integrated with the City's and the Commonwealth's overall strategies. BHA may also want to mention how the Visions and St. Joseph's priority categories in the revised Section 8 Admin Plan are consistent with Con Plan.

Response: BHA is participating in current discussions about these issues and will integrate specific information into the Annual Plan as initiatives relevant to BHA become formalized.

Comment: AP p. 84:Does this need to be revised so it isn't used as a basis to deny Project-Based Voucher conversion proposals at Heritage, Lower Mills, or other future possible sites where conversion makes sense for long-term preservation of the stock and adequacy of funding?

Response: Conversion under this section of the Plan is entirely different than what the BHA is planning at Heritage and Lower Mills. However, the BHA has clarified this section to avoid the perception of any connection between this section of the Plan and our plans at Heritage and Lower Mills.

Comment: <u>HOPE VI/Demolition</u>: Some concern was voiced on HOPE VI developments and whether there's unnecessary demolition and/or loss of units that aren't replaced. Here again, BHA has done past presentations on HOPE VI developments (or the Franklin Hill redevelopment which is not funded through HOPE VI), and further meetings could be held.

Response: We are happy to continue to visit the RAB, LTOs and other forums to address questions and provide updates on our HOPE VI projects.

Comment: PR p.1 "completed for Franklin Hill & Washington Beech redevelopment strategy; planned for Washington-Beech". The phrasing here doesn't seem to make sense or is internally contradictory.

Response: The Progress Report has been edited to make more sense.

Comment: PR p. 3:Clippership piece here probably needs discussion in light of Heritage Project-Based Voucher Section 8 conversion proposal.

Response: The Progress Report has been edited to include the requested update.

Comment: PR pp. 3-4:Completion of Assisted Living Unit conversion—pilot—which developments, what specific services will be offered, what time frame? See also p. 39.

Response: The Progress Report has been edited to

include the requested information.

Comment: PR pp. 4-5:Who all participates in the Mayor's Housing Strategy Team, and any potential for resident leadership involvement (or possibly an advisory committee to it which could involve residents and advocacy groups)?

Response: The Mayor's Housing Strategy Team ("Leading the Way") consists of staff from the Department of Neighborhood Development, Boston Redevelopment Authority, Boston Housing Authority, and the Mayor's office. This group meets regularly to ensure that the City's strategy regarding all aspects of affordable housing is coordinated amongst these agencies. There is an advisory group that provides direction and advice to the Leading the Way team. While this group includes representation from advocacy organizations, BHA will suggest additional representation specifically from public housing to serve on this advisory group

Comment: PR pp. 25-26:Discuss Lower Mills and Heritage/Clippership Project-Based Voucher conversion proposal here?

Response: The Progress Report does mention the preservation strategy that we are pursuing to transfer two elderly properties (Heritage/Clippership and Lower Mills) to Project-Based Section 8. We have added the site names, and this initiative is mentioned many places in the Annual Plan. We will be holding a public hearing for this program in 2009 related to the submission of Disposition Plans to HUD.

Comment: ***Enhanced Services for the Elderly:*** On pp. 3-4, the group agreed that information about the pilot for enhanced services for the elderly should be given in greater detail (which developments, what specific services, and what time frames to implement?)

Response: We are happy to visit the RAB to provide this update. The project is still in the planning stages and so specifics are being developed.

Comment: When BHA does HOPE VI redevelopment we lose public housing units.

Response: BHA has one of the best track records in the nation with respect to replacing public housing units in its HOPE VI redevelopments. In order to create larger units at today's standards, in addition to greenspace and roadway amenities, it is often necessary to lose some units. However, to the greatest extent possible we create off-site opportunities when we cannot rebuild 1:1 on the site. At Washington Beech, for example, 191 of the original 265 public housing units will be rebuilt on-site as either public housing (144 units) or project-based Section 8 (47 units). An additional 80 units of project-based Section 8 housing will be created off-site. Finally, 71 affordable homeownership opportunities (15 on-site and 56 off-site) will be created. So, the total program will replace 265 original public housing units with 342 affordable housing opportunities--271 comparable affordable housing rental units and 71 affordable homeownership units.

Public Safety

Comment: AP p. 60:Why are these specific developments noted and not others (for example, Whittier St., Mary Ellen McCormack, or Old Colony, which are also likely to have crime problems)? Shouldn't this chart say Mission Main, rather than Mission Hill (old terminology)?

Response: We responded **"ALL DEVELOPMENTS [including…."**
Rather than listing out, by name, all of the Family and Elderly Developments we chose to name only a few as an example. Will make change to say Mission Main.

Comment: PR pp. 32-33: The statistics on crime need to be updated through present date in 2008.

Response: For the first 11 months of 2008, violent crime on BHA properties has decreased by 4% compared to the same period in 2007. Total reported crime has decreased by 6%. City-Wide, violent crime has dropped by 9%.

Comment: ***Public Safety*:** On PR p. 32, people agreed with Mac's comment that the statistics should be updated. People also said that the monthly meetings with public safety officers/police are NOT happening and haven't happened for a long time—sometimes an officer will come to meet with residents, but the monthly meetings aren't happening. The committee members asked for an accounting of what meetings are happening at different developments.

Response: When the Department of Public Safety is informed of a scheduled meeting and public safety issues are on the agenda, an Officer or Sergeant is assigned to attend the meeting. Beginning in 2009, the Department of Public safety will reach out to each development task force in an effort to obtain in advance, a schedule of their regular monthly meetings and determine when public safety will be on the agenda. Likewise, Task Forces are encouraged when planning their meeting agendas, if public safety is on the agenda, to get in touch with the Department of Public Safety.

Comment: Making Sure Monthly Public Safety Meetings Are Happening: The Progress Report and Annual Plan refer to monthly public safety meetings at the development level, but many residents fear that these meetings are not happening. We would like an accounting for what's happening with monthly public safety meetings, by site, and a strategy for getting back on track to having such monthly meetings.

Response: See above response.

Comment: I am concerned about public safety at Bromley Heath. When I walk to my door I have to walk through a crowd of youth. There should be no loitering or no trespassing signs. There should be more cops and you should install electronic devices.

Response: BHA has been working with partners to bring down crime rates in the past few years at Bromley Heath, particularly with clergy partners. The BHA Police works closely with the Boston Police Department. BHA has been aggressively enforcing the No Trespass Policy at Bromley Heath and we will look into the posting of signs near your apartment. Regrettably, BHA won't be able to add more cops but has been looking at piloting the use of electronic monitoring devices at a family site to see how it works and if it acts as a deterrent. BHA has installed electronic video devices extensively in the elderly/disabled portfolio. The current Bush Administration eliminated the Drug Elimination Program which used to fund BHA with over $3 million annually to support BHA police. BHA is cautiously optimistic the incoming Obama Administration will be more supportive of public safety in public housing.

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 ,Franklin Hill and Washington Beech 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 2008, HUD awarded the BHA an additional 105 vouchers as a participant in HUD's Veterans Administration Supportive Housing (VASH) Program. In addition, the BHA has received enhanced vouchers for High Point Village,Camelot Court , Florence Apartments and Brandywyne Village 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; planned for 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, 2008 was 97%. 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. In 2008, the BHA's ACOP was revised to more efficiently and effectively occupy units in order to meet the needed 97% occupancy rates. Priority One and Emergency transfers will receive up to two housing offers of units that meet their need. In addition, clients may not remove the development of choice once they enter the screening process to ensure there is a sufficient pool of screened and approved clients for units as they are reported vacant. 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.	Redevelopment at Clippership will depend on a number of factors in the future. For now these units will be included in the Heritage planning process for transfer to Project-Based Section 8 subsidy, in order to provide resources for upgrading.
	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 and Washington Beech redevelopment.	Franklin Hill redevelopment is underway. The new Phase 1 units are occupied and the Phase 2 units will be ready for occupancy

		June-December 2009. Demolition of the remaining existing buildings took 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. BHA was awarded a HOPE VI grant for Washington Beech in March 2008. Demolition of the Phase 1 portion of the site is scheduled to begin in March 2009 with new units anticipated for occupancy in late 2010. Significant public and private funds will be leveraged for this transaction.
	Complete planning study for an Assisted Living Conversion within the Elderly/Disabled portfolio.	Complete. The results of this effort indicated that BHA would serve more of its frail elders by enhancing its in-place service programs than by creating a standalone Assisted Living Facility. An Elderly Services team has been created to identify approaches and funding for this effort. An initial pilot with several South End properties is in the planning stage with Central Boston Elder Services.
	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. In 2008 the BHA continued to meet regularly with its sister city agencies including personnel of the Emergency Shelter Commission (ESC) to facilitate the lease up process and to ensure the effective and efficient utilization of its existing assets. The BHA in conjunction with the ESC met with homeless advocates, outreach workers and service providers to enhance the communication between our industry partners and to better match applicants to appropriate and more suitable housing opportunities. The BHA also continues to provide technical assistance to owners and management companies to ensure maximum utilization of the agency's site based waiting lists.
	Implement 1st and 2nd Increment Replacement Housing Factor Plans at	Replacement Housing Factor funds have been expended at

	Maverick and Franklin Hill.	Maverick and at Franklin Hill, and will continue to be expended 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 continued to improve since the inception of the PHAS program. In 2007 BHA achieved High Performer status with a score of 90, and maintained that score in 2008. BHA will continue to strive to retain high performer status.
	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.

PROGRESS REPORT: BHA FIVE-YEAR PLAN (FY 2005 – 2009)

		Collection regularly meets or exceeds 98%, though the collection percentage for September 2008 was 97%. In addition, the rent roll now exceeds $3,000,000 – an historic high for the BHA.
	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 2007 was 95%. The collection percentage for September 2008 is 97%.
	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.	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.

PROGRESS REPORT: BHA FIVE-YEAR PLAN (FY 2005 – 2009)

		Comprehensive training and revised protocols have been developed at both BHA and HOPE VI sites as a result of this process
	Complete all emergency work orders within 24 hours and other non-vacancy work orders within 25 days.	For the fiscal year ending March 31, 2008, BHA completed 99% of emergency work orders within 24 hours. Additionally, the average completion time for non-emergency work orders was 18.3 days.
	Increase occupancy percentages in all developments until all have achieved an annual vacancy rate not to exceed 3%.	BHA's overall occupancy rate was 97% as of Sept 30, 2008 and all but 3 of the family properties were at or above 97%. Maintaining 97% is more of a challenge at the smaller elderly sites, where one or two vacant units represent a much larger percentage. Currently 12 of the 35 sites are below 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 FY07 BHA was able to improve the Physical Assessment SubSystem score from 23 to 25 out of a possible 30. The achievement of a score 24 or greater made BHA exempt from the indicator in FY08. The Management Assessment Subsystem score for FY08 was 26 out of a possible 30.
	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. IPM principles are being incorporated into site procedures, as it becomes financially feasible. Along with the Boston Public Health Commission, the West Broadway Task Force 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 focused on five (5) BHA developments. BHA and its partners are now in Year 3 of the grant activities and fifteen developments have or are currently participating in the work of the grant. In addition, the BHA has been working on implementing IPM into all of its BHA-managed properties as well as its standard operating procedures. In several grant sites where data has been analyzed there have been significant reductions in the number of pest work orders filed. Additional developments, not a part of the grant, are also using IPM. BHA has developed a standard IPM specification that is being used by site management. We are also working to include IPM concerns in construction contract specifications.
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. In 2008 the BHA's SEMAP score was 89. As part of our continuing effort to achieve high performer status, the BHA has contracted with Tenmast, an industry leader in PIC training, to provide their expertise in reviewing the BHA's data and submission practices, to provide training, and additional software that is designed to increase accuracy in all of our PIC data. The BHA will continue to monitor our performance on

		SEMAP indicators in order to once again achieve the status of high performer.
	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. In October 2008, the BHA submitted to HUD a revised HCVP Administrative Plan. This Plan included as an Addendum a newly revised Section 8 Moderate Rehabilitation Administrative Plan.
	Establish standard period for lease-up process from when a Section 8 participant submits paperwork and the effective date of a new lease.	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 Section 8 reporting rate. As of September 2006, the BHA's reporting rate was 99.88%.The reporting rate for Septmeber 2007 was 95.43% and for September 2008 it was 100.12%,
	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. Staff trainings in 2008 included, EIV updates, a review of Proposed and Final Terminations, and continued trainings on the BHA's new computer system. 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. BHA continues to collaborate with MBHP in determining yearly utility allowances. BHA staff have also attended community meetings and city sponsored meetings regarding specific topics of concern. 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. With the reopening of the Section 8 waiting list in October 2008, there have been information sessions scheduled for advocates to explain the application process.
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(for Resident Survey) 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. 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. In 2003, 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 2008, the BHA again decided to update its internal phone systems. In five years of using the current phone system, the BHA has developed a more sophisticated understanding of how to use telephony to service its customers. The new telephone system will be more robust and reliable, and will allow customers to get the person or information they need as quickly as possible. 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 2009, 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	See response under section on Customer Service. BHA has implemented the work order survey and has surveyed all regions. 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

	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.	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. 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 and will be implemented in 2009.
	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 BHA collaborated with the Massachusetts Studies Project at UMass Boston to participate in a history project called Remembering Home; memories of Boston public housing. Residents and BHA staff were invited to submit their photographs and memories for the project, which were then scanned and

		posted on the internet at www.massmemories.net.
	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 summer 2008. The Improvement Plan for the previous survey has been updated. 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 will continue to refine the work order survey (implemented in 2007) to better respond to resident concerns regarding maintenance.
	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 2009. 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. is now revising all of its forms to meet the needs of the 2008 approved 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. In

		2008 a new chapter was added covering EIV updates and income calculations (Frequently Asked Questions).
	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 and a Project-Based Funding Transition Team have also been established. 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.	The BHA is in the midst of a comprehensive review of the SOP to determine which policies, procedures and forms need revision. The current document is available online to all site staff. This document includes site specific maps, systems and associated maintenance information which is also carried on-line.
	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. 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.	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 as that number will grow steadily over the next several years the BHA will be re-configuring the "back office" Terminal Server farm to guarantee consistency and availability to the hundreds of BHA staff utilizing the technology. The BHA is upgrading its telephone system to implement a system with greater reliability, redundancy, and manageability

		than the current system. In addition, the new system will allow the BHA to continually tweak and enhance its ability to tailor call routing to guarantee that customers are connected to staff and information as quickly and directly as possible.
	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. The MIS Department has created a position dedicated to providing BHA staff with training on computer and telephone applications. Training will commence when new staff are hired, and will introduce them to current applications and protocols. 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. 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.	The MIS Department has created a position dedicated to providing BHA staff with training on computer and telephone applications. Training will commence when new staff are hired,

		and will introduce them to current applications and protocols. 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 printing 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. On-going changes and enhancements as a result of user's recommendations and policy and regulation changes.
	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 2009. The BHA projects that these software applications will be implemented in 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 on hold, pending the implementation of a new telephone system.
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. 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 and Washington Beech.	BHA applied for and received HOPE VI funds for our Washington Beech site.
	Meet 100% obligation and expenditure requirements of the BHA's Capital Fund Program.	The BHA has met FFY04 expenditure deadlines and the FFY 06 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) in 2009. 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. The current financial crisis has handicapped BHA's ability to find lending institutions interested in providing a finance package for the 20-year term BHA requires for a viable Energy Performance Contract.
Objective: Demolish or dispose of obsolete public housing.		
	Only in connection with the receipt of new Hope VI grants and other redevelopment/preservation strategies.	Complete and ongoing. Disposition occurs occasionally within the context of a larger redevelopment strategy, such as at Franklin Hill and/or Washington Beech. We will also be disposing of an obsolete vacant building at the Bromley Heath site in order to develop a new daycare facility. Finally, the BHA is planning to utilize disposition as a tool to transfer two Elderly properties (Heritage and Lower Mills) from public housing to Project-Based Section 8 subsidy over the next 1-2 years.
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	Complete.

	Maverick; Seek approval for and implement 2nd Increment Replacement Housing Factor funds plan.	
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. BHA will apply for replacement housing vouchers as part of the Washington Beech redevelopment program as well as for any BHA properties that are transferred from public housing to Project-based Section 8 subsidy.
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 in 2009.
	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, the West Broadway Task Force 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 3 of the grant activities and fifteen developments have or are currently participating in the work of the grant. In addition, the BHA has been working on implementing IPM into all of its BHA-managed properties as well as its standard operating procedures. In several grant sites where data has been analyzed there have been significant reductions in the number of pest work orders filed. 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 and 2008 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%. On January 1, 2008 the BHA increased the payment standard to 110% due to the decrease in FMRs effective October 1, 2007. Effective January 1, 2009 the BHA will maintain its payment standards at 110% of the current FMRs. 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 approximately 175. In the spring of 2008, the BHA conducted outreach of its entire HCV program portfolio and invited otherwise qualified participants to apply to the Section 8 FSS Waiting List. On July 17, 2008 the agency conducted a public lottery at our Amory Street location and ordered the FSS Waiting List of approximately 1200 households who applied. BHA staff has commenced the process of conducting FSS briefings to increase the number of families who are enrolled.
Implement public housing or other homeownership programs:		
	Implement the Orchard, Maverick, and Washington Beech homeownership programs in connection with HOPE VI.	BHA completed the Maverick Loan-to-Purchaser program. 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 20 affordable for-sale units. These units will be constructed on parcels of BHA-owned land in and around the Orchard neighborhood. BHA will also be implementing two homeownership programs as part of the Washington Beech HOPE VI initiative: 1) 56 loan to purchaser units; 2) 15 onsite for-sale units affordable to people up to 80% of AMI. The Loan to Purchaser program will be underway in 2008. The 15 onsite for-sale units will be constructed in 2012.
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. Comprehensive training and revised protocols have been developed at both BHA and HOPE VI sites as a result of this process.
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.
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 was re-accredited in the Fall 2007. The Public Safety department continues to provide 24 hour - 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. For the first 11 months of 2008, violent crime on BHA properties has decreased by 4% compared to the same period in 2007. Total reported crime has decreased by 6%. City-Wide, violent crime has dropped by 9%.

		The BHA Police maintain a close working relationship with the Boston Police and other local, state and federal Law Enforcement agencies in providing services to BHA residents. The department's Crime Analyst is assigned to the BPD's Regional Intelligence Center gathering and disseminating crime information and attending daily briefings. The BHA Civil Rights Department works closely with the BHA Police and with the BPD Community Disorders Unit to investigate incidents with bias indicators. 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. Periodic meetings 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. BHA & Boston Police attend & provide area crime data and crime prevention information & resources. 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 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, 2004, and 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 public housing portfolio among other outreach activities. It will also continue to make these materials available to Section 8 households. (Note: In 2008, the BHA expanded its outreach to include the elderly/disabled developments in its mailings.) Financial Literacy outreach will also continue to be a part of this effort. In 2008, 1053 residents received free tax preparation services and 39% received the EITC, which represented an average credit of $1631 and an average tax return of $2026. (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 (IPM), 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, the West Broadway Task Force 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 3 of the grant activities and fifteen developments have or are currently participating in the work of the grant. In addition, the BHA has been working on implementing IPM into all of its BHA-managed properties as well as its standard operating procedures. In several sites where data has been analyzed there have been significant reductions in the number of pest work orders filed.
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. In the Fall of 2007, the BHA in collaboration with Northeastern University expanded its outreach efforts to inform all BHA residents of public housing of the availability of special BHA scholarships for full-time undergraduate education. We will continue to do so in the coming year.
	Continue to encourage Section 8 participants to enroll in the FSS program.	Interest in the program has greatly increased since the inception of the homeownership program. Presently, approximately 175 families are enrolled as active FSS participants. Of this number approximately 50 families are pursuing the homeownership option. In the spring of 2008, the BHA conducted outreach for the FSS program to all current HCVP participants in an effort to increase participation in the FSS program. The FSS Waiting List of approximately 1200 families was ordered and preserved at a public lottery held on July 17, 2008. The FSS and

		Homeownership Coordinators have commenced the process to interview and brief the qualified Section 8 households who reached the top of the agency's FSS Waiting List.
	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. In July 2008, the BHA submitted an application for Public Housing FSS Program funding and is waiting for the response. If funded, this program would bring $68,000 to serve 36 families. The BHA also submitted a Resident Opportunities & Self-Sufficiency – Service Coordinators Program Grant application in August 2008, in order to further expand its FSS programming to residents of public housing. If funded the BHA would receive $720,000 for three years.
	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 175 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. The BHA continues to hold homeownership briefing sessions and meets regularly with interested BHA Section 8 FSS households, with an emphasis on financial literacy.
	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 and other collaborations, continues to encourage residents to participate in other Entrepreneurship Programs in the area.
	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. In the Fall of 2007, the BHA in collaboration with Northeastern University expanded its outreach efforts to inform all BHA residents of public housing of the availability of special BHA scholarships for full-time undergraduate education. We will continue to do so in the coming year. The Section 3 Program has provided a range of employment opportunities for BHA residents in various construction trades and tenant coordinators positions. This offers residents the opportunity to make a positive impact in elevating the quality of their households. In the future we hope the contractors increase their efforts in supporting Section 3, as it has demonstrated to be successful. The Section 3 resident employment program has employed 30 residents from 1/1/08 to 9/30/08 with a goal of 40 by the end of the year. Section 3 resident employment program goal for 2009 is 55.
	Explore the possibility of expanding the Self-Sufficiency Program to public housing residents.	In July 2008, the BHA submitted an application for Public Housing FSS Program funding and is waiting for the response. If funded, this program would bring $68,000 to serve 36 families.
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. 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 continues 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 2009, BHA staff will continue to improve the service delivery model for working effectively with the One-Stop Career Centers. A revised Memorandum of Agreement is in process.
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. In 2008, a new collaboration for individuals living with chronic health conditions- "My Life, My Health", sponsored by the Mass. Department of Public Health is being offered to interested residents at selected developments. The first program was offered at Amory Apartments and included individuals from across the BHA public housing portfolio; a second program is scheduled for this fall 2008 and will be offered at the Old Colony

		development.
	Complete planning study for an Assisted Living Conversion within the Elderly/Disabled portfolio.	Complete. The results of this effort indicated that BHA would serve more of its frail elders by enhancing its in-place service programs than by creating a standalone Assisted Living Facility. An Elderly Services team has been created to identify approaches and funding for this effort. An initial pilot with several South End properties is in the planning stage with Central Boston Elder Services.
	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. Over 2007 and 2008 these 184 units were brought on-line and leased up. The BHA continues to provide technical assistance to ensure that the owners and property managers take full advantage of the benefits of the implementation of site-based waiting list procedures brought into effect in 2007.
	BHA will seek to coordinate efforts with the City of Boston to respond to the needs of victims of violence, domestic and otherwise, and other	The Office of Civil Rights works in collaboration with the Boston Police Dept. Community Disorders Unit to respond to civil rights

	identified threats to public safety or 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 to implement a Violence Against Women Act Policy, a supporting document to the 2009 Annual Plan, and has proposed changes to the ACOP in order to comply with VAWA requirements.
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 continues to develop an LEP policy as well as procedures for the BHA.
	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.	Complete and ongoing.
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 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 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.

PROGRESS REPORT: BHA FIVE-YEAR PLAN (FY 2005 – 2009)

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 were 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 are still delayed pending state funding. The recent turmoil in the credit markets is expected to further delay the state's ability to fully fund these projects. The BHA maintains a Compliance Committee that meets as needed 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 employees.	In February 2000, the BHA implemented a reasonable accommodation policy for residents and applicants of the public housing program. A Reasonable Accommodation Coordinator was designated and a Reasonable Accommodation Guide was developed for distribution at management offices, the Housing Service Center, and many administrative offices. Staff of the Occupancy, Civil Rights, and Legal Departments as well as site staff completed required training in January and February 2000. A reasonable accommodation in rental assistance policies and procedure (RARAPP) for Leased Housing was implemented in February 2001. A Reasonable Accommodation Committee (RAC) meets as necessary when a request involves a substantial policy or physical modification. The RAC is coordinated by the Ofice of Civil Rights (OCR).

		The OCR continues to train BHA staff regarding Section 504 and BHA's Reasonable Accommodation policies. In the summer of 2008 BHA adopted procedures for Reasonable Accommodation in employment with notice to employees of publication on its internal web site. There is an Employee RAC that meets when an employee requests a reasonable accommodation and is coordinated by the Human Resources Department.
	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.

PROGRESS REPORT: BHA FIVE-YEAR PLAN (FY 2005 – 2009)

	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 continue 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 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.

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-00	**AUTHORITY WIDE**					
	CONSTRUCTION					
	LEAD PAINT ABATEMENT		500,000		500,000	
	ENVIRONMENTAL REMEDIATION					
	UST removal		100,000	100,000	100,000	
	Asbestos abatement					
	Construction-Total	**See**	**600,000**	**100,000**	**600,000**	**0**
	CONSULTANTS	**Annual**				
	CLERKS		465,000	465,000	372,000	279,000
	CONSULTANTS(Development)	**Statement**	100,000	100,000	100,000	100,000
	Consultant-Total		**565,000**	**565,000**	**472,000**	**379,000**
	A/E					
	BUILDING ENVELOPE		50,000			
	LEAD PAINT ABATEMENT		100,000	100,000	100,000	
	ENVIRONMENTAL REMEDIATION					
	UST removal		100,000	100,000	100,000	
	Asbestos abatement					
	A/E-Total		**250,000**	**200,000**	**200,000**	**0**
	RELOCATION					
	RELOCATION		90,000	90,000	90,000	
	RELOCATION FOR LEAD PAINT ABATEMENT		10,000		10,000	
	Relocation-Total		**100,000**	**90,000**	**100,000**	**0**
	CONTINGENCY					
	CONTINGENCY		301,856	534,857	410,582	563,219
	DEBT SERVICE					
	CFFP BOND		3,679,382	6,740,881	6,740,156	6,743,519
	TOTAL		**5,496,238**	**8,230,738**	**8,522,738**	**7,685,738**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-01	**CHARLESTOWN**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**				1,500,000
	ROOFS			1,000,000		
	Construction-Total	**Annual**	**0**	**1,000,000**	**0**	**1,500,000**
	A/E	**Statement**				
	BUILDING ENVELOPE				60,000	
	ROOFS			80,000		
	A/E-Total		**0**	**80,000**	**60,000**	**0**
	TOTAL		**0**	**1,080,000**	**60,000**	**1,500,000**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-04	**LENOX STREET**					
	CONSTRUCTION					
	PLUMBING	**See**	50,000	50,000		
	HVAC		800,000			
	Construction-Total	**Annual**	**850,000**	**50,000**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**850,000**	**50,000**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-06	**CATHEDRAL**					
	CONSTRUCTION					
	ELECTRICAL (HOPWA)		410,000			
	ELECTRICAL	**See**	500,000			
	Construction-Total		**910,000**	**0**	**0**	**0**
		Annual				
	A/E					
		Statement				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**910,000**	**0**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-11	**WHITTIER STREET**					
	CONSTRUCTION					
	ELEVATORS			276,000		
	STORM & SEWERS					
	HVAC	**See**				
	BUILDING ENVELOPE					
	ELECTRICAL	**Annual**			100,000	
	Construction-Total	**Statement**	**0**	**276,000**	**100,000**	**0**
	A/E					
	STORM & SEWERS					
	HVAC					
	ELECTRICAL				85,000	
	A/E-Total		**0**	**0**	**85,000**	**0**
	TOTAL		**0**	**276,000**	**185,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-14	**ALICE H. TAYLOR**					
	CONSTRUCTION	**See**				
	HVAC		100,000			
	STAIRS	**Annual**	1,000,000			
	BASEMENTS		100,000			
	FIRE PROTECTION	**Statement**				450,000
	Construction-Total		**1,200,000**	**0**	**0**	**450,000**
	A/E					
	FIRE PROTECTION					50,000
	A/E-Total		**0**	**0**	**0**	**50,000**
	TOTAL		**1,200,000**	**0**	**0**	**500,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-19	**BROMLEY PARK/HEATH STREET**					
	CONSTRUCTION					
	STORM & SEWERS				500,000	
	HVAC	**See**			1,000,000	
	BUILDING ENVELOPE				500,000	1,500,000
	STAIRS	**Annual**			300,000	200,000
	Construction-Total		**0**	**0**	**2,300,000**	**1,700,000**
		Statement				
	A/E					
	STORM & SEWERS				50,000	
	HVAC				100,000	
	BUILDING ENVELOPE				160,000	
	STAIRS				50,000	
	A/E-Total		**0**	**0**	**360,000**	**0**
	TOTAL		**0**	**0**	**2,660,000**	**1,700,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-23	**MARY ELLEN McCORMACK**					
	CONSTRUCTION	**See**				
	SITE		1,000,000		580,000	1,000,000
	BUILDING ENVELOPE	**Annual**	1,500,000			
	ELECTRICAL				100,000	
	STAIRS	**Statement**	500,000			
	STORM & SEWER					
	Construction-Total		**3,000,000**	**0**	**680,000**	**1,000,000**
	A/E					
	ELECTRICAL				250,000	
	BUILDING ENVELOPE		80,000			
	A/E-Total		**80,000**	**0**	**250,000**	**0**
	TOTAL		**3,080,000**	**0**	**930,000**	**1,000,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-24	**OLD COLONY**					
	CONSTRUCTION	**See**				
	HVAC					100,000
	SITE	**Annual**				500,000
	Construction-Total		**0**	**0**	**0**	**600,000**
		Statement				
	A/E					
	SITE				30,000	
	A/E-Total		**0**	**0**	**30,000**	**0**
	TOTAL		**0**	**0**	**30,000**	**600,000**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-58	**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**					
	CONSTRUCTION	**See**				
	ROOFS			650,000		
	BUILDING ENVELOPE	**Annual**		400,000		
	STAIRS			100,000		
	ELECTRICAL SERVICES	**Statement**				
	STORM & SEWER			100,000		
	Construction-Total		**0**	**1,250,000**	**0**	**0**
	A/E					
	ROOFS		45,000			
	BUILDING ENVELOPE		40,000			
	STAIRS		20,000			
	ELECTRICAL SERVICES					
	STORM & SEWER		35,000			
	A/E-Total		**140,000**	**0**	**0**	**0**
	TOTAL		**140,000**	**1,250,000**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-82	**COMMONWEALTH (Family)**					
	CONSTRUCTION	**See**				
	HVAC			750,000		
	BUILDING ENVELOPE	**Annual**			400,000	
	STORM & SEWER					
	ENVIRONMENTAL REMEDIATION(UST Removal)	**Statement**		600,000		
	Construction-Total		**0**	**1,350,000**	**400,000**	**0**
	A/E					
	HVAC		60,000			
	BUILDING ENVELOPE			60,000		
	ENVIRONMENTAL REMEDIATION(UST Removal)		150,000			
	A/E-Total		**210,000**	**60,000**	**0**	**0**
	TOTAL		**210,000**	**1,410,000**	**400,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-89	**FRANKLIN FIELD**					
	CONSTRUCTION	**See**				
	HVAC		390,000	400,000		
	Construction-Total	**Annual**	**390,000**	**400,000**	**0**	**0**
	A/E	**Statement**				
	HVAC		60,000			
	A/E-Total		**60,000**	**0**	**0**	**0**
	TOTAL		**450,000**	**400,000**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
8-93	**HIGHLAND PARK**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**			100,000	
	NONDWELLING STRUCTURES		30,000			
	Construction-Total	**Annual**	**30,000**	**0**	**100,000**	**0**
	A/E	**Statement**				
	FIRE PROTECTION					
	NONDWELLING STRUCTURES		10,000			
	A/E-Total		**10,000**	**0**	**0**	**0**
	TOTAL		**40,000**	**0**	**100,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-26	**POND STREET**					
	CONSTRUCTION					
	SITE		77,500			
	Construction-Total		**77,500**	**0**	**0**	**0**
		Annual				
	A/E					
	SITE		2,500			
	A/E-Total		**2,500**	**0**	**0**	**0**
	TOTAL		**80,000**	**0**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-27	**ANNAPOLIS**					
	CONSTRUCTION					
	STAIRS	**See**				
	BUILDING ENVELOPE				150,000	
	ELECTRICAL	**Annual**				
	Construction-Total		**0**	**0**	**150,000**	**0**
		Statement				
	A/E					
	STAIRS					
	BUILDING ENVELOPE				15,000	
	ELECTRICAL					
	A/E-Total		**0**	**0**	**15,000**	**0**
	TOTAL		**0**	**0**	**165,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-28	**ASHMONT**					
	CONSTRUCTION					
	STAIRS	**See**				
	BUILDING ENVELOPE				30,000	
	ELECTRICAL	**Annual**				
	Construction-Total		**0**	**0**	**30,000**	**0**
		Statement				
	A/E					
	STAIRS					
	BUILDING ENVELOPE				3,000	
	ELECTRICAL					
	A/E-Total		**0**	**0**	**3,000**	**0**
	TOTAL		**0**	**0**	**33,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-30	**FOLEY**					
	CONSTRUCTION					
	SITE	**See**	75,000			
	HVAC					
	ELECTRICAL	**Annual**		130,000		
	BUILDING ENVELOPE				150,000	850,000
	Construction-Total	**Statement**	**75,000**	**130,000**	**150,000**	**850,000**
	A/E					
	SITE		7,000			
	HVAC					
	ELECTRICAL		25,000			
	BUILDING ENVELOPE				100,000	
	A/E-Total		**32,000**	**0**	**100,000**	**0**
	TOTAL		**107,000**	**130,000**	**250,000**	**850,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-32	**GROVELAND**					
	CONSTRUCTION	**See**				
	SITE		34,000		155,000	
	ELECTRICAL	**Annual**				
	Construction-Total		**34,000**	**0**	**155,000**	**0**
		Statement				
	A/E					
	SITE		5,000		15,000	
	ELECTRICAL					
	A/E-Total		**5,000**	**0**	**15,000**	**0**
	TOTAL		**39,000**	**0**	**170,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-35	**91-95 WASHINGTON STREET**					
	CONSTRUCTION	**See**				
	BASEMENTS					
	ELECTRICAL	**Annual**		130,000		
	ROOFS		15,000	15,000		
	Construction-Total	**Statement**	**15,000**	**145,000**	**0**	**0**
	A/E					
	BASEMENTS					
	ELECTRICAL		25,000			
	HVAC					
	ROOFS		6,000			
	A/E-Total		**31,000**	**0**	**0**	**0**
	TOTAL		**46,000**	**145,000**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-36	**WEST NINTH STREET**					
	CONSTRUCTION					
	SITE	**See**	77,500			
	BUILDING ENVELOPE				50,000	
	Construction-Total	**Annual**	**77,500**	**0**	**50,000**	**0**
	A/E	**Statement**				
	SITE		2,500			
	BUILDING ENVELOPE				5,000	
	A/E-Total		**2,500**	**0**	**5,000**	**0**
	TOTAL		**80,000**	**0**	**55,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-37	**JJ CARROLL**					
	CONSTRUCTION					
	UNIT MODERNIZATION	**See**				
	BUILDING ENVELOPE				60,000	
	STAIRS	**Annual**				
	Construction-Total		**0**	**0**	**60,000**	**0**
		Statement				
	A/E					
	UNIT MODERNIZATION					
	BUILDING ENVELOPE				6,000	
	STAIRS					
	A/E-Total		**0**	**0**	**6,000**	**0**
	TOTAL		**0**	**0**	**66,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-38	**JJ MEADE**					
	CONSTRUCTION	**See**				
	SITE		50,000			
	STAIRS	**Annual**				
	BASEMENTS					
	Construction-Total		**50,000**	**0**	**0**	**0**
	A/E					
	SITE		5,000			
	STAIRS					
	BASEMENTS					
	A/E-Total		**5,000**	**0**	**0**	**0**
	TOTAL		**55,000**	**0**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-40	**MLK**					
	CONSTRUCTION	**See**				
	SITE					
	ELECTRICAL	**Annual**		0	0	0
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	SITE					
	ELECTRICAL		0	0		25,000
	A/E-Total		**0**	**0**	**0**	**25,000**
	TOTAL		**0**	**0**	**0**	**25,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-42	**WALNUT PARK**					
	CONSTRUCTION	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**		600,000		
	NON-RESIDENTIAL			75,000		
	Construction-Total	**Statement**	**0**	**675,000**	**0**	**0**
	A/E					
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**	60,000			
	NON-RESIDENTIAL		7,000			0
	A/E-Total		**67,000**	**0**	**0**	**0**
	TOTAL		**67,000**	**675,000**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-45	**AMORY**					
	CONSTRUCTION	**See**				
	ELECTRICAL				180,000	100,000
	BUILDING ENVELOPE	**Annual**				
	ROOFS					
	Construction-Total		**0**	**0**	**180,000**	**100,000**
		Statement				
	A/E					
	ELECTRICAL			25,000		10,000
	BUILDING ENVELOPE					
	ROOFS		265,000			
	A/E-Total		**265,000**	**25,000**	**0**	**10,000**
	TOTAL		**265,000**	**25,000**	**180,000**	**110,000**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-47	**GENERAL WARREN**					
	CONSTRUCTION					
	SITE		77,500			
	STAIRS	**See**	130,000	170,000		
	HVAC					
	Construction-Total	**Annual**	**207,500**	**170,000**	**0**	**0**
	A/E	**Statement**				
	SITE		2,500			
	STAIRS		30,000			
	HVAC					
	A/E-Total		**32,500**	**0**	**0**	**0**
	TOTAL		**240,000**	**170,000**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-50	**ROCKLAND**					
	CONSTRUCTION	**See**				
	SITE					
	NON-RESIDENTIAL	**Annual**				
	BUILDING ENVELOPE			150,000		
	Construction-Total	**Statement**	**0**	**150,000**	**0**	**0**
	A/E					
	NON-RESIDENTIAL					
	BUILDING ENVELOPE		15,000			
	A/E-Total		**15,000**	**0**	**0**	**0**
	TOTAL		**15,000**	**150,000**	**0**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-51	**CODMAN**					
	CONSTRUCTION	**See**				
	SITE					
	BUILDING ENVELOPE	**Annual**				
	STORM & SEWER					
	NON-RESIDENTIAL	**Statement**				
	Construction-Total		**0**	**0**	**0**	**0**
	A/E					
	BUILDING ENVELOPE					
	STORM & SEWER					
	NON-RESIDENTIAL					
	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 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-52	**HERITAGE**					
	CONSTRUCTION	**See**				
	BUILDING ENVELOPE					
	BASEMENT	**Annual**				
	ELECTRICAL					
	Construction-Total	**Statement**	**0**	**0**	**0**	**0**
	A/E					
	BASEMENT					
	ELECTRICAL					
	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 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-53	**ST. BOTOLPH**					
	CONSTRUCTION	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**				80,000
	Construction-Total		**0**	**0**	**0**	**80,000**
		Statement				
	A/E					
	ELECTRICAL					
	BUILDING ENVELOPE					20,000
	A/E-Total		**0**	**0**	**0**	**20,000**
	TOTAL		**0**	**0**	**0**	**100,000**

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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**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-57	**LOWER MILLS**					
	CONSTRUCTION	**See**				
	SITE					
	BUILDING ENVELOPE	**Annual**		115,000	585,000	
	ELECTRICAL					
	HVAC	**Statement**				
	STAIRS					
	NON-RESIDENTIAL					
	504 COMPLIANCE					
	Construction-Total		**0**	**115,000**	**585,000**	**0**
	A/E					
	ELECTRICAL					
	HVAC					
	BUILDING ENVELOPE	**Annual**		70,000		
	STAIRS					
	NON-RESIDENTIAL					
	A/E-Total		**0**	**70,000**	**0**	**0**
	TOTAL		**0**	**185,000**	**585,000**	**0**

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Part 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-61	**AUSONIA**					
	CONSTRUCTION	**See**				
	BUILDING ENVELOPE		600,000			
	Construction-Total	**Annual**	**600,000**	**0**	**0**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**600,000**	**0**	**0**	**0**

form **HUD-50075.2** (4/2008)

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Part 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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**

form **HUD-50075.2** (4/2008)

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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**

form **HUD-50075.2** (4/2008)

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Part 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-71	**PATRICIA WHITE**					
	CONSTRUCTION	**See**				
	ELECTRICAL					80,000
	BUILDING ENVELOPE	**Annual**				
	Construction-Total		**0**	**0**	**0**	**80,000**
		Statement				
	A/E					
	ELECTRICAL			25,000		
	BUILDING ENVELOPE					
	A/E-Total		**0**	**25,000**	**0**	**0**
	TOTAL		**0**	**25,000**	**0**	**80,000**

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Part 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-72	**ROSLYN**					
	CONSTRUCTION					
	SITE	**See**	186,500			
	BASEMENTS					
	BUILDING ENVELOPE	**Annual**				
	ELECTRICAL					
	NON-RESIDENTIAL	**Statement**				
	Construction-Total		**186,500**	**0**	**0**	**0**
	A/E					
	SITE		15,000			
	BASEMENTS					
	BUILDING ENVELOPE					
	ELECTRICAL					
	NON-RESIDENTIAL					
	A/E-Total		**15,000**	**0**	**0**	**0**
	TOTAL		**201,500**	**0**	**0**	**0**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-77	**BELLFLOWER**					
	CONSTRUCTION					
	SITE	**See**	77,500			
	Construction-Total		**77,500**	**0**	**0**	**0**
		Annual				
	A/E					
	SITE	**Statement**	2,500			
	A/E-Total		**2,500**	**0**	**0**	**0**
	TOTAL		**80,000**	**0**	**0**	**0**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-83	**PEABODY/ENGLEWOOD**					
	CONSTRUCTION					
	SITE	**See**				
	ROOFS					310,000
	BUILDING ENVELOPE	**Annual**				
	Construction-Total		**0**	**0**	**0**	**310,000**
		Statement				
	A/E					
	ROOFS					31,000
	A/E-Total		**0**	**0**	**0**	**31,000**
	TOTAL		**0**	**0**	**0**	**341,000**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
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 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-95	**COMMONWEALTH (Elderly)**					
	CONSTRUCTION					
	BUILDING ENVELOPE				100,000	
	HVAC			250,000		
	Construction-Total	**Annual**	**0**	**250,000**	**100,000**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE			20,000		
	HVAC			20,000		
	A/E-Total		**0**	**40,000**	**0**	**0**
	TOTAL		**0**	**290,000**	**100,000**	**0**

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A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-98	**HAMPTON HOUSE**					
	CONSTRUCTION	**See**				
	ELECTRICAL					
	BUILDING ENVELOPE	**Annual**				
	SITE	**See**	77,500			
	Construction-Total	**Statement**	**77,500**	**0**	**0**	**0**
	A/E					
	ELECTRICAL					
	SITE		2,500			
	A/E-Total		**2,500**	**0**	**0**	**0**
	TOTAL		**80,000**	**0**	**0**	**0**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-126	**FREDERICK DOUGLASS**					
	CONSTRUCTION					
	SITE	**See**	77,500			
	BUILDING ENVELOPE					
	Construction-Total	**Annual**	**77,500**	**0**	**0**	**0**
	A/E	**Statement**				
	SITE		2,500			
	A/E-Total		**2,500**	**0**	**0**	**0**
	TOTAL		**80,000**	**0**	**0**	**0**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | [X] Original 5-Year Plan [ ] Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2009	Work Stmt. for Year 2 FFY 2010	Work Stmt. for Year 3 FFY 2011	Work Stmt. for Year 4 FFY 2012	Work Stmt. for Year 5 FFY 2013
2-127	**WASHINGTON MANOR**					
	CONSTRUCTION					
	SITE	**See**	77,500			
	BUILDING ENVELOPE					
	Construction-Total	**Annual**	**77,500**	**0**	**0**	**0**
	A/E	**Statement**				
	SITE		2,500			
	A/E-Total		**2,500**	**0**	**0**	**0**
	TOTAL		**80,000**	**0**	**0**	**0**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**AUTHORITY WIDE**			**AUTHORITY WIDE**		
	CONSTRUCTION			***CONSTRUCTION***		
	LEAD PAINT ABATEMENT		500,000	LEAD PAINT ABATEMENT		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		100,000
	Asbestos abatement			Asbestos abatement		
	Construction-Total		**600,000**	**Construction-Total**		**100,000**
	CONSULTANTS			***CONSULTANTS***		
	CLERKS		465,000	CLERKS		465,000
	CONSULTANTS(Development)		100,000	CONSULTANTS(Development)		100,000
	Consultant-Total		**565,000**	**Consultant-Total**		**565,000**
	A/E			***A/E***		
	BUILDING ENVELOPE		50,000	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		**250,000**	**A/E-Total**		**200,000**
	RELOCATION			***RELOCATION***		
	RELOCATION		90,000	RELOCATION		90,000
	RELOCATION FOR LEAD PAINT ABATEMENT		10,000	RELOCATION FOR LEAD PAINT ABATEMENT		
	Relocation-Total		**100,000**	**Relocation-Total**		**90,000**
	CONTINGENCY			***CONTINGENCY***		
	CONTINGENCY		301,856	CONTINGENCY		534,857
	DEBT SERVICE			***DEBT SERVICE***		
	CFFP BOND		3,679,382	CFFP BOND		6,740,881
	TOTAL		**5,496,238**	**TOTAL**		**8,230,738**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**AUTHORITY WIDE**			**AUTHORITY WIDE**		
	CONSTRUCTION			***CONSTRUCTION***		
	LEAD PAINT ABATEMENT		500,000	LEAD PAINT ABATEMENT		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		
	Asbestos abatement			Asbestos abatement		
	Construction-Total		**600,000**	**Construction-Total**		**0**
	CONSULTANTS			***CONSULTANTS***		
	CLERKS		372,000	CLERKS		279,000
	CONSULTANTS(Development)		100,000	CONSULTANTS(Development)		100,000
	Consultant-Total		**472,000**	**Consultant-Total**		**379,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	LEAD PAINT ABATEMENT		100,000	LEAD PAINT ABATEMENT		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		
	Asbestos abatement			Asbestos abatement		
	A/E-Total		**200,000**	**A/E-Total**		**0**
	RELOCATION			***RELOCATION***		
	RELOCATION		90,000	RELOCATION		
	RELOCATION FOR LEAD PAINT ABATEMENT		10,000	RELOCATION FOR LEAD PAINT ABATEMENT		
	Relocation-Total		**100,000**	**Relocation-Total**		**0**
	CONTINGENCY			***CONTINGENCY***		
	CONTINGENCY		410,582	CONTINGENCY		563,219
	DEBT SERVICE			***DEBT SERVICE***		
	CFFP BOND		6,740,156	CFFP BOND		6,743,519
	TOTAL		**8,522,738**	**TOTAL**		**7,685,738**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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			BUILDING ENVELOPE		
	ROOFS			ROOFS		1,000,000
	Construction-Total		**0**	**Construction-Total**		**1,000,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ROOFS			ROOFS		80,000
	A/E-Total		**0**	**A/E-Total**		**80,000**
	TOTAL		**0**	**TOTAL**		**1,080,000**
	LENOX STREET			**LENOX STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	PLUMBING		50,000	PLUMBING		50,000
	HVAC		800,000	HVAC		
	Construction-Total		**850,000**	**Construction-Total**		**50,000**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**850,000**	**TOTAL**		**50,000**
	CATHEDRAL			**CATHEDRAL**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL (HOPWA)		410,000	ELECTRICAL (HOPWA)		
	ELECTRICAL		500,000	ELECTRICAL		
	Construction-Total		**910,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**910,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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			BUILDING ENVELOPE		1,500,000
	ROOFS			ROOFS		
	Construction-Total		**0**	**Construction-Total**		**1,500,000**
	A/E			***A/E***		
	BUILDING ENVELOPE		60,000	BUILDING ENVELOPE		
	ROOFS			ROOFS		
	A/E-Total		**60,000**	**A/E-Total**		**0**
	TOTAL		**60,000**	**TOTAL**		**1,500,000**
	LENOX STREET			**LENOX STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	PLUMBING			PLUMBING		
	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 (HOPWA)			ELECTRICAL (HOPWA)		
	ELECTRICAL			ELECTRICAL		
	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		

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Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**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**
	WHITTIER STREET			**WHITTIER STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS			ELEVATORS		276,000
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**276,000**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**276,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**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**
	WHITTIER STREET			**WHITTIER STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS			ELEVATORS		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL		100,000	ELECTRICAL		
	Construction-Total		**100,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		
	HVAC			HVAC		
	ELECTRICAL		85,000	ELECTRICAL		
	A/E-Total		**85,000**	**A/E-Total**		**0**
	TOTAL		**185,000**	**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	**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***		
	HVAC		100,000	HVAC		
	STAIRS		1,000,000	STAIRS		
	BASEMENTS		100,000	BASEMENTS		
	FIRE PROTECTION			FIRE PROTECTION		
	Construction-Total		**1,200,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**1,200,000**	**TOTAL**		**0**
	BROMLEY PARK/HEATH STREET			**BROMLEY PARK/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**
	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	**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***		
	HVAC			HVAC		
	STAIRS			STAIRS		
	BASEMENTS			BASEMENTS		
	FIRE PROTECTION			FIRE PROTECTION		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	BROMLEY PARK/HEATH STREET			**BROMLEY PARK/HEATH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	STORM & SEWERS		500,000	STORM & SEWERS		500,000
	HVAC		1,000,000	HVAC		1,000,000
	BUILDING ENVELOPE		500,000	BUILDING ENVELOPE		500,000
	STAIRS		300,000	STAIRS		300,000
	Construction-Total		**2,300,000**	**Construction-Total**		**2,300,000**
	A/E			***A/E***		
	STORM & SEWERS		50,000	STORM & SEWERS		50,000
	HVAC		100,000	HVAC		100,000
	BUILDING ENVELOPE		160,000	BUILDING ENVELOPE		160,000
	STAIRS		50,000	STAIRS		50,000
	A/E-Total		**360,000**	**A/E-Total**		**360,000**
	TOTAL		**2,660,000**	**TOTAL**		**2,660,000**
	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	**MARY ELLEN McCORMACK**			**MARY ELLEN McCORMACK**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		1,000,000	SITE		
	BUILDING ENVELOPE		1,500,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	STAIRS		500,000	STAIRS		
	STORM & SEWER			STORM & SEWER		
	Construction-Total		**3,000,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE		80,000	BUILDING ENVELOPE		
	A/E-Total		**80,000**	**A/E-Total**		**0**
	TOTAL		**3,080,000**	**TOTAL**		**0**
	OLD COLONY			**OLD COLONY**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	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**
	WEST NEWTON/RUTLAND/EAST SPRINGFIELD			**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		650,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		400,000
	STAIRS			STAIRS		100,000
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	STORM & SEWER			STORM & SEWER		100,000
	Construction-Total		**0**	**Construction-Total**		**1,250,000**
	A/E			***A/E***		
	ROOFS		45,000	ROOFS		
	BUILDING ENVELOPE		40,000	BUILDING ENVELOPE		
	STAIRS		20,000	STAIRS		
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	STORM & SEWER		35,000	STORM & SEWER		
	A/E-Total		**140,000**	**A/E-Total**		**0**
	TOTAL		**140,000**	**TOTAL**		**1,250,000**
	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	**MARY ELLEN McCORMACK**			**MARY ELLEN McCORMACK**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		580,000	SITE		580,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL		100,000	ELECTRICAL		100,000
	STAIRS			STAIRS		
	STORM & SEWER			STORM & SEWER		
	Construction-Total		**680,000**	**Construction-Total**		**680,000**
	A/E			***A/E***		
	ELECTRICAL		250,000	ELECTRICAL		250,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**250,000**	**A/E-Total**		**250,000**
	TOTAL		**930,000**	**TOTAL**		**930,000**
	OLD COLONY			**OLD COLONY**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	SITE			SITE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		30,000	SITE		30,000
	A/E-Total		**30,000**	**A/E-Total**		**30,000**
	TOTAL		**30,000**	**TOTAL**		**30,000**
	WEST NEWTON/RUTLAND/EAST SPRINGFIELD			**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	STORM & SEWER			STORM & SEWER		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	STORM & SEWER			STORM & SEWER		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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 (Family)**			**COMMONWEALTH (Family)**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		750,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STORM & SEWER			STORM & SEWER		
	ENVIRONMENTAL REMEDIATION(UST Removal)			ENVIRONMENTAL REMEDIATION(UST Removal)		600,000
	Construction-Total		**0**	**Construction-Total**		**1,350,000**
	A/E			***A/E***		
	HVAC		60,000	HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		60,000
	ENVIRONMENTAL REMEDIATION(UST Removal)		150,000	ENVIRONMENTAL REMEDIATION(UST Removal)		
	A/E-Total		**210,000**	**A/E-Total**		**60,000**
	TOTAL		**210,000**	**TOTAL**		**1,410,000**
	FRANKLIN FIELD			**FRANKLIN FIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC		390,000	HVAC		400,000
	Construction-Total		**390,000**	**Construction-Total**		**400,000**
	A/E			***A/E***		
	HVAC		60,000	HVAC		
	A/E-Total		**60,000**	**A/E-Total**		**0**
	TOTAL		**450,000**	**TOTAL**		**400,000**
	HIGHLAND PARK			**HIGHLAND PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	NONDWELLING STRUCTURES		30,000	NONDWELLING STRUCTURES		
	Construction-Total		**30,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		
	NONDWELLING STRUCTURES		10,000	NONDWELLING STRUCTURES		
	A/E-Total		**10,000**	**A/E-Total**		**0**
	TOTAL		**40,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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 (Family)**			**COMMONWEALTH (Family)**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	BUILDING ENVELOPE		400,000	BUILDING ENVELOPE		
	STORM & SEWER			STORM & SEWER		
	ENVIRONMENTAL REMEDIATION(UST Removal)			ENVIRONMENTAL REMEDIATION(UST Removal)		
	Construction-Total		**400,000**	**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		**400,000**	**TOTAL**		**0**
	FRANKLIN FIELD			**FRANKLIN FIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	HIGHLAND PARK			**HIGHLAND PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		100,000	BUILDING ENVELOPE		
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		
	Construction-Total		**100,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**100,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**POND STREET**			**POND STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		77,500	SITE		
	Construction-Total		**77,500**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		2,500	SITE		
	A/E-Total		**2,500**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	ANNAPOLIS			**ANNAPOLIS**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	ASHMONT			**ASHMONT**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**POND STREET**			**POND STREET**		
	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**
	ANNAPOLIS			**ANNAPOLIS**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE		150,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**150,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE		15,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**15,000**	**A/E-Total**		**0**
	TOTAL		**165,000**	**TOTAL**		**0**
	ASHMONT			**ASHMONT**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE		30,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**30,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	STAIRS			STAIRS		
	BUILDING ENVELOPE		3,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**3,000**	**A/E-Total**		**0**
	TOTAL		**33,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**HOLGATE**			**HOLGATE**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal			UST removal		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal			UST removal		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FOLEY			**FOLEY**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		75,000	SITE		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		130,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**75,000**	**Construction-Total**		**130,000**
	A/E			***A/E***		
	SITE		7,000	SITE		
	HVAC			HVAC		
	ELECTRICAL		25,000	ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**32,000**	**A/E-Total**		**0**
	TOTAL		**107,000**	**TOTAL**		**130,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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	Development Number/Name/General Description of Major Work Categories			Development Number/Name/General Description of Major Work Categories		
See Annual Statement	**HOLGATE**			**HOLGATE**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal			UST removal		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal			UST removal		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FOLEY			**FOLEY**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE		150,000	BUILDING ENVELOPE		850,000
	Construction-Total		**150,000**	**Construction-Total**		**850,000**
	A/E			***A/E***		
	SITE			SITE		
	HVAC			HVAC		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE		100,000	BUILDING ENVELOPE		
	A/E-Total		**100,000**	**A/E-Total**		**0**
	TOTAL		**250,000**	**TOTAL**		**850,000**
	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	**GROVELAND**			**GROVELAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		34,000	SITE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**34,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		5,000	SITE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**5,000**	**A/E-Total**		**0**
	TOTAL		**39,000**	**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		130,000
	ROOFS		15,000	ROOFS		15,000
	Construction-Total		**15,000**	**Construction-Total**		**145,000**
	A/E			***A/E***		
	BASEMENTS			BASEMENTS		
	ELECTRICAL		25,000	ELECTRICAL		
	HVAC			HVAC		
	ROOFS		6,000	ROOFS		
	A/E-Total		**31,000**	**A/E-Total**		**0**
	TOTAL		**46,000**	**TOTAL**		**145,000**
	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	**GROVELAND**			**GROVELAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		155,000	SITE		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**155,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		15,000	SITE		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**15,000**	**A/E-Total**		**0**
	TOTAL		**170,000**	**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		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BASEMENTS			BASEMENTS		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	ROOFS			ROOFS		
	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
See Annual Statement	**WEST NINTH STREET**			**WEST NINTH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		77,500	UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**77,500**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		2,500	UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**2,500**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	JJ CARROLL			**JJ CARROLL**		
	CONSTRUCTION			***CONSTRUCTION***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	JJ MEADE			**JJ MEADE**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		50,000	SITE		
	STAIRS			STAIRS		
	BASEMENTS			BASEMENTS		
	Construction-Total		**50,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		5,000	SITE		
	STAIRS			STAIRS		
	BASEMENTS			BASEMENTS		
	A/E-Total		**5,000**	**A/E-Total**		**0**
	TOTAL		**55,000**	**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	**WEST NINTH STREET**			**WEST NINTH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE		50,000	BUILDING ENVELOPE		
	Construction-Total		**50,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE		5,000	BUILDING ENVELOPE		
	A/E-Total		**5,000**	**A/E-Total**		**0**
	TOTAL		**55,000**	**TOTAL**		**0**
	JJ CARROLL			**JJ CARROLL**		
	CONSTRUCTION			***CONSTRUCTION***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE		60,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
	Construction-Total		**60,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	UNIT MODERNIZATION			UNIT MODERNIZATION		
	BUILDING ENVELOPE		6,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
	A/E-Total		**6,000**	**A/E-Total**		**0**
	TOTAL		**66,000**	**TOTAL**		**0**
	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	stimated Cost	**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***		
	SITE			SITE		
	ELECTRICAL			ELECTRICAL		0
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	ELECTRICAL		0	ELECTRICAL		0
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	EVA WHITE			**EVA WHITE**		
	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**
	WALNUT PARK			**WALNUT PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		600,000
	NON-RESIDENTIAL			NON-RESIDENTIAL		75,000
	Construction-Total		**0**	**Construction-Total**		**675,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE		60,000	BUILDING ENVELOPE		
	NON-RESIDENTIAL		7,000	NON-RESIDENTIAL		
	A/E-Total		**67,000**	**A/E-Total**		**0**
	TOTAL		**67,000**	**TOTAL**		**675,000**
	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	**MLK**			**MLK**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	ELECTRICAL		0	ELECTRICAL		0
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE			SITE		
	ELECTRICAL			ELECTRICAL		25,000
	A/E-Total		**0**	**A/E-Total**		**25,000**
	TOTAL		**0**	**TOTAL**		**25,000**
	EVA WHITE			**EVA WHITE**		
	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**
	WALNUT PARK			**WALNUT PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		0
	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
See Annual Statement	**AMORY**			**AMORY**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ROOFS			ROOFS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		25,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ROOFS		265,000	ROOFS		
	A/E-Total		**265,000**	**A/E-Total**		**25,000**
	TOTAL		**265,000**	**TOTAL**		**25,000**
	GENERAL WARREN			**GENERAL WARREN**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS		130,000	STAIRS		170,000
	SITE		77,500	HVAC		
	Construction-Total		**207,500**	**Construction-Total**		**170,000**
	A/E			***A/E***		
	STAIRS		30,000	STAIRS		
	SITE		2,500	HVAC		
	A/E-Total		**32,500**	**A/E-Total**		**0**
	TOTAL		**240,000**	**TOTAL**		**170,000**
	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**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**AMORY**			**AMORY**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL		180,000	ELECTRICAL		100,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ROOFS			ROOFS		
	Construction-Total		**180,000**	**Construction-Total**		**100,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		10,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ROOFS			ROOFS		
	A/E-Total		**0**	**A/E-Total**		**10,000**
	TOTAL		**180,000**	**TOTAL**		**110,000**
	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**
	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	**ROCKLAND**			**ROCKLAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		150,000
	Construction-Total		**0**	**Construction-Total**		**150,000**
	A/E			***A/E***		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	BUILDING ENVELOPE		15,000	BUILDING ENVELOPE		
	A/E-Total		**15,000**	**A/E-Total**		**0**
	TOTAL		**15,000**	**TOTAL**		**150,000**
	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		
	ELECTRICAL			ELECTRICAL		
	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
See Annual Statement	**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		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	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		
	ELECTRICAL			ELECTRICAL		
	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	**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**
	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		115,000
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	504 COMPLIANCE			504 COMPLIANCE		
	Construction-Total		**0**	**Construction-Total**		**115,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		70,000
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**0**	**A/E-Total**		**70,000**
	TOTAL		**0**	**TOTAL**		**185,000**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

		Subtotal of Estimated Cost			

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Part II: Supporting Pages -- Physical Needs Work Statement(s)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**ST. BOTOLPH**			**ST. BOTOLPH**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		80,000
	Construction-Total		**0**	**Construction-Total**		**80,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		20,000
	A/E-Total		**0**	**A/E-Total**		**20,000**
	TOTAL		**0**	**TOTAL**		**100,000**
	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		585,000	BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	HVAC			HVAC		
	STAIRS			STAIRS		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	504 COMPLIANCE			504 COMPLIANCE		
	Construction-Total		**585,000**	**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		**585,000**	**TOTAL**		**0**

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

		Subtotal of Estimated Cost			

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**AUSONIA**			**AUSONIA**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		600,000	BUILDING ENVELOPE		
	Construction-Total		**600,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**600,000**	**TOTAL**		**0**
	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**
	Subtotal of Estimated Cost					

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**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**
	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**
	Subtotal of Estimated Cost					

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**PATRICIA WHITE**			**PATRICIA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ELECTRICAL		25,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**25,000**
	TOTAL		**0**	**TOTAL**		**25,000**
	ROSLYN			**ROSLYN**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		186,500	SITE		
	BASEMENTS			BASEMENTS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	Construction-Total		**186,500**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		15,000	SITE		
	BASEMENTS			BASEMENTS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	NON-RESIDENTIAL			NON-RESIDENTIAL		
	A/E-Total		**15,000**	**A/E-Total**		**0**
	TOTAL		**201,500**	**TOTAL**		**0**
	BELLFLOWER			**BELLFLOWER**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		77,500	ROOFS		
	Construction-Total		**77,500**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		2,500	ROOFS		
	A/E-Total		**2,500**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost					

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**PATRICIA WHITE**			**PATRICIA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ELECTRICAL		80,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**80,000**
	A/E			***A/E***		
	ROOFS			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**80,000**
	ROSLYN			**ROSLYN**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	BASEMENTS			BASEMENTS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	ELECTRICAL			ELECTRICAL		
	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**
	Subtotal of Estimated Cost					

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**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***		
	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**
	COMMONWEALTH (Elderly)			**COMMONWEALTH (Elderly)**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		250,000
	Construction-Total		**0**	**Construction-Total**		**250,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		20,000
	HVAC			HVAC		20,000
	A/E-Total		**0**	**A/E-Total**		**40,000**
	TOTAL		**0**	**TOTAL**		**290,000**
	Subtotal of Estimated Cost					

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**PEABODY/ENGLEWOOD**			**PEABODY/ENGLEWOOD**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE			SITE		
	ROOFS			ROOFS		310,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**310,000**
	A/E			***A/E***		
	ROOFS			ROOFS		31,000
	A/E-Total		**0**	**A/E-Total**		**31,000**
	TOTAL		**0**	**TOTAL**		**341,000**
	MALONE			**MALONE**		
	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**
	COMMONWEALTH (Elderly)			**COMMONWEALTH (Elderly)**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		100,000	BUILDING ENVELOPE		
	HVAC			HVAC		
	Construction-Total		**100,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**100,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost					

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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	**HAMPTON HOUSE**			**HAMPTON HOUSE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	SITE		77,500	SITE		
	Construction-Total		**77,500**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	SITE		2,500	SITE		
	A/E-Total		**2,500**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	FREDERICK DOUGLASS			**FREDERICK DOUGLASS**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		77,500	SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**77,500**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		2,500	SITE		
	A/E-Total		**2,500**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	WASHINGTON MANOR			**WASHINGTON MANOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		77,500	SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**77,500**	**Construction-Total**		**0**
	A/E			***A/E***		
	SITE		2,500	SITE		
	A/E-Total		**2,500**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost					

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PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts

Work Statement for Year 1 FFY 2008	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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	**HAMPTON HOUSE**			**HAMPTON HOUSE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	SITE			SITE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	SITE			SITE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	FREDERICK DOUGLASS			**FREDERICK DOUGLASS**		
	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**
	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					

Five-Year Action Plan--FY09
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program(CFP)

U.S. Department of Housing and Urban Development
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Work Statement for Year 1 FFY: 2009	Work Statement for Year 2 FFY 2010			Work Statement for Year 3 FFY 2011		
	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

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Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program(CFP)

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

Work Statement	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 FFY 2013		
	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

1996 #########

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY03
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-501-03	Approval: FFY03

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report
___Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	562,715.00	562,715.00	562,715.00	562,715.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	576,934.00	576,934.00	576,934.00	576,934.00
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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**	**1,139,649.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-501-03	FFY03

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Construction	1460		562,715 00	562,715 00	0 00	562,715 00	562,715 00	Construction completed
2-09	Relocation	1495		576,934.00	576,934.00	0.00	576,934.00	576,934.00	Relocation completed
				1,139,649.00	**1,139,649.00**	**0.00**	**1,139,649.00**	**1,139,649.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY03
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-502-03	Approval: FFY03

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08

___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report

___Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	77,744.56	77,744.56	77,744.56	77,744.56
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	785,837.44	785,837.44	785,837.44	785,837.44
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	160,358.36	160,358.36	160,358.36	160,358.36
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	99,805.64	99,805.64	99,805.64	99,805.64
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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**	**1,123,746.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No
Replacement Housing Factor Grant No. MA06-R002-502-03
CFFP (Yes/No) No

Federal FY of Grant: FFY03

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Total Estimated Cost Revised[1]	Total Estimated Cost Difference	Total Actual Cost Obligated[2]	Total Actual Cost Expended[2]	Status of Work
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Program Management/Legal	1430		77,744 56	77,744 56	0 00	77,744 56	77,744 56	Work completed
2-09	Construction	1460		785,837 44	785,837 44	0 00	785,837 44	785,837 44	Construction completed
2-09	Demolition & Remediation	1485		160,358 36	160,358 36	0 00	160,358 36	160,358 36	Work completed
2-09	Relocation	1495		99,805.64	99,805.64	0.00	99,805.64	99,805.64	Relocation completed
				1,123,746.00	**1,123,746.00**	**0.00**	**1,123,746.00**	**1,123,746.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY04
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-501-04	Approval: FFY04

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report
___Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)	19,866.00	19,866.00	19,866.00	19,866.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,989.43	11,989.43	11,989.43	11,989.43
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	820,096.57	820,096.57	820,096.57	820,096.57
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	606,809.00	606,809.00	606,809.00	606,809.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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**	**1,458,761.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-501-04	FFY04

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Administration	1410		19,866 00	19,866 00	0.00	19,866.00	19,866 00	Work completed
2-09	Arch & Engineering	1430		11,989 43	11,989 43	0 00	11,989 43	11,989 43	Work completed
2-09	Construction	1460		820,096 57	820,096 57	0 00	820,096 57	820,096 57	Construction completed
2-09	Demolition	1485		606,809.00	606,809.00	0.00	606,809.00	606,809.00	Demolition completed
				1,458,761.00	**1,458,761.00**	**0.00**	**1,458,761.00**	**1,458,761.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY04
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-502-04	Approval: FFY04

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08

___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report

___Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
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 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	1,386,008.00	1,386,008.00	1,386,008.00	1,386,008.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
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[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No. CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-502-04	FFY04

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Frankilin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Demolition	1485		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**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY05
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-501-05	Approval: FFY05

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08

__Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report

__Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)	4,044.00	4,044.00	4,044.00	4,044.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	432,385.09	432,385.09	432,385.09	432,385.09
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	392,584.64	392,584.64	392,584.64	392,584.64
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	160,359.27	160,359.27	160,359.27	160,359.27
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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**	**989,373.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-501-05	FFY05

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Administration	1410		4,044 00	4,044 00	0 00	4,044 00	4,044 00	Work completed
2-09	Construction	1460		432,385 09	432,385 09	0 00	432,385 09	432,385 09	Construction completed
2-09	Demolition & Remediation	1485		392,584 64	392,584 64	0 00	392,584 64	392,584 64	Work completed
2-09	Relocation	1495		160,359.27	160,359.27	0.00	160,359.27	160,359.27	Relocation completed
				989,373.00	**989,373.00**	**0.00**	**989,373.00**	**989,373.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-501-07	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Construction	1460		475,543.00	475,543.00	0.00	475,543.00	444,995.23	Construction underway
				475,543.00	**475,543.00**	**0.00**	**475,543.00**	**444,995.23**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY07
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant Approval: FFY07
	Replacement Housing Factor Grant No: MA06-R002-502-07	

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
___Revised Annual Statement (revision no:)

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)	298,511.28	298,511.28	298,511.28	31,516.64
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	579,263.00	579,263.00	579,263.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	692,774.72	692,774.72	692,774.72	29,369.20
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,570,549.00**	**1,570,549.00**	**1,570,549.00**	**60,885.84**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

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[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-502-07	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Frankilin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Administration	1410		298,511 28	298,511 28	0 00	298,511 28	31,516 64	Work underway
2-09	Construction	1460		579,263 00	579,263 00	0 00	579,263 00	0 00	Construction underway
2-09	Demolition	1485		692,774.72	692,774.72	0.00	692,774.72	29,369.20	Work completed
				1,570,549.00	**1,570,549.00**	**0.00**	**1,570,549.00**	**60,885.84**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY08
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-501-08	Approval: FFY08

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
___Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)	457,310.90	457,310.90	457,310.90	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	363,382.10	363,382.10	363,382.10	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**820,693.00**	**820,693.00**	**820,693.00**	**0.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-501-08	FFY08

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Administration	1410		457,310 90	457,310 90	0 00	457,310 90	0 00	Work underway
2-09	Construction	1460		363,382.10	363,382.10	0.00	363,382.10	0.00	Construction underway
				820,693.00	**820,693.00**	**0.00**	**820,693.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY08
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-502-08	Approval: FFY08

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
__Reserve for Disasters/Emergencies
__Final Performance and Evaluation Report
__Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)	200,451.10	200,451.10	200,451.10	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	383,895.70	383,895.70	383,895.70	2,890.66
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	453,949.20	453,949.20	453,949.20	3,633.79
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,038,296.00**	**1,038,296.00**	**1,038,296.00**	**6,524.45**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-502-08	FFY08

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Administration	1410		200,451 10	200,451 10	0 00	200,451 10	0 00	Work underway
2-09	Program Management/Legal	1430		148,910 12	148,910 12	0 00	148,910 12	1,585 66	Work underway
2-09	Design Review	1430		234,985 58	234,985 58	0 00	234,985 58	1,305 00	Work underway
2-09	Relocation	1495		453,949.20	453,949.20	0.00	453,949.20	3,633.79	Relocation underway
				1,038,296.00	**1,038,296.00**	**0.00**	**1,038,296.00**	**6,524.45**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY05
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-502-05	Approval: FFY05

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08

___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report

___Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,060,400.00	1,060,400.00	1,060,400.00	1,060,400.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No CFFP (Yes/No) No Replacement Housing Factor Grant No. MA06-R002-502-05	FFY05

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Frankilin Hill	1499		0 00	0 00	0.00	0 00	0 00	
2-09	Construction	1460		1,060,400.00	1,060,400.00	0.00	1,060,400.00	1,060,400.00	Construction completed
				1,060,400.00	**1,060,400.00**	**0.00**	**1,060,400.00**	**1,060,400.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY06
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-501-06	Approval: FFY06

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
__Reserve for Disasters/Emergencies
__Final Performance and Evaluation Report
__Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)	82,753.72	82,753.72	82,753.72	82,753.72
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	110,595.32	110,595.32	110,595.32	110,595.32
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	606,220.79	606,220.79	606,220.79	3,361.47
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	298,511.28	298,511.28	298,511.28	298,511.28
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	108,764.89	108,764.89	108,764.89	107,383.81
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**1,206,846.00**	**1,206,846.00**	**1,206,846.00**	**602,605.60**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Boston Housing Authority

Grant Type and Number:
Capital Fund Program Grant No
Replacement Housing Factor Grant No. MA06-R002-501-06
CFFP (Yes/No) No

Federal FY of Grant: FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised[1]	Difference	Total Actual Cost Obligated[2]	Expended[2]	Status of Work
2-09	Development Franklin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Administration	1410		82,753 72	82,753 72	0 00	82,753 72	82,753 72	Work completed
2-09	Program Management/Legal	1430		110,595 32	110,595 32	0 00	110,595 32	110,595 32	Work completed
2-09	Construction	1460		606,220 79	606,220 79	0 00	606,220 79	3,361 47	Construction underway
2-09	Demolition & Remediation	1485		298,511 28	298,511 28	0 00	298,511 28	298,511 28	Work completed
2-09	Relocation	1495		108,764.89	108,764.89	0.00	108,764.89	107,383.81	Relocation underway
				1,206,846.00	**1,206,846.00**	**0.00**	**1,206,846.00**	**602,605.60**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U S Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY06
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-502-06	Approval: FFY06

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
___Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,044.99	3,044.99	3,044.99	3,044.99
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	925,549.01	925,549.01	925,549.01	690,563.43
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**928,594.00**	**928,594.00**	**928,594.00**	**693,608.42**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
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Expires 4/30/2011

Part II: Supporting Pages

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 CFFP (Yes/No) No	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-09	Development Frankilin Hill	1499		0 00	0 00	0 00	0 00	0 00	
2-09	Design Review	1430		3,044 99	3,044 99	0 00	3,044 99	3,044 99	Work completed
2-09	Construction	1460		925,549.01	925,549.01	0.00	925,549.01	690,563.43	Construction underway
				928,594.00	**928,594.00**	**0.00**	**928,594.00**	**693,608.42**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number:	Federal FY of Grant: FFY07
Boston Housing Authority	Capital Fund Program Grant No:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-501-07	Approval: FFY07

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
__Reserve for Disasters/Emergencies
__Final Performance and Evaluation Report
__Revised Annual Statement (revision no:)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	475,543.00	475,543.00	475,543.00	444,995.23
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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**	**444,995.23**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RHF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

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

Type of Grant

__Original Annual Statement
___Reserve for Disasters/Emergencies
_X_Revised Annual Statement (revision no: 5)
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
_X_Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds	3,627,836.45	3,913,438.91	3,913,438.91	3,913,438.91
2	1406 Operations (May not exceed 20% of line 20)[3]	5,155,039.00	5,155,039.00	5,155,039.00	5,155,039.00
3	1408 Management Improvements	1,375,746.77	1,404,809.10	1,404,809.10	1,404,809.10
4	1410 Administration (May not exceed 10% of line 20)	2,552,520.00	2,552,520.00	2,552,520.00	2,552,520.00
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,233,809.72	1,717,306.34	1,717,306.34	1,717,306.34
8	1440 Site Acquisition				
9	1450 Site Improvement	1,381,295.58	1,364,580.15	1,364,580.15	1,364,580.15
10	1460 Dwelling Structures	12,164,113.11	12,687,418.48	12,687,418.48	12,687,418.48
11	1465.1 Dwelling Equipment-Nonexpendable	32,989.82	33,747.93	33,747.93	33,747.93
12	1470 Non-dwelling Structures	19,480.13	125,866.74	125,866.74	125,866.74
13	1475 Non-dwelling Equipment	349,811.23	279,138.93	279,138.93	279,138.93
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	485,389.64	429,768.33	429,768.33	429,768.33
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**25,775,195.00**	**25,775,195.00**	**25,775,195.00**	**25,775,195.00**
21	Amount of line 20 Related to LPB Testing	647,943.67	597,303.53	597,303.53	597,303.53
22	Amount of line 20 Related to Section 504 Activities	7,346,775.68	7,313,778.79	7,313,778.79	7,313,778.79
23	Amount of line 20 Related to Security - Soft Costs	72,190.88	72,190.88	72,190.88	72,190.88
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

[4] RHF funds shall be included here.

form HUD-50075.1 (4/2008)

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	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	275,406.07	29,368.43	275,406.07	275,406.07	
2-00	PUBLIC SAFETY	140800 412000		72,190.88	72,190.88	0.00	72,190.88	72,190.88	
2-00	ELDERLY SERVICES	140800 421000		236,447.49	236,447.49	0.00	236,447.49	236,447.49	
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	199,305.90	(306.10)	199,305.90	199,305.90	
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		1,548,051.43	1,522,802.76	(25,248.67)	1,522,802.76	1,522,802.76	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		233,094.58	256,901.86	23,807.28	256,901.86	256,901.86	
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		0.00	0.00	0.00	0.00	0.00	
2-00	LEGAL EXPENSE	141004 000000		4,025.00	5,908.80	1,883.80	5,908.80	5,908.80	
2-00	LEGAL EXPENSE FOR CFFP BOND	141004 200700		75,000.00	0.00	(75,000.00)	0.00	0.00	
2-00	EMPLOYEE BENEFIT CONTRIBUTION	141009 000000		12,205.39	15,198.48	2,993.09	15,198.48	15,198.48	
2-00	EMPLOYEE BENEFIT CONTRIBUTION- IN	141009 000001		4,087.46	4,087.46	0.00	4,087.46	4,087.46	
2-00	WORKER'S COMPENSATION	141009 001000		117,137.18	120,480.31	3,343.13	120,480.31	120,480.31	
2-00	GROUP INSURANCE	141009 002000		244,731.75	284,717.10	39,985.35	284,717.10	284,717.10	
2-00	RETIREMENT INDIRECT	141009 003001		188,834.38	232,320.89	43,486.51	232,320.89	232,320.89	
2-00	LOCAL TRAVEL 10	141010 000101		3,367.26	3,611.12	243.86	3,611.12	3,611.12	
2-00	LONG DISTANCE TRAVEL	141010 000102		755.56	755.56	0.00	755.56	755.56	
2-00	TELEPHONE 10	141016 000000		8,964.00	8,192.03	(771.97)	8,192.03	8,192.03	
2-00	SUNDRY ADMINISTRATIVE	141019 000000		65,942.08	59,075.01	(6,867.07)	59,075.01	59,075.01	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		7,888.33	5,686.91	(2,201.42)	5,686.91	5,686.91	
2-00	TELEPHONE	141019 000102		1,648.13	2,271.47	623.34	2,271.47	2,271.47	
2-00	OFFICE SUPPLIES	141019 000103		4,972.64	5,046.04	73.40	5,046.04	5,046.04	
2-00	ADVERTISING	141019 000110		26,149.29	22,964.15	(3,185.14)	22,964.15	22,964.15	
2-00	PUBLICATIONS	141019 000111		2,027.31	443.94	(1,583.37)	443.94	443.94	
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		884.81	120.08	(764.73)	120.08	120.08	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-00	PRED ADMIN EXPENSE	141019 000351		1,034.82	794.63	(240.19)	794.63	794.63	
2-00	ADVERTISING FOR CFFP	141019 200700		577.20	0.00	(577.20)	0.00	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		14,125.00	14,125.00	0.00	14,125.00	14,125.00	Construction completed
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		0.00	0.00	0.00	0.00	0.00	
2-00	DEVELOPMENT CONSULTANTS	143001 743001		26,771.26	14,006.34	(12,764.92)	14,006.34	14,006.34	Construction completed
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		38,758.96	10,444.00	(28,314.96)	10,444.00	10,444.00	Construction completed
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		75,000.00	2,086.00	(72,914.00)	2,086.00	2,086.00	Construction completed
2-00	SMOKE DETECTORS 30	143001 940000		3,732.00	0.00	(3,732.00)	0.00	0.00	
2-00	UNDERGROUND STORAGE TANK 30	143001 966000		1,396.93	0.00	(1,396.93)	0.00	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		27,408.75	3,020.00	(24,388.75)	3,020.00	3,020.00	Construction completed
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	1,504.87	(12,187.13)	1,504.87	1,504.87	
2-00	COMPUTERS	147501 742000		215,284.23	156,799.06	(58,485.17)	156,799.06	156,799.06	
2-00	MAINTENANCE EQUIPMENT	147502 000000		4,898.24	4,898.24	0.00	4,898.24	4,898.24	
2-00	VEHICLES	147507 000000		115,936.76	115,936.76	0.00	115,936.76	115,936.76	
2-00	RELOCATION FOR MOVING & FAMILY	149501 000000		266,430.09	236,495.48	(29,934.61)	236,495.48	236,495.48	Relocation completed
2-00	RELOCATION FOR 504 PROGRAM	149501 812000		56,343.63	56,343.63	0.00	56,343.63	56,343.63	Relocation completed
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				9,968,083.62	**9,753,027.48**	**(215,056.14)**	**9,753,027.48**	**9,753,027.48**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		0.00	291.67	291.67	291.67	291.67	Construction completed
2-01	ARCH & ENG FOR CFFP	143001 200700		291.67	0.00	(291.67)	0.00	0.00	
2-01	BASEMENTS/CELLARS 30	143001 704000		51,462.00	42,884.00	(8,578.00)	42,884.00	42,884.00	Construction completed
2-01	CONSULTANTS 30	143001 741000		14,031.07	14,031.07	0.00	14,031.07	14,031.07	Construction completed
2-01	CONSTRUCTION REPS FOR 504	143001 741001		85,751.51	85,916.43	164.92	85,916.43	85,916.43	Construction completed
2-01	A&E 504 COMPLIANCE	143001 812000		38,430.49	38,430.49	0.00	38,430.49	38,430.49	Construction completed
2-01	BHA COST- CONTRACTOR	143001 812001		943.56	943.56	0.00	943.56	943.56	Construction completed
2-01	LEAD PAINT REMOVAL 30	143001 837000		101,076.38	102,132.88	1,056.50	102,132.88	102,132.88	Construction completed
2-01	SEWERS 30	143001 929000		0.00	0.00	0.00	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	1,360.00	(10,576.00)	1,360.00	1,360.00	Construction completed
2-01	HVAC	146016 000000		970.00	0.00	(970.00)	0.00	0.00	
2-01	504 COMPLIANCE 60	146021 812000		492,008.60	492,008.60	0.00	492,008.60	492,008.60	Construction completed
2-01	LEAD PAINT REMOVAL 60	146021 837000		108,633.12	108,633.12	0.00	108,633.12	108,633.12	Construction completed
2-01	RANGES AND FRIDGES FOR 504	146511 812000		21,177.62	21,177.62	0.00	21,177.62	21,177.62	Construction completed
2-01	RELOCATION FOR LEAD PAINT	149501 837000		19,775.35	19,775.35	0.00	19,775.35	19,775.35	Relocation completed
				946,487.37	**927,584.79**	**(18,902.58)**	**927,584.79**	**927,584.79**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MISSION								
2-03				0.00	0.00	0.00	0.00		
				0.00	**0.00**	**0.00**	**0.00**		**-**

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		71,821.24	66,809.53	(5,011.71)	66,809.53	66,809.53	Construction completed
2-04	CONSULTANTS 30	143001 741000		25,771.40	25,771.40	0.00	25,771.40	25,771.40	Construction completed
2-04	CONSTRUCTION REPS FOR 504	143001 741001		28,944.56	28,944.56	0.00	28,944.56	28,944.56	Construction completed
2-04	A&E 504 COMPLIANCE	143001 812000		23,158.65	23,158.65	0.00	23,158.65	23,158.65	Construction completed
2-04	SEWERS 30	143001 929000		1,680.50	1,680.50	0.00	1,680.50	1,680.50	Construction completed
2-04	UNDERGROUND STORAGE TANK 30	143001 966000		4,640.64	0.00	(4,640.64)	0.00	0.00	
2-04	SITE GROUNDS	145011 000000		16,500.00	16,500.00	0.00	16,500.00	16,500.00	Construction completed
2-04	ELECTRICAL 60	146015 000000		25,315.57	654,941.32	629,625.75	654,941.32	654,941.32	Construction completed
2-04	HVAC	146016 000000		1,564.00	1,564.00	0.00	1,564.00	1,564.00	Construction completed
2-04	LEAD PAINT REMOVAL 60	146021 837000		4,105.46	4,105.46	0.00	4,105.46	4,105.46	Construction completed
2-04	RANGES AND FRIDGES FOR 504	146511 812000		1,195.90	1,195.90	0.00	1,195.90	1,195.90	Construction completed
2-04	NON DWELLING CONSTRUCTION	147001 000000		9,740.00	9,240.00	(500.00)	9,240.00	9,240.00	Construction completed
2-04	RELOCATION FOR 504 PROGRAM	149501 812000		2,174.00	820.00	(1,354.00)	820.00	820.00	Relocation completed
				216,611.92	**834,731.32**	**618,119.40**	**834,731.32**	**834,731.32**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ORCHARD PARK									
2-05				0.00	0.00	0.00	0.00		
				0.00	**0.00**	**0.00**	**0.00**		**-**

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CATHEDRAL								
2-06	ARCH & ENG	143001 000000		1,862.50	1,862.50	0.00	1,862.50	1,862.50	Construction completed
2-06	CONSULTANTS 30	143001 741000		52,907.29	52,907.29	0.00	52,907.29	52,907.29	Construction completed
2-06	CONSTRUCTION REPS FOR 504	143001 741001		2,514.65	2,514.65	0.00	2,514.65	2,514.65	Construction completed
2-06	A&E 504 COMPLIANCE	143001 812000		34,170.70	30,270.88	(3,899.82)	30,270.88	30,270.88	Construction completed
2-06	LEAD PAINT REMOVAL 30	143001 837000		6,036.00	6,036.00	0.00	6,036.00	6,036.00	Construction completed
2-06	SITE GROUNDS	145011 000000		343,836.06	343,836.06	0.00	343,836.06	343,836.06	Construction completed
2-06	SITE FOR 504 COMPLIANCE	145011 812000		365,471.09	365,471.09	0.00	365,471.09	365,471.09	Construction completed
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	Construction completed
2-06	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-06	504 FORCE ACCOUNT CREW	146021 812001		187.34	187.34	0.00	187.34	187.34	Construction completed
2-06	LEAD PAINT REMOVAL 60	146021 837000		80,560.16	80,560.16	0.00	80,560.16	80,560.16	Construction completed
2-06	UNIT REHAB	146021 967000		11,470.24	11,470.24	0.00	11,470.24	11,470.24	Construction completed
2-06	NON DWELLING CONSTRUCTION	147001 000000		9,740.13	9,740.13	0.00	9,740.13	9,740.13	Construction completed
2-06	RELOCATION FOR 504 PROGRAM	149501 812000		750.00	750.00	0.00	750.00	750.00	Relocation completed
				930,767.62	**926,867.80**	**(3,899.82)**	**926,867.80**	**926,867.80**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HEATH STREET									
2-07	ARCH & ENG	143001 000000		21,556.75	1,760.00	(19,796.75)	1,760.00	1,760.00	Construction completed
2-07	BASEMENTS/CELLARS 30	143001 704000		8,102.00	8,102.00	0.00	8,102.00	8,102.00	Construction completed
2-07	CONSULTANTS 30	143001 741000		15,141.61	15,141.61	0.00	15,141.61	15,141.61	Construction completed
2-07	CONSTRUCTION REPS FOR 504	143001 741001		1,117.18	1,117.18	0.00	1,117.18	1,117.18	Construction completed
2-07	LEAD PAINT REMOVAL 30	143001 837000		5,320.00	5,320.00	0.00	5,320.00	5,320.00	Construction completed
2-07	DWELLING CONSTRUCTION	146001 000000		1,536.25	1,536.25	0.00	1,536.25	1,536.25	Construction completed
2-07	ROOFS	146018 000000		1,398,000.00	1,398,000.00	0.00	1,398,000.00	1,398,000.00	Construction completed
2-07	BASEMENTS/CELLARS 60	146019 704000		2,500.00	2,500.00	0.00	2,500.00	2,500.00	Construction completed
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	Construction completed
				1,455,445.65	**1,435,648.90**	**(19,796.75)**	**1,435,648.90**	**1,435,648.90**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MAVERICK									
2-08	HVAC	146016 000000		6,850.00	6,850.00	0.00	6,850.00	6,850.00	Construction completed
2-08	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86	Construction completed
				9,021.86	**9,021.86**	**0.00**	**9,021.86**	**9,021.86**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		41,540.00	0.00	(41,540.00)	0.00	0.00	
2-09	CONSTRUCTION REPS FOR 504	143001 741001		87.15	87.15	0.00	87.15	87.15	Construction completed
2-09	DEVELOPMENT CONSULTANTS	143001 743001		184,600.50	28.00	(184,572.50)	28.00	28.00	Construction completed
2-09	A&E 504 COMPLIANCE	143001 812000		561.00	561.00	0.00	561.00	561.00	Construction completed
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	Construction completed
				228,960.51	**2,848.01**	**(226,112.50)**	**2,848.01**	**2,848.01**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WHITTIER STREET									
2-11	ARCH & ENG	143001 000000		7,875.00	0.00	(7,875.00)	0.00	0.00	
2-11	CONSULTANTS 30	143001 741000		475.53	475.53	0.00	475.53	475.53	Construction completed
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		37,533.00	25,236.17	(12,296.83)	25,236.17	25,236.17	Construction completed
2-11	SITE FOR 504 COMPLIANCE	145011 812000		51,545.51	51,545.51	0.00	51,545.51	51,545.51	Construction completed
2-11	UNDERGROUND STORAGE TANK 50	145011 966000		19,495.00	19,495.00	0.00	19,495.00	19,495.00	Construction completed
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		30,289.71	29,289.71	(1,000.00)	29,289.71	29,289.71	Construction completed
2-11	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86	Construction completed
				149,385.61	**128,213.78**	**(21,171.83)**	**128,213.78**	**128,213.78**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BEECH STREET									
2-13	CONSULTANTS 30	143001 741000		800.00	800.00	0.00	800.00	800.00	Construction completed
2-13	CONSTRUCTION REPS FOR 504	143001 741001		0.00	6,184.34	6,184.34	6,184.34	6,184.34	Construction completed
2-13	DEVELOPMENT CONSULTANTS	143001 743001		144,519.40	188,420.80	43,901.40	188,420.80	188,420.80	Construction completed
2-13	A&E 504 COMPLIANCE	143001 812000		363.00	363.00	0.00	363.00	363.00	Construction completed
2-13	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	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	Construction completed
				147,854.26	**197,940.00**	**50,085.74**	**197,940.00**	**197,940.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ALICE TAYLOR									
2-14	ARCH & ENG	143001 000000		101,864.80	84,820.77	(17,044.03)	84,820.77	84,820.77	Construction completed
2-14	CONSULTANTS 30	143001 741000		1,594.81	1,594.81	0.00	1,594.81	1,594.81	Construction completed
2-14	CONSTRUCTION REPS FOR 504	143001 741001		2,734.97	2,734.97	0.00	2,734.97	2,734.97	Construction completed
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	Construction completed
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	Construction completed
2-14	504 COMPLIANCE 60	146021 812000		843.29	843.29	0.00	843.29	843.29	Construction completed
2-14	504 FORCE ACCOUNT CREW	146021 812001		257,851.88	260,910.35	3,058.47	260,910.35	260,910.35	Construction completed
2-14	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86	Construction completed
2-14	RELOCATION FOR MOVING & FAMILY	149501 000000		2,250.00	2,250.00	0.00	2,250.00	2,250.00	Relocation completed
				1,417,659.28	**1,403,673.72**	**(13,985.56)**	**1,403,673.72**	**1,403,673.72**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BROMLEY									
2-19	ARCH & ENG	143001 000000		34,602.35	22,534.78	(12,067.57)	22,534.78	22,534.78	Construction completed
2-19	BASEMENTS/CELLARS 30	143001 704000		8,102.00	8,102.00	0.00	8,102.00	8,102.00	Construction completed
2-19	CONSULTANTS 30	143001 741000		7,586.32	7,586.32	0.00	7,586.32	7,586.32	Construction completed
2-19	CONSTRUCTION REPS FOR 504	143001 741001		6,885.28	6,885.28	0.00	6,885.28	6,885.28	Construction completed
2-19	A&E 504 COMPLIANCE	143001 812000		10,405.88	8,299.13	(2,106.75)	8,299.13	8,299.13	Construction completed
2-19	SITE FOR 504 COMPLIANCE	145011 812000		347,916.24	347,916.24	0.00	347,916.24	347,916.24	Construction completed
2-19	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-19	504 COMPLIANCE 60	146021 812000		154,517.96	154,517.96	0.00	154,517.96	154,517.96	Construction completed
2-19	504 FORCE ACCOUNT CREW	146021 812001		2,100,670.98	2,100,670.98	0.00	2,100,670.98	2,100,670.98	Construction completed
2-19	LEAD PAINT REMOVAL 60	146021 837000		14,467.36	14,467.36	0.00	14,467.36	14,467.36	Construction completed
2-19	UNIT REHAB	146021 967000		2,988.98	2,988.98	0.00	2,988.98	2,988.98	Construction completed
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	Relocation completed
				2,688,171.34	**2,673,997.02**	**(14,174.32)**	**2,673,997.02**	**2,673,997.02**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARY ELLEN McCORMACK									
2-23	ARCH & ENG	143001 000000		44,783.75	28,191.67	(16,592.08)	28,191.67	28,191.67	Construction completed
2-23	ARCH & ENG FOR CFFP	143001 200700		291.67	0.00	(291.67)	0.00	0.00	
2-23	BASEMENTS/CELLARS 30	143001 704000		4,000.00	4,000.00	0.00	4,000.00	4,000.00	Construction completed
2-23	CONSULTANTS 30	143001 741000		20,140.89	20,140.89	0.00	20,140.89	20,140.89	Construction completed
2-23	CONSTRUCTION REPS FOR 504	143001 741001		6,561.59	6,561.59	0.00	6,561.59	6,561.59	Construction completed
2-23	A&E 504 COMPLIANCE	143001 812000		371.50	371.50	0.00	371.50	371.50	Construction completed
2-23	KITCHEN	143001 830000		1,902.00	1,902.00	0.00	1,902.00	1,902.00	Construction completed
2-23	LEAD PAINT REMOVAL 30	143001 837000		41,775.01	42,150.01	375.00	42,150.01	42,150.01	Construction completed
2-23	SEWERS 30	143001 929000		71,550.00	56,530.00	(15,020.00)	56,530.00	56,530.00	Construction completed
2-23	ELECTRICAL 60	146015 000000		60,703.22	60,703.22	0.00	60,703.22	60,703.22	Construction completed
2-23	HVAC	146016 000000		973,883.00	958,522.00	(15,361.00)	958,522.00	958,522.00	Construction completed
2-23	BASEMENTS/CELLARS 60	146019 704000		460,106.32	460,106.32	0.00	460,106.32	460,106.32	Construction completed
2-23	504 COMPLIANCE 60	146021 812000		108,253.00	108,253.00	0.00	108,253.00	108,253.00	Construction completed
2-23	LEAD PAINT REMOVAL 60	146021 837000		48,373.82	48,373.82	0.00	48,373.82	48,373.82	Construction completed
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	616.07	356.07	616.07	616.07	Relocation completed
				1,842,955.77	**1,796,422.09**	**(46,533.68)**	**1,796,422.09**	**1,796,422.09**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000		22,473.63	291.66	(22,181.97)	291.66	291.66	Construction completed
2-24	ARCH & ENG FOR CFFP	143001 200700		291.66	0.00	(291.66)	0.00	0.00	
2-24	BASEMENTS/CELLARS 30	143001 704000		0.00	0.00	0.00	0.00	0.00	
2-24	CONSULTANTS 30	143001 741000		3,019.48	3,019.48	0.00	3,019.48	3,019.48	Construction completed
2-24	CONSTRUCTION REPS FOR 504	143001 741001		21,947.68	21,947.68	0.00	21,947.68	21,947.68	Construction completed
2-24	A&E 504 COMPLIANCE	143001 812000		272.00	272.00	0.00	272.00	272.00	Construction completed
2-24	HVAC STUDY 30	143001 816000		500.00	0.00	(500.00)	0.00	0.00	
2-24	LEAD PAINT REMOVAL 30	143001 837000		8,776.00	8,776.00	0.00	8,776.00	8,776.00	Construction completed
2-24	SEWERS 30	143001 929000		71,550.00	56,530.00	(15,020.00)	56,530.00	56,530.00	Construction completed
2-24	UNDERGROUND STORAGE TANK 50	145011 966000		11,235.33	11,235.33	0.00	11,235.33	11,235.33	Construction completed
2-24	HVAC	146016 000000		6,956.00	6,956.00	0.00	6,956.00	6,956.00	Construction completed
2-24	504 COMPLIANCE 60	146021 812000		617,887.00	617,887.00	0.00	617,887.00	617,887.00	Construction completed
2-24	LEAD PAINT REMOVAL 60	146021 837000		6,157.86	6,157.86	0.00	6,157.86	6,157.86	Construction completed
2-24	RANGES AND FRIDGES FOR 504	146511 812000		5,082.08	5,082.08	0.00	5,082.08	5,082.08	Construction completed
2-24	RELOCATION FOR 504 PROGRAM	149501 812000		1,136.00	1,136.00	0.00	1,136.00	1,136.00	Relocation completed
				777,284.72	**739,291.09**	**(37,993.63)**	**739,291.09**	**739,291.09**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
BICKFORD STREET									
2-25				0.00	0.00	0.00	0.00	-	
				0.00	**0.00**	**0.00**	**0.00**	**-**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARGARET COLLINS									
2-26	CONSULTANTS 30	143001 741000		763.49	763.49	0.00	763.49	763.49	Construction completed
2-26	DEVELOPMENT CONSULTANTS	143001 743001		50.82	88.58	37.76	88.58	88.58	Construction completed
2-26	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70	Construction completed
2-26	SITE GROUNDS	145011 000000		500.00	0.00	(500.00)	0.00	0.00	
2-26	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-26	HVAC	146016 000000		1,378.85	0.00	(1,378.85)	0.00	0.00	
2-26	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				3,360.86	**1,519.77**	**(1,841.09)**	**1,519.77**	**1,519.77**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	ANNAPOLIS								
2-27	CONSULTANTS 30	143001 741000		393.17	393.17	0.00	393.17	393.17	Construction completed
2-27	DEVELOPMENT CONSULTANTS	143001 743001		65.00	113.29	48.29	113.29	113.29	Construction completed
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		250.31	1,649.75	1,399.44	1,649.75	1,649.75	Construction completed
2-27	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	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	Relocation completed
2-27	RELOCATION FOR 504 PROGRAM	149501 812000		195.00	195.00	0.00	195.00	195.00	Relocation completed
				2,433.48	**3,881.21**	**1,447.73**	**3,881.21**	**3,881.21**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ASHMONT									
2-28	ARCH & ENG	143001 000000		330.50	0.00	(330.50)	0.00	0.00	
2-28	CONSULTANTS 30	143001 741000		544.35	544.35	0.00	544.35	544.35	Construction completed
2-28	DEVELOPMENT CONSULTANTS	143001 743001		62.63	109.17	46.54	109.17	109.17	Construction completed
2-28	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70	Construction completed
				1,605.18	**1,321.22**	**(283.96)**	**1,321.22**	**1,321.22**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HOLGATE								
2-29	ARCH & ENG	143001 000000		3,328.40	2,080.90	(1,247.50)	2,080.90	2,080.90	Construction completed
2-29	CONSULTANTS 30	143001 741000		604.82	604.82	0.00	604.82	604.82	Construction completed
2-29	DEVELOPMENT CONSULTANTS	143001 743001		94.54	164.79	70.25	164.79	164.79	Construction completed
2-29	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70	Construction completed
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	Construction completed
2-29	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-29	NON-CAPITALIZED ASSERS	146511 000000		0.00	758.11	758.11	758.11	758.11	Construction completed
				16,908.57	**16,489.43**	**(419.14)**	**16,489.43**	**16,489.43**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FOLEY APARTMENTS								
2-30	ARCH & ENG	143001 000000		26,434.77	22,742.50	(3,692.27)	22,742.50	22,742.50	Construction completed
2-30	CONSULTANTS 30	143001 741000		1,466.97	1,466.97	0.00	1,466.97	1,466.97	Construction completed
2-30	DEVELOPMENT CONSULTANTS	143001 743001		112.27	195.69	83.42	195.69	195.69	Construction completed
2-30	GENERATORS 30	143001 805000		0.00	0.00	0.00	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	Construction completed
2-30	ENVIRONMENTAL HAZARD 30	143001 838000		1,520.00	863.60	(656.40)	863.60	863.60	Construction completed
2-30	DWELLING CONSTRUCTION	146001 000000		0.00	0.00	0.00	0.00	0.00	
2-30	HVAC	146016 000000		26,530.00	0.00	(26,530.00)	0.00	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		1,906.80	1,100.00	(806.80)	1,100.00	1,100.00	Relocation completed
				59,176.85	**27,574.80**	**(31,602.05)**	**27,574.80**	**27,574.80**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
GROVELAND									
2-32	ARCH & ENG	143001 000000		672.25	672.25	0.00	672.25	672.25	Construction completed
2-32	CONSULTANTS 30	143001 741000		530.62	530.62	0.00	530.62	530.62	Construction completed
2-32	DEVELOPMENT CONSULTANTS	143001 743001		70.91	123.59	52.68	123.59	123.59	Construction completed
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	0.00	(241.23)	0.00	0.00	
2-32	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				1,515.01	**1,326.46**	**(188.55)**	**1,326.46**	**1,326.46**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
DAVISON									
2-34	ARCH & ENG	143001 000000		1,469.00	0.00	(1,469.00)	0.00	0.00	
2-34	CONSULTANTS 30	143001 741000		586.09	586.09	0.00	586.09	586.09	Construction completed
2-34	DEVELOPMENT CONSULTANTS	143001 743001		54.36	94.75	40.39	94.75	94.75	Construction completed
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		7,551.10	5,174.75	(2,376.35)	5,174.75	5,174.75	Construction completed
2-34	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				9,660.55	**5,855.59**	**(3,804.96)**	**5,855.59**	**5,855.59**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WASHINGTON									
2-35	CONSULTANTS 30	143001 741000		629.30	629.30	0.00	629.30	629.30	Construction completed
2-35	DEVELOPMENT CONSULTANTS	143001 743001		95.72	166.84	71.12	166.84	166.84	Construction completed
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	0.00	(500.00)	0.00	0.00	
2-35	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				1,225.02	**796.14**	**(428.88)**	**796.14**	**796.14**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WEST NINTH STREET								
2-36	ARCH & ENG	143001 000000		672.25	672.25	0.00	672.25	672.25	Construction completed
2-36	CONSULTANTS 30	143001 741000		196.55	196.55	0.00	196.55	196.55	Construction completed
2-36	DEVELOPMENT CONSULTANTS	143001 743001		98.09	170.97	72.88	170.97	170.97	Construction completed
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	
				966.89	**1,039.77**	**72.88**	**1,039.77**	**1,039.77**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CARROLL APARTMENTS								
2-37	CONSULTANTS 30	143001 741000		272.23	272.23	0.00	272.23	272.23	Construction completed
2-37	DEVELOPMENT CONSULTANTS	143001 743001		74.45	129.77	55.32	129.77	129.77	Construction completed
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		7,106.14	8,643.00	1,536.86	8,643.00	8,643.00	Construction completed
2-37	ROOFS	146018 000000		1,225.00	0.00	(1,225.00)	0.00	0.00	
2-37	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-37	504 FORCE ACCOUNT CREW	146021 812001		8,004.25	7,867.18	(137.07)	7,867.18	7,867.18	Construction completed
				16,682.07	**16,912.18**	**230.11**	**16,912.18**	**16,912.18**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MEADE APARTMENTS								
2-38	CONSULTANTS 30	143001 741000		272.22	272.22	0.00	272.22	272.22	Construction completed
2-38	DEVELOPMENT CONSULTANTS	143001 743001		46.09	80.33	34.24	80.33	80.33	Construction completed
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		6,860.41	3,334.75	(3,525.66)	3,334.75	3,334.75	Construction completed
2-38	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-38	504 FORCE ACCOUNT CREW	146021 812001		0.00	0.00	0.00	0.00	0.00	
				7,178.72	**3,687.30**	**(3,491.42)**	**3,687.30**	**3,687.30**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MARTIN LUTHER KING								
2-40	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91	Construction completed
2-40	CONSULTANTS 30	143001 741000		272.22	272.22	0.00	272.22	272.22	Construction completed
2-40	DEVELOPMENT CONSULTANTS	143001 743001		120.54	210.10	89.56	210.10	210.10	Construction completed
2-40	A&E 504 COMPLIANCE	143001 812000		9,900.00	9,900.00	0.00	9,900.00	9,900.00	Construction completed
2-40	ELECTRICAL 60	146015 000000		8,337.30	8,337.30	0.00	8,337.30	8,337.30	Construction completed
2-40	504 FORCE ACCOUNT CREW	146021 812001		0.00	5.27	5.27	5.27	5.27	Construction completed
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	Relocation completed
				22,690.97	**22,785.80**	**94.83**	**22,785.80**	**22,785.80**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
EVA WHITE									
2-41	CONSULTANTS 30	143001 741000		241.99	241.99	0.00	241.99	241.99	Construction completed
2-41	DEVELOPMENT CONSULTANTS	143001 743001		119.36	208.04	88.68	208.04	208.04	Construction completed
2-41	LEAD PAINT REMOVAL 30	143001 837000		560.00	560.00	0.00	560.00	560.00	Construction completed
2-41	ELECTRICAL 60	146015 000000		100.00	0.00	(100.00)	0.00	0.00	
2-41	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				1,021.35	**1,010.03**	**(11.32)**	**1,010.03**	**1,010.03**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WALNUT PARK									
2-42	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91	Construction completed
2-42	CONSTRUCTION REPS FOR 504	143001 741001		362.84	362.84	0.00	362.84	362.84	Construction completed
2-42	DEVELOPMENT CONSULTANTS	143001 743001		190.26	331.63	141.37	331.63	331.63	Construction completed
2-42	A&E 504 COMPLIANCE	143001 812000		1,206.04	1,206.04	0.00	1,206.04	1,206.04	Construction completed
2-42	ENVIRONMENTAL HAZARD 30	143001 838000		950.00	539.75	(410.25)	539.75	539.75	Construction completed
2-42	504 FORCE ACCOUNT CREW	146021 812001		80,543.28	53,847.79	(26,695.49)	53,847.79	53,847.79	Construction completed
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	Relocation completed
				87,919.33	**60,954.96**	**(26,964.37)**	**60,954.96**	**60,954.96**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AMORY STREET								
2-45	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91	Construction completed
2-45	CONSULTANTS 30	143001 741000		4,274.10	4,274.10	0.00	4,274.10	4,274.10	Construction completed
2-45	DEVELOPMENT CONSULTANTS	143001 743001		220.99	385.19	164.20	385.19	385.19	Construction completed
2-45	A&E 504 COMPLIANCE	143001 812000		1,842.50	1,842.50	0.00	1,842.50	1,842.50	Construction completed
2-45	ENVIRONMENTAL HAZARD 30	143001 838000		11,276.00	9,142.70	(2,133.30)	9,142.70	9,142.70	Construction completed
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		111,398.76	111,073.02	(325.74)	111,073.02	111,073.02	Construction completed
2-45	504 COMPLIANCE 60	146021 812000		2,063.04	2,063.04	0.00	2,063.04	2,063.04	Construction completed
2-45	504 FORCE ACCOUNT CREW	146021 812001		1,951,303.79	1,961,222.00	9,918.21	1,961,222.00	1,961,222.00	Construction completed
2-45	LEAD PAINT REMOVAL 60	146021 837000		283.69	283.69	0.00	283.69	283.69	Construction completed
2-45	UNIT REHAB	146021 967000		2,328.34	2,328.34	0.00	2,328.34	2,328.34	Construction completed
2-45	RELOCATION FOR 504 PROGRAM	149501 812000		8,407.86	8,407.86	0.00	8,407.86	8,407.86	Relocation completed
				2,093,989.98	**2,101,613.35**	**7,623.37**	**2,101,613.35**	**2,101,613.35**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	GENERAL WARREN								
2-47	ARCH & ENG	143001 000000		235.50	235.50	0.00	235.50	235.50	Construction completed
2-47	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76	Construction completed
2-47	DEVELOPMENT CONSULTANTS	143001 743001		111.09	193.63	82.54	193.63	193.63	Construction completed
2-47	A&E 504 COMPLIANCE	143001 812000		667.70	667.70	0.00	667.70	667.70	Construction completed
				1,311.05	**1,393.59**	**82.54**	**1,393.59**	**1,393.59**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	TORRE UNIDAD								
2-49	ARCH & ENG	143001 000000		29,722.50	22,662.50	(7,060.00)	22,662.50	22,662.50	Construction completed
2-49	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76	Construction completed
2-49	DEVELOPMENT CONSULTANTS	143001 743001		233.99	407.85	173.86	407.85	407.85	Construction completed
2-49	GENERATORS 30	143001 805000		0.00	0.00	0.00	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	Construction completed
2-49	ENVIRONMENTAL HAZARD 30	143001 838000		1,710.00	971.55	(738.45)	971.55	971.55	Construction completed
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	Construction completed
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	Relocation completed
				45,132.00	**37,507.41**	**(7,624.59)**	**37,507.41**	**37,507.41**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	ROCKLAND								
2-50	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91	Construction completed
2-50	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76	Construction completed
2-50	DEVELOPMENT CONSULTANTS	143001 743001		81.54	142.13	60.59	142.13	142.13	Construction completed
2-50	ENVIRONMENTAL HAZARD 30	143001 838000		950.00	539.75	(410.25)	539.75	539.75	Construction completed
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	Relocation completed
				5,211.26	**4,861.60**	**(349.66)**	**4,861.60**	**4,861.60**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CODMAN APARTMENTS									
2-51	ARCH & ENG	143001 000000		2,262.50	2,262.50	0.00	2,262.50	2,262.50	Construction completed
2-51	CONSULTANTS 30	143001 741000		296.61	296.61	0.00	296.61	296.61	Construction completed
2-51	DEVELOPMENT CONSULTANTS	143001 743001		122.90	214.22	91.32	214.22	214.22	Construction completed
2-51	GENERATORS 30	143001 805000		0.00	0.00	0.00	0.00	0.00	
2-51	ENVIRONMENTAL HAZARD 30	143001 838000		2,090.40	1,187.45	(902.95)	1,187.45	1,187.45	Construction completed
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		5,328.85	4,682.10	(646.75)	4,682.10	4,682.10	Relocation completed
				10,101.26	**8,642.88**	**(1,458.38)**	**8,642.88**	**8,642.88**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HERITAGE								
2-52	ARCH & ENG	143001 000000		2,459.78	2,359.78	(100.00)	2,359.78	2,359.78	Construction completed
2-52	CONSULTANTS 30	143001 741000		837.98	837.98	0.00	837.98	837.98	Construction completed
2-52	DEVELOPMENT CONSULTANTS	143001 743001		15,572.45	15,744.79	172.34	15,744.79	15,744.79	Construction completed
2-52	GENERATORS 30	143001 805000		0.00	0.00	0.00	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	Construction completed
2-52	ENVIRONMENTAL HAZARD 30	143001 838000		2,280.00	1,295.40	(984.60)	1,295.40	1,295.40	Construction completed
2-52	SITE GROUNDS	145011 000000		8,228.87	0.00	(8,228.87)	0.00	0.00	
2-52	BUILDING EXTERIOR	146014 000000		9,127.00	0.00	(9,127.00)	0.00	0.00	
2-52	LEAD PAINT REMOVAL 60	146021 837000		3,477.76	3,477.76	0.00	3,477.76	3,477.76	Construction completed
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		4,626.29	4,626.29	0.00	4,626.29	4,626.29	Relocation completed
				47,816.17	**29,548.04**	**(18,268.13)**	**29,548.04**	**29,548.04**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ST. BOTOLPH									
2-53	ARCH & ENG	143001 000000		1,750.00	1,750.00	0.00	1,750.00	1,750.00	Construction completed
2-53	CONSULTANTS 30	143001 741000		2,038.24	2,038.24	0.00	2,038.24	2,038.24	Construction completed
2-53	DEVELOPMENT CONSULTANTS	143001 743001		155.99	271.90	115.91	271.90	271.90	Construction completed
2-53	ENVIRONMENTAL HAZARD 30	143001 838000		2,470.00	1,403.35	(1,066.65)	1,403.35	1,403.35	Construction completed
2-53	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-53	ELEVATORS 60	146021 760000		0.00	0.00	0.00	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		15,150.49	15,253.64	103.15	15,253.64	15,253.64	Relocation completed
				21,564.72	**20,717.13**	**(847.59)**	**20,717.13**	**20,717.13**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PASCIUCCO									
2-54	ARCH & ENG	143001 000000		28,088.75	20,575.00	(7,513.75)	20,575.00	20,575.00	Construction completed
2-54	CONSULTANTS 30	143001 741000		404.11	404.11	0.00	404.11	404.11	Construction completed
2-54	CONSTRUCTION REPS FOR 504	143001 741001		1,086.30	1,086.30	0.00	1,086.30	1,086.30	Construction completed
2-54	DEVELOPMENT CONSULTANTS	143001 743001		105.18	183.33	78.15	183.33	183.33	Construction completed
2-54	A&E 504 COMPLIANCE	143001 812000		4,219.66	4,219.66	0.00	4,219.66	4,219.66	Construction completed
2-54	504 COMPLIANCE 60	146021 812000		16,750.00	16,750.00	0.00	16,750.00	16,750.00	Construction completed
2-54	LEAD PAINT REMOVAL 60	146021 837000		13,120.00	13,120.00	0.00	13,120.00	13,120.00	Construction completed
2-54	RANGES AND FRIDGES FOR 504	146511 812000		0.00	0.00	0.00	0.00	0.00	
				63,774.00	**56,338.40**	**(7,435.60)**	**56,338.40**	**56,338.40**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
EVANS STREET									
2-55				0.00	0.00	0.00	0.00	-	
				0.00	**0.00**	**0.00**	**0.00**	**-**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
INFILL I									
2-56				0.00	0.00	0.00	0.00	-	
				0.00	**0.00**	**0.00**	**0.00**	**-**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		2,853.41	2,853.41	0.00	2,853.41	2,853.41	Construction completed
2-57	CONSULTANTS 30	143001 741000		476.47	476.47	0.00	476.47	476.47	Construction completed
2-57	CONSTRUCTION REPS FOR 504	143001 741001		2,332.56	2,332.56	0.00	2,332.56	2,332.56	Construction completed
2-57	DEVELOPMENT CONSULTANTS	143001 743001		206.81	360.47	153.66	360.47	360.47	Construction completed
2-57	GENERATORS 30	143001 805000		0.00	0.00	0.00	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	Construction completed
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	Construction completed
2-57	RANGES AND FRIDGES FOR 504	146511 812000		1,220.74	1,220.74	0.00	1,220.74	1,220.74	Construction completed
2-57	RELOCATION FOR 504 PROGRAM	149501 812000		1,180.00	1,180.00	0.00	1,180.00	1,180.00	Relocation completed
				24,990.59	**25,144.25**	**153.66**	**25,144.25**	**25,144.25**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	ARCH & ENG	143001 000000		15,350.00	16,252.00	902.00	16,252.00	16,252.00	Construction completed
2-58	CONSULTANTS 30	143001 741000		643.54	643.54	0.00	643.54	643.54	Construction completed
2-58	UNDERGROUND STORAGE TANK 30	143001 966000		9,568.00	9,568.00	0.00	9,568.00	9,568.00	Construction completed
2-58	BUILDING EXTERIOR	146014 000000		1,000.00	1,000.00	0.00	1,000.00	1,000.00	Construction completed
2-58	FIRE PROTECTION & SAFETY	146020 000000		17,723.57	17,723.57	0.00	17,723.57	17,723.57	Construction completed
2-58	LEAD PAINT REMOVAL 60	146021 837000		3,081.86	3,081.86	0.00	3,081.86	3,081.86	Construction completed
				47,366.97	**48,268.97**	**902.00**	**48,268.97**	**48,268.97**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	INFILL II								
2-59	RELOCATION FOR MOVING & FAMILY	149501 000000		1,506.00	1,506.00	0.00	1,506.00	1,506.00	Construction completed
				1,506.00	**1,506.00**	**0.00**	**1,506.00**	**1,506.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AUSONIA									
2-61	ARCH & ENG	143001 000000		1,925.00	1,925.00	0.00	1,925.00	1,925.00	Construction completed
2-61	CONSULTANTS 30	143001 741000		2,075.67	2,075.67	0.00	2,075.67	2,075.67	Construction completed
2-61	DEVELOPMENT CONSULTANTS	143001 743001		116.99	203.92	86.93	203.92	203.92	Construction completed
2-61	UNDERGROUND STORAGE TANK 30	143001 966000		5,440.00	5,808.44	368.44	5,808.44	5,808.44	Construction completed
2-61	ELEVATORS 60	146021 760000		950.00	950.00	0.00	950.00	950.00	Construction completed
2-61	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				10,507.66	**10,963.03**	**455.37**	**10,963.03**	**10,963.03**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HASSAN								
2-62	ARCH & ENG	143001 000000		3,874.25	3,874.25	0.00	3,874.25	3,874.25	Construction completed
2-62	CONSULTANTS 30	143001 741000		42.33	42.33	0.00	42.33	42.33	Construction completed
2-62	CONSTRUCTION REPS FOR 504	143001 741001		1,190.83	1,190.83	0.00	1,190.83	1,190.83	Construction completed
2-62	DEVELOPMENT CONSULTANTS	143001 743001		116.99	203.92	86.93	203.92	203.92	Construction completed
2-62	A&E 504 COMPLIANCE	143001 812000		4,219.70	4,219.70	0.00	4,219.70	4,219.70	Construction completed
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	19,368.98	(100.00)	19,368.98	19,368.98	Construction completed
2-62	RANGES AND FRIDGES FOR 504	146511 812000		2,441.48	2,441.48	0.00	2,441.48	2,441.48	Construction completed
2-62	RELOCATION FOR MOVING & FAMILY	149501 000000		806.80	806.80	0.00	806.80	806.80	Relocation completed
2-62	RELOCATION FOR 504 PROGRAM	149501 812000		1,180.00	1,180.00	0.00	1,180.00	1,180.00	Relocation completed
				33,341.36	**33,328.29**	**(13.07)**	**33,328.29**	**33,328.29**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	SPRING STREET								
2-70	CONSULTANTS 30	143001 741000		943.98	943.98	0.00	943.98	943.98	Construction completed
2-70	DEVELOPMENT CONSULTANTS	143001 743001		121.72	212.16	90.44	212.16	212.16	Construction completed
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		3,142.64	1,479.75	(1,662.89)	1,479.75	1,479.75	Construction completed
2-70	WATERPROOFING 14	146014 970000		501.00	0.00	(501.00)	0.00	0.00	
2-70	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				4,709.34	**2,635.89**	**(2,073.45)**	**2,635.89**	**2,635.89**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PATRICIA WHITE									
2-71	ARCH & ENG	143001 000000		2,426.20	2,426.20	0.00	2,426.20	2,426.20	Construction completed
2-71	DEVELOPMENT CONSULTANTS	143001 743001		263.53	459.34	195.81	459.34	459.34	Construction completed
2-71	GENERATORS 30	143001 805000		0.00	0.00	0.00	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	Construction completed
2-71	ENVIRONMENTAL HAZARD 30	143001 838000		2,090.00	1,187.45	(902.55)	1,187.45	1,187.45	Construction completed
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		7,146.15	5,942.60	(1,203.55)	5,942.60	5,942.60	Relocation completed
				13,131.92	**11,221.63**	**(1,910.29)**	**11,221.63**	**11,221.63**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ROSLYN APARTMENTS									
2-72	ARCH & ENG	143001 000000		1,838.41	590.91	(1,247.50)	590.91	590.91	Construction completed
2-72	CONSULTANTS 30	143001 741000		296.76	296.76	0.00	296.76	296.76	Construction completed
2-72	DEVELOPMENT CONSULTANTS	143001 743001		139.45	243.06	103.61	243.06	243.06	Construction completed
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		2,443.98	2,324.75	(119.23)	2,324.75	2,324.75	Construction completed
2-72	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-72	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				4,718.60	**3,455.48**	**(1,263.12)**	**3,455.48**	**3,455.48**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BELLFLOWER									
2-77	ARCH & ENG	143001 000000		590.91	590.91	0.00	590.91	590.91	Construction completed
2-77	CONSULTANTS 30	143001 741000		950.53	950.53	0.00	950.53	950.53	Construction completed
2-77	DEVELOPMENT CONSULTANTS	143001 743001		133.54	232.76	99.22	232.76	232.76	Construction completed
2-77	SITE FOR 504 COMPLIANCE	145011 812000		3,526.50	2,213.00	(1,313.50)	2,213.00	2,213.00	Construction completed
2-77	504 COMPLIANCE 60	146021 812000		127.30	127.30	0.00	127.30	127.30	Construction completed
2-77	504 FORCT ACCOUNT CREW	146021 812001		35,986.59	35,986.59	0.00	35,986.59	35,986.59	Construction completed
				41,315.37	**40,101.09**	**(1,214.28)**	**40,101.09**	**40,101.09**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH								
2-82	ARCH & ENG	143001 000000		92,897.60	87,928.79	(4,968.81)	87,928.79	87,928.79	Construction completed
2-82	CONSULTANTS 30	143001 741000		20,785.01	20,785.01	0.00	20,785.01	20,785.01	Construction completed
2-82	CONSTRUCTION REPS FOR 504	143001 741001		22,789.47	22,789.47	0.00	22,789.47	22,789.47	Construction completed
2-82	A&E 504 COMPLIANCE	143001 812000		3,286.00	3,286.00	0.00	3,286.00	3,286.00	Construction completed
2-82	ELEVATORS 60	146021 760000		943,767.74	943,767.74	0.00	943,767.74	943,767.74	Construction completed
2-82	504 COMPLIANCE 60	146021 812000		133,163.68	132,163.68	(1,000.00)	132,163.68	132,163.68	Construction completed
2-82	LEAD PAINT REMOVAL 60	146021 837000		2,171.86	2,171.86	0.00	2,171.86	2,171.86	Construction completed
2-82	RANGES AND FRIDGES FOR 504	146511 812000		1,872.00	1,872.00	0.00	1,872.00	1,872.00	Construction completed
2-82	NON DWELLING CONSTRUCTION	147001 000000		0.00	106,886.61	106,886.61	106,886.61	106,886.61	Construction completed
2-82	RELOCATION FOR ELEVATORS	149501 760000		66,123.39	43,988.57	(22,134.82)	43,988.57	43,988.57	Relocation completed
2-82	RELOCATION FOR 504 PROGRAM	149501 812000		2,283.70	2,283.70	0.00	2,283.70	2,283.70	Relocation completed
				1,289,140.45	**1,367,923.43**	**78,782.98**	**1,367,923.43**	**1,367,923.43**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PEABODY SQUARE									
2-83	ARCH & ENG	143001 000000		6,822.50	2,022.50	(4,800.00)	2,022.50	2,022.50	Construction completed
2-83	CONSULTANTS 30	143001 741000		890.05	890.05	0.00	890.05	890.05	Construction completed
2-83	DEVELOPMENT CONSULTANTS	143001 743001		119.36	208.04	88.68	208.04	208.04	Construction completed
2-83	GENERATORS 30	143001 805000		0.00	0.00	0.00	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		1,361.46	700.00	(661.46)	700.00	700.00	Construction completed
2-83	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				9,193.37	**3,820.59**	**(5,372.78)**	**3,820.59**	**3,820.59**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FRANKLIN FIELD								
2-89	ARCH & ENG	143001 000000		61,967.19	55,135.19	(6,832.00)	55,135.19	55,135.19	Construction completed
2-89	CONSULTANTS 30	143001 741000		1,564.73	1,564.73	0.00	1,564.73	1,564.73	Construction completed
2-89	A&E 504 COMPLIANCE	143001 812000		280.50	280.50	0.00	280.50	280.50	Construction completed
2-89	LEAD PAINT REMOVAL 30	143001 837000		45,550.00	45,826.00	276.00	45,826.00	45,826.00	Construction completed
2-89	UNDERGROUND STORAGE TANK 30	143001 966000		13,381.14	0.00	(13,381.14)	0.00	0.00	
2-89	BUILDING EXTERIOR	146014 000000		748,463.41	748,463.41	0.00	748,463.41	748,463.41	Construction completed
2-89	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-89	LEAD PAINT REMOVAL 60	146021 837000		55,183.11	55,183.11	0.00	55,183.11	55,183.11	Construction completed
2-89	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00	
				926,390.08	**906,452.94**	**(19,937.14)**	**906,452.94**	**906,452.94**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
JOSEPH MALONE									
2-90	CONSULTANTS 30	143001 741000		1,015.96	1,015.96	0.00	1,015.96	1,015.96	Construction completed
2-90	DEVELOPMENT CONSULTANTS	143001 743001		122.90	214.22	91.32	214.22	214.22	Construction completed
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		3,327.27	2,063.50	(1,263.77)	2,063.50	2,063.50	Construction completed
2-90	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-90	504 FORCE ACCOUNT CREW	146021 812001		1,509.05	2,363.85	854.80	2,363.85	2,363.85	Construction completed
				5,975.18	**5,657.53**	**(317.65)**	**5,657.53**	**5,657.53**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
HIGHLAND PARK									
2-93				0.00	0.00	0.00	0.00	-	
				0.00	**0.00**	**0.00**	**0.00**	**-**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH ELDERLY								
2-95	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-95	DEVELOPMENT CONSULTANTS	143001 743001		135.90	236.88	100.98	236.88	236.88	Construction completed
2-95	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-95	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	0.00	0.00	0.00	0.00	
				135.90	**236.88**	**100.98**	**236.88**	**236.88**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HAMPTON STREET								
2-98	ARCH & ENG	143001 000000		1,486.43	1,486.43	0.00	1,486.43	1,486.43	Construction completed
2-98	CONSULTANTS 30	143001 741000		211.73	211.73	0.00	211.73	211.73	Construction completed
2-98	CONSTRUCTION REPS FOR 504	143001 741001		368.15	368.15	0.00	368.15	368.15	Construction completed
2-98	DEVELOPMENT CONSULTANTS	143001 743001		89.81	156.54	66.73	156.54	156.54	Construction completed
2-98	A&E 504 COMPLIANCE	143001 812000		5,019.82	5,019.82	0.00	5,019.82	5,019.82	Construction completed
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	Construction completed
2-98	504 COMPLIANCE 60	146021 812000		5,025.14	5,025.14	0.00	5,025.14	5,025.14	Construction completed
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	Relocation completed
				12,365.08	**12,431.81**	**66.73**	**12,431.81**	**12,431.81**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FREDERICK DOUGLASS									
2-126	ARCH & ENG	143001 000000		24,590.91	20,990.91	(3,600.00)	20,990.91	20,990.91	Construction completed
2-126	CONSTRUCTION REPS FOR 504	143001 741001		472.15	472.15	0.00	472.15	472.15	Construction completed
2-126	DEVELOPMENT CONSULTANTS	143001 743001		89.81	156.54	66.73	156.54	156.54	Construction completed
2-126	A&E 504 COMPLIANCE	143001 812000		5,019.84	5,019.84	0.00	5,019.84	5,019.84	Construction completed
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	Construction completed
2-126	504 COMPLIANCE 60	146021 812000		5,025.14	5,025.14	0.00	5,025.14	5,025.14	Construction completed
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	Relocation completed
				35,711.85	**32,178.58**	**(3,533.27)**	**32,178.58**	**32,178.58**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WASHINGTON MANOR									
2-127	ARCH & ENG	143001 000000		1,250.47	1,250.47	0.00	1,250.47	1,250.47	Construction completed
2-127	CONSULTANTS 30	143001 741000		496.77	496.77	0.00	496.77	496.77	Construction completed
2-127	CONSTRUCTION REPS FOR 504	143001 741001		979.50	979.50	0.00	979.50	979.50	Construction completed
2-127	DEVELOPMENT CONSULTANTS	143001 743001		85.10	148.33	63.23	148.33	148.33	Construction completed
2-127	A&E 504 COMPLIANCE	143001 812000		5,019.82	5,019.82	0.00	5,019.82	5,019.82	Construction completed
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	Construction completed
2-127	504 COMPLIANCE 60	146021 812000		6,811.80	6,811.80	0.00	6,811.80	6,811.80	Construction completed
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	
				14,760.46	**14,823.69**	**63.23**	**14,823.69**	**14,823.69**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

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

Type of Grant

__**Original Annual Statement**
_X_**Performance and Evaluation Report for Program Year Ending 9/30/08**
___**Reserve for Disasters/Emergencies**
___**Final Performance and Evaluation Report**
_X_**Revised Annual Statement (revision no: 6)**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)[3]	5,155,039.00	5,155,039.00	5,155,039.00	5,155,039.00
3	1408 Management Improvements	2,115,289.00	2,115,289.00	2,115,289.00	1,744,688.10
4	1410 Administration (May not exceed 10% of line 20)	2,552,520.00	2,552,520.00	2,552,520.00	2,480,160.83
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,087,479.10	2,031,752.58	1,783,836.40	1,452,847.58
8	1440 Site Acquisition				
9	1450 Site Improvement	62,816.91	62,816.91	62,816.51	62,816.51
10	1460 Dwelling Structures	8,217,749.88	8,265,174.97	8,258,077.35	8,156,938.73
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	0.00	6,243.86	0.00	0.00
13	1475 Nondwelling Equipment	2,076,031.45	2,076,031.45	78,367.85	75,167.85
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	31,816.66	33,874.23	29,556.96	29,356.96
17	1499 Development Activities[4]	3,500,000.00	3,500,000.00	3,500,000.00	3,500,000.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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**	**23,560,503.07**	**22,682,015.56**
21	Amount of line 20 Related to LBP Testing	0.00	880.00	880.00	880.00
22	Amount of line 20 Related to Section 504 Compliance	3,249,781.39	3,158,025.82	3,013,228.80	2,898,555.68
23	Amount of line 20 Related to Security Soft Costs	694,748.72	694,748.72	694,748.72	378,864.19
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (4/2008)

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	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	232,115.57	
2-00	PUBLIC SAFETY	140800 412000		694,748.72	694,748.72	0.00	694,748.72	378,864.19	
2-00	ELDERLY SERVICES	140800 421000		385,673.83	380,957.58	(4,716.25)	380,957.58	365,791.69	
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	165,645.31	
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	111,810.00	
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		0.00	0.00	0.00	0.00	0.00	
2-00	ADMINISTRATIVE	141001 000000		1,000,261.89	1,322,106.62	321,844.73	1,322,106.62	1,250,930.77	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		283,187.51	314,893.74	31,706.23	314,893.74	314,893.74	
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		438,723.34	0.00	(438,723.34)	0.00	0.00	
2-00	LOCAL TRAVEL 01	141001 000101		0.00	4,530.17	4,530.17	4,530.17	4,530.17	
2-00	LEGAL EXPENSE	141004 000000		2,026.68	0.00	(2,026.68)	0.00	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	148,115.26	14,289.35	148,115.26	148,115.26	
2-00	GROUP INSURANCE	141009 002000		303,752.24	358,999.28	55,247.04	358,999.28	358,999.28	
2-00	RETIREMENT INDIRECT	141009 003001		298,558.07	361,442.21	62,884.14	361,442.21	361,442.21	
2-00	LOCAL TRAVEL 10	141010 000101		346.92	812.84	465.92	812.84	812.84	
2-00	LONG DISTANCE TRAVEL	141010 000102		0.00	0.00	0.00	0.00	0.00	
2-00	TRAVEL MILEAGE	141010 000103		0.00	50.80	50.80	50.80	50.80	
2-00	TELEPHONE	141016 000000		8,139.83	13,620.57	5,480.74	13,620.57	13,620.57	
2-00	SUNDRY ADMINISTRATIVE	141019 000000		0.00	5,407.65	5,407.65	5,407.65	4,224.33	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		0.00	0.00	0.00	0.00	0.00	
2-00	TELEPHONE	141019 000102		3,532.71	5,632.62	2,099.91	5,632.62	5,632.62	
2-00	OFFICE SUPPLIES	141019 000103		215.48	4,597.03	4,381.55	4,597.03	4,597.03	
2-00	ADVERTISING	141019 000110		2,428.95	8,460.65	6,031.70	8,460.65	8,460.65	
2-00	PUBLICATIONS	141019 000111		0.00	984.35	984.35	984.35	984.35	
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		1,048.80	1,381.05	332.25	1,381.05	1,381.05	
2-00	ADVERTISING FOR CFFP	141019 200700		75,000.00	0.00	(75,000.00)	0.00	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	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-00	BASEMENTS/CELLARS 30	143001 704000		32,029.00	32,029.00	0.00	32,029.00	0.00	Construction completed
2-00	CONSULTANTS 30	143001 741000		0.00	50,036.15	50,036.15	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 30	143001 743001		15,488.00	3,461.00	(12,027.00)	0.00	0.00	
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		0.00	0.00	0.00	0.00	0.00	
2-00	UNDERGROUND STORAGE TANKS 30	143001 966000		17,798.83	0.00	(17,798.83)	0.00	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	47,582.86	12,187.13	0.00	0.00	
2-00	COMPUTERS	147501 742000		1,861,183.04	1,861,587.33	404.29	19,866.06	16,666.06	
2-00	COMPUTER REPLACEMENTS	147501 742002		129,452.68	116,861.26	(12,591.42)	8,501.79	8,501.79	
2-00	VEHICLES	147507 000000		50,000.00	50,000.00	0.00	50,000.00	50,000.00	
2-00	RELOCATION MOVING & FAMILY	149501 000000		178.97	178.97	0.00	48.85	48.85	
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	
				11,964,397.79	**11,979,878.37**	**15,480.58**	**9,928,587.50**	**9,454,094.43**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CHARLESTOWN									
2-01	FAMILY SERVICES	140800 768000		66.96	66.96	0.00	66.96	66.96	
2-01	ARCH & ENG	143001 000000		0.00	1,585.36	1,585.36	1,585.36	1,585.36	Construction completed
2-01	ARCH & ENG FOR CFFP	143001 200700		1,998.00	0.00	(1,998.00)	0.00	0.00	
2-01	BASEMENTS/CELLARS 30	143001 704000		52,632.71	52,632.71	0.00	52,632.71	52,632.71	Construction completed
2-01	BUILDING ENV DESIGN 30	143001 712000		84,000.00	84,325.40	325.40	84,325.40	59,125.40	Construction underway
2-01	CONSULTANTS 30	143001 741000		2,527.81	2,527.81	0.00	2,527.81	2,527.81	Construction completed
2-01	CONSTRUCTION REPS FOR 504	143001 741001		34,687.85	36,218.60	1,530.75	36,218.60	36,218.60	Construction completed
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	Construction underway
2-01	HVAC	146016 000000		23,816.00	23,816.00	0.00	23,816.00	23,816.00	Construction completed
2-01	BASEMENTS/CELLARS 60	146019 704000		1,070,579.18	1,035,199.18	(35,380.00)	1,035,199.18	1,035,199.18	Construction completed
2-01	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-01	SEWERS 60	146021 929000		4,070.29	4,070.29	0.00	4,070.29	4,070.29	Construction completed
				1,338,839.44	**1,304,902.95**	**(33,936.49)**	**1,304,902.95**	**1,231,447.85**	

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Part II: Supporting Pages

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

Dev. No Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	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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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
LENOX STREET									
2-04	ARCH & ENG	143001 000000		0.00	24,000.00	24,000.00	24,000.00	0.00	Construction underway
2-04	CONSULTANTS 30	143001 741000		0.00	83.42	83.42	83.42	83.42	Construction completed
2-04	CONSTRUCTION REPS FOR 504	143001 741001		101.69	1,793.78	1,692.09	1,758.26	1,758.26	Construction completed
2-04	SITE GROUNDS	145011 000000		16,479.40	16,479.40	0.00	16,479.00	16,479.00	Construction completed
2-04	504 COMPLIANCE 60	146021 812000		86,819.00	86,819.00	0.00	86,819.00	86,819.00	Construction completed
				103,400.09	**129,175.60**	**25,775.51**	**129,139.68**	**105,139.68**	

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Part II: Supporting Pages

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

Dev. No Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CATHEDRAL									
2-06	ARCH & ENG	143001 000000		0.00	990.00	990.00	990.00	990.00	Construction completed
2-06	CONSULTANTS 30	143001 741000		19,543.24	19,543.24	0.00	19,543.24	19,543.24	Construction completed
2-06	GENERATORS 30	143001 805000		6,837.50	6,873.18	35.68	6,873.18	5,307.46	Construction underway
2-06	A&E 504 COMPLIANCE	143001 812000		2,394.81	1,309.18	(1,085.63)	1,309.18	0.00	
2-06	SITE GROUNDS	145011 000000		16,991.45	16,991.45	0.00	16,991.45	16,991.45	Construction completed
2-06	SITE FOR 504 COMPLIANCE	145011 812000		4,346.06	4,346.06	0.00	4,346.06	4,346.06	Construction completed
2-06	504 FORCE ACCOUNT CREW	146021 812001		610.82	610.82	0.00	610.82	610.82	Construction completed
2-06	SEWERS 60	146021 929000		5,656.77	0.00	(5,656.77)	0.00	0.00	
2-06	UNIT REHAB	146021 967000		0.00	5,656.77	5,656.77	5,656.77	5,656.77	Construction completed
				56,380.65	**56,320.70**	**(59.95)**	**56,320.70**	**53,445.80**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HEATH STREET									
2-07	BASEMENTS/CELLARS 30	143001 704000		11,454.65	11,454.65	0.00	11,454.65	11,454.65	Construction completed
2-07	CONSULTANTS 30	143001 741000		4,336.51	4,336.51	0.00	4,336.51	4,336.51	Construction completed
2-07	BASEMENTS/CELLARS 60	146019 704000		419,899.00	419,899.00	0.00	419,899.00	419,899.00	Construction completed
				435,690.16	**435,690.16**	**0.00**	**435,690.16**	**435,690.16**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FRANKLIN HILL								
2-09	DEVELOPMENT CONSULTANTS 30	143001 743001		18,966.00	16,755.50	(2,210.50)	0.00	0.00	
2-09	A&E 504 COMPLIANCE	143001 812000		18,882.00	0.00	(18,882.00)	0.00	0.00	
2-09	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	1,950.00	1,950.00	1,950.00	1,950.00	Construction completed
2-09	DEVELOPMENT ACTIVITY	149900 000000		3,500,000.00	3,500,000.00	0.00	3,500,000.00	3,500,000.00	Work completed
				3,537,848.00	**3,518,705.50**	**(19,142.50)**	**3,501,950.00**	**3,501,950.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WHITTIER STREET									
2-11	UNDERGROUND STORAGE TANKS 30	143001 966000		8,562.00	9,199.50	637.50	9,199.50	9,199.50	Construction completed
2-11	504 FORCE ACCOUNT CREW	146021 812001		5,334.24	5,334.24	0.00	5,334.24	5,334.24	Construction completed
				13,896.24	**14,533.74**	**637.50**	**14,533.74**	**14,533.74**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BEECH STREET									
2-13	PRED ADMIN EXPENSE	141019 000351		0.00	13.49	13.49	13.49	13.49	
2-13	ARCH & ENG	143001 000000		18,962.24	0.00	(18,962.24)	0.00	0.00	
2-13	DEVELOPMENT CONSULTANTS 30	143001 743001		0.00	13,877.50	13,877.50	13,877.50	13,877.50	Ongoing
2-13	A&E 504 COMPLIANCE	143001 812000		12,003.75	0.00	(12,003.75)	0.00	0.00	
2-13	SEWERS 30	143001 929000		178,571.73	102,650.22	(75,921.51)	102,650.22	102,650.22	Construction completed
2-13	UNDERGROUND STORAGE TANKS 30	143001 966000		991.25	991.25	0.00	991.25	991.25	Construction completed
				210,528.97	**117,532.46**	**(92,996.51)**	**117,532.46**	**117,532.46**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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	56,201.09	201.09	56,201.09	31,001.09	Construction underway
2-14	CONSULTANTS 30	143001 741000		4,475.57	4,475.57	0.00	4,475.57	4,475.57	Construction completed
2-14	CONSTRUCTION REPS FOR 504	143001 741001		352.68	352.68	0.00	352.68	352.68	Construction completed
2-14	ELEVATORS 60	146021 760000		10,426.02	10,426.02	0.00	10,426.02	10,426.02	Construction completed
2-14	504 FORCE ACCOUNT CREW	146021 812001		0.00	658.61	658.61	658.61	568.25	Construction completed
2-14	RELOCATION MOVING & FAMILY	149501 000000		2,450.00	2,450.00	0.00	2,450.00	2,450.00	Construction completed
2-14	RELOCATION FOR ELEVATORS	149501 760000		650.00	650.00	0.00	650.00	650.00	Construction completed
				74,354.27	**75,213.97**	**859.70**	**75,213.97**	**49,923.61**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BROMLEY									
2-19	ARCH & ENG	143001 000000		39,955.76	39,955.76	0.00	39,955.76	7,225.00	Construction completed
2-19	BASEMENTS/CELLARS 30	143001 704000		10,200.64	10,200.64	0.00	10,200.64	10,200.64	Construction completed
2-19	CONSULTANTS 30	143001 741000		2,794.21	2,794.21	0.00	2,794.21	2,794.21	Construction completed
2-19	CONSTRUCTION REPS FOR 504	143001 741001		13.40	13.40	0.00	13.40	13.40	Construction completed
2-19	A&E 504 COMPLIANCE	143001 812000		877.64	7,145.26	6,267.62	7,145.26	7,145.26	Construction completed
2-19	ROOFS	146018 000000		1,918,148.93	1,918,148.93	0.00	1,918,148.93	1,918,148.93	Construction completed
2-19	BASEMENTS/CELLARS 60	146019 704000		997,358.41	997,358.41	0.00	997,358.41	997,358.41	Construction completed
2-19	504 COMPLIANCE 60	146021 812000		0.00	6,267.62	6,267.62	0.00	0.00	
2-19	504 FORCE ACCOUNT CREW	146021 812001		52,656.04	52,656.04	0.00	52,656.04	49,493.43	Construction completed
2-19	RELOCATION MOVING & FAMILY	149501 000000		4,675.00	5,803.97	1,128.97	2,446.31	2,446.31	Construction completed
2-19	RELOCATION FOR ELEVATORS	149501 760000		1,583.09	1,583.09	0.00	850.00	850.00	Construction completed
2-19	RELOCATION FOR 504 PROGRAM	149501 812000		474.00	474.00	0.00	377.60	377.60	Construction completed
2-19	RELOCATION FOR LEAD PAINT	149501 837000		0.00	880.00	880.00	880.00	880.00	Construction completed
				3,028,737.12	**3,043,281.33**	**14,544.21**	**3,032,826.56**	**2,996,933.19**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARY ELLEN McCORMACK									
2-23	ARCH & ENG	143001 000000		0.00	37,010.00	37,010.00	37,010.00	37,010.00	Construction completed
2-23	ARCH & ENG FOR CFFP	143001 200700		600.00	0.00	(600.00)	0.00	0.00	
2-23	BUILDING ENV DESIGN 30	143001 712000		124,124.00	124,124.00	0.00	93,324.00	86,174.00	Construction underway
2-23	CONSULTANTS 30	143001 741000		58,590.10	58,590.10	0.00	58,590.10	58,590.10	Construction completed
2-23	CONSTRUCTION REPS FOR 504	143001 741001		72.38	72.38	0.00	72.38	72.38	Construction completed
2-23	SEWERS 30	143001 929000		57,872.48	57,872.48	0.00	57,872.48	57,872.48	Construction underway
2-23	BUILDING EXTERIOR	146014 000000		2,000.00	2,000.00	0.00	2,000.00	2,000.00	Construction underway
2-23	HVAC	146016 000000		763,246.42	763,246.42	0.00	763,246.42	763,246.42	Construction completed
2-23	SEWERS 60	146021 929000		34,450.00	34,450.00	0.00	34,450.00	34,450.00	Construction completed
				1,040,955.38	**1,077,365.38**	**36,410.00**	**1,046,565.38**	**1,039,415.38**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
OLD COLONY									
2-24	ARCH & ENG	143001 000000		0.00	9,306.00	9,306.00	9,306.00	9,306.00	Construction completed
2-24	BUILDING ENV DESIGN 30	143001 712000		100,170.00	102,541.60	2,371.60	102,541.60	69,291.60	Construction underway
2-24	CONSULTANTS 30	143001 741000		545.13	545.13	0.00	545.13	545.13	Construction completed
2-24	CONSTRUCTION REPS FOR 504	143001 741001		1,229.47	1,229.47	0.00	1,229.47	1,229.47	Construction completed
2-24	SEWERS 30	143001 929000		49,944.12	49,944.12	0.00	49,944.12	49,944.12	Construction completed
2-24	504 COMPLIANCE 60	146021 812000		1,532.00	1,532.00	0.00	1,532.00	1,532.00	Construction completed
2-24	SEWERS 60	146021 929000		48,500.00	48,500.00	0.00	48,500.00	39,500.00	Construction underway
				201,920.72	**213,598.32**	**11,677.60**	**213,598.32**	**171,348.32**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARGARET COLLINS									
2-26	A&E 504 COMPLIANCE	143001 812000		17,500.00	0.00	(17,500.00)	0.00	0.00	
2-26	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				17,500.00	**0.00**	**(17,500.00)**	**0.00**	**0.00**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ANNAPOLIS									
2-27	BUILDING ENV DESIGN 30	143001 712000		14,253.43	25,336.89	11,083.46	25,336.89	24,985.91	Construction completed
2-27	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				14,309.43	**25,392.89**	**11,083.46**	**25,392.89**	**25,041.91**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ASHMONT									
2-28	A&E 504 COMPLIANCE	143001 812000		17,500.00	0.00	(17,500.00)	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 PROGRAM	149501 812000		1,275.00	1,275.00	0.00	1,275.00	1,275.00	Construction completed
				18,775.00	**1,275.00**	**(17,500.00)**	**1,275.00**	**1,275.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HOLGATE									
2-29	ARCH & ENG	143001 000000		0.00	625.00	625.00	625.00	625.00	Construction completed
2-29	ARCH & ENG FOR CFFP	143001 200700		625.00	0.00	(625.00)	0.00	0.00	
2-29	BUILDING ENV DESIGN 30	143001 712000		6,060.16	5,691.06	(369.10)	5,691.06	5,359.47	Construction completed
2-29	CONSULTANTS 30	143001 741000		0.00	91.05	91.05	89.23	89.23	Construction completed
2-29	A&E 504 COMPLIANCE	143001 812000		17,500.00	0.00	(17,500.00)	0.00	0.00	
2-29	SMOKE DETECTORS 30	143001 940000		7,490.00	7,740.00	250.00	7,740.00	7,740.00	Construction completed
2-29	UNDERGROUND STORAGE TANKS 30	143001 966000		3,100.00	3,100.00	0.00	3,100.00	3,100.00	Construction completed
2-29	FIRE PROTECTION & SAFETY	146020 000000		111,242.00	111,242.00	0.00	111,242.00	111,242.00	Construction completed
2-29	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				146,017.16	**128,489.11**	**(17,528.05)**	**128,487.29**	**128,155.70**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FOLEY APARTMENTS									
2-30	ELDERLY SERVICES	140800 421000		0.00	2,290.75	2,290.75	2,290.75	2,290.75	Construction completed
2-30	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-30	BUILDING ENV DESIGN 30	143001 712000		17,496.86	28,354.54	10,857.68	28,354.54	24,080.59	Construction completed
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	9,410.75	100.00	9,346.43	4,939.71	Construction underway
2-30	A&E 504 COMPLIANCE	143001 812000		22,923.00	5,423.00	(17,500.00)	5,423.00	5,423.00	Construction completed
2-30	504 FORCE ACCOUNT CREW	146021 812001		0.00	3,262.30	3,262.30	3,262.30	1,177.68	Construction underway
2-30	RELOCATION FOR 504 PROGRAM	149501 812000		1,765.00	1,765.00	0.00	1,765.00	1,765.00	Construction completed
				51,495.61	**50,506.34**	**(989.27)**	**50,442.02**	**39,676.73**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
GROVELAND									
2-32	BUILDING ENV DESIGN 30	143001 712000		10,641.04	18,367.33	7,726.29	18,367.33	18,082.54	Construction completed
				10,641.04	**18,367.33**	**7,726.29**	**18,367.33**	**18,082.54**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
DAVISON									
2-34	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				56.00	**56.00**	**0.00**	**56.00**	**56.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WEST NINTH STREET									
2-36	ELDERLY SERVICES	140800 421000		0.00	2,425.50	2,425.50	2,425.50	2,425.50	
2-36	BUILDING ENV DESIGN 30	143001 712000		11,988.11	5,988.11	(6,000.00)	5,219.50	4,506.09	Construction completed
2-36	A&E 504 COMPLIANCE	143001 812000		13,126.00	13,841.00	715.00	13,126.00	0.00	Construction underway
2-36	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				25,114.11	**22,254.61**	**(2,859.50)**	**20,771.00**	**6,931.59**	

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Part II: Supporting Pages

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

Dev. No Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
CARROLL APARTMENTS									
2-37	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				56.00	**56.00**	**0.00**	**56.00**	**56.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MEADE APARTMENTS									
2-38	BUILDING ENV DESIGN 30	143001 712000		8,524.46	4,524.46	(4,000.00)	3,171.92	2,889.54	Construction completed
2-38	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				8,580.46	**4,580.46**	**(4,000.00)**	**3,227.92**	**2,945.54**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARTIN LUTHER KING									
2-40	ARCH & ENG	143001 000000		0.00	625.00	625.00	625.00	625.00	Construction completed
2-40	ARCH & ENG FOR CFFP	143001 200700		625.00	0.00	(625.00)	0.00	0.00	
2-40	A&E 504 COMPLIANCE	143001 812000		22,437.75	22,437.75	0.00	0.00	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	Construction completed
				25,094.75	**25,094.75**	**0.00**	**2,657.00**	**2,657.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
EVA WHITE									
2-41	ARCH & ENG	143001 000000		0.00	625.00	625.00	625.00	625.00	Construction completed
2-41	ARCH & ENG FOR CFFP	143001 200700		625.00	0.00	(625.00)	0.00	0.00	
2-41	BUILDING ENV DESIGN 30	143001 712000		33,756.93	8,670.31	(25,086.62)	8,670.31	8,418.73	Construction completed
2-41	A&E 504 COMPLIANCE	143001 812000		1,119.50	1,834.50	715.00	1,119.50	0.00	Construction underway
2-41	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-41	504 FORCE ACCOUNT CREW	146021 812001		0.00	968.67	968.67	968.67	968.67	Construction completed
				35,501.43	**12,098.48**	**(23,402.95)**	**11,383.48**	**10,012.40**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WALNUT PARK									
2-42	ARCH & ENG	143001 000000		0.00	625.00	625.00	625.00	625.00	Construction completed
2-42	ARCH & ENG FOR CFFP	143001 200700		625.00	0.00	(625.00)	0.00	0.00	
2-42	BUILDING ENV DESIGN 30	143001 712000		11,626.72	11,972.05	345.33	11,972.05	8,033.28	Construction underway
2-42	A&E 504 COMPLIANCE	143001 812000		29,430.00	21,940.00	(7,490.00)	11,930.00	11,930.00	Construction completed
2-42	HVAC STUDY 30	143001 816000		3,250.00	3,250.00	0.00	3,250.00	0.00	Construction completed
2-42	504 COMPLIANCE 60	146021 812000		6,680.00	6,680.00	0.00	6,680.00	6,680.00	Construction completed
2-42	504 FORCE ACCOUNT CREW	146021 812001		606,266.23	602,732.63	(3,533.60)	602,732.63	594,533.93	Construction completed
2-42	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				657,877.95	**647,199.68**	**(10,678.27)**	**637,189.68**	**621,802.21**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AMORY STREET									
2-45	ARCH & ENG	143001 000000		1,289.89	1,289.89	0.00	1,289.89	1,289.89	Construction completed
2-45	BUILDING ENV DESIGN 30	143001 712000		29,120.57	33,185.42	4,064.85	33,185.42	28,896.66	Construction completed
2-45	CONSULTANTS 30	143001 741000		6,341.21	6,341.21	0.00	6,341.21	6,341.21	Construction completed
2-45	A&E 504 COMPLIANCE	143001 812000		32,546.00	20,391.00	(12,155.00)	17,978.50	11,486.00	Construction completed
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	Construction completed
2-45	504 COMPLIANCE 60	146021 812000		4,581.84	4,581.84	0.00	4,581.84	4,581.84	Construction completed
2-45	504 FORCE ACCOUNT CREW	146021 812001		196,459.20	122,174.33	(74,284.87)	122,174.33	119,898.18	Construction completed
				272,603.02	**190,228.00**	**(82,375.02)**	**187,815.50**	**174,758.09**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
GENERAL WARREN									
2-47	A&E 504 COMPLIANCE	143001 812000		17,500.00	0.00	(17,500.00)	0.00	0.00	
2-47	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				17,500.00	**0.00**	**(17,500.00)**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
TORRE UNIDAD									
2-49	ELDERLY SERVICES	140800 421000		24,909.50	24,909.50	0.00	24,909.50	21,213.50	
2-49	ARCH & ENG	143001 000000		0.00	278.75	278.75	278.75	278.75	Construction completed
2-49	BUILDING ENV DESIGN 30	143001 712000		29,170.65	65,137.19	35,966.54	65,137.19	50,801.58	A&E under contract; construction to begin Spring 2009
2-49	CONSULTANTS 30	143001 741000		2,172.02	4,315.35	2,143.33	2,172.02	2,172.02	Construction completed
2-49	CONSTRUCTION REPS FOR 504	143001 741001		3,963.51	3,963.51	0.00	3,963.51	3,963.51	Construction completed
2-49	GENERATORS 30	143001 805000		6,837.50	6,937.50	100.00	6,594.43	4,481.71	Construction underway
2-49	A&E 504 COMPLIANCE	143001 812000		75,878.50	75,878.50	0.00	42,593.00	42,593.00	Construction completed
2-49	504 COMPLIANCE 60	146021 812000		107,714.75	107,714.75	0.00	107,714.75	107,714.75	Construction completed
2-49	504 FORCE ACCOUNT CREW	146021 812001		232,344.01	268,935.94	36,591.93	268,935.94	262,263.90	Construction completed
				482,990.44	**558,070.99**	**75,080.55**	**522,299.09**	**495,482.72**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ROCKLAND									
2-50	ARCH & ENG	143001 000000		0.00	625.00	625.00	625.00	625.00	Construction completed
2-50	ARCH & ENG FOR CFFP	143001 200700		625.00	0.00	(625.00)	0.00	0.00	
2-50	A&E 504 COMPLIANCE	143001 812000		22,437.75	22,437.75	0.00	0.00	0.00	
2-50	504 COMPLIANCE 60	146021 812000		830.00	830.00	0.00	0.00	0.00	
2-50	504 FORCE ACCOUNT CREW	146021 812001		501,699.35	513,061.92	11,362.57	513,061.92	501,998.36	Construction completed
				525,592.10	**536,954.67**	**11,362.57**	**513,686.92**	**502,623.36**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CODMAN APARTMENTS									
2-51	ARCH & ENG	143001 000000		0.00	1,396.01	1,396.01	1,396.01	1,396.01	Construction completed
2-51	ARCH & ENG FOR CFFP	143001 200700		1,396.01	0.00	(1,396.01)	0.00	0.00	
2-51	BUILDING ENV DESIGN 30	143001 712000		14,931.20	20,831.20	5,900.00	20,558.76	20,188.83	Construction completed
2-51	GENERATORS 30	143001 805000		6,837.50	6,937.50	100.00	6,187.91	4,760.47	Construction underway
2-51	A&E 504 COMPLIANCE	143001 812000		22,437.75	22,437.75	0.00	0.00	0.00	
2-51	504 FORCE ACCOUNT CREW	146021 812001		162,112.63	176,077.38	13,964.75	176,077.38	173,470.54	Construction underway
2-51	RELOCATION FOR 504 PROGRAM	149501 812000		6,528.38	6,528.38	0.00	6,528.38	6,528.38	Construction completed
				214,243.47	**234,208.22**	**19,964.75**	**210,748.44**	**206,344.23**	

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HERITAGE									
2-52	ARCH & ENG	143001 000000		0.00	1,825.00	1,825.00	1,825.00	1,825.00	Construction completed
2-52	ARCH & ENG FOR CFFP	143001 200700		1,825.00	0.00	(1,825.00)	0.00	0.00	
2-52	BUILDING ENV DESIGN 30	143001 712000		27,774.03	31,036.74	3,262.71	31,036.74	26,377.57	Construction underway
2-52	GENERATORS 30	143001 805000		14,733.75	15,454.70	720.95	15,454.70	15,454.70	Construction underway
2-52	A&E 504 COMPLIANCE	143001 812000		17,500.00	0.00	(17,500.00)	0.00	0.00	
2-52	504 FORCE ACCOUNT CREW	146021 812001		1,331.88	66.13	(1,265.75)	66.13	66.13	Construction completed
2-52	RELOCATION FOR 504 PROGRAM	149501 812000		5,135.22	5,135.22	0.00	5,135.22	4,935.22	Construction completed
				68,299.88	**53,517.79**	**(14,782.09)**	**53,517.79**	**48,658.62**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ST. BOTOLPH									
2-53	ARCH & ENG	143001 000000		0.00	771.01	771.01	771.01	771.01	Construction completed
2-53	ARCH & ENG FOR CFFP	143001 200700		771.01	0.00	(771.01)	0.00	0.00	
2-53	BUILDING ENV DESIGN 30	143001 712000		15,299.09	6,799.09	(8,500.00)	6,588.67	6,233.14	Construction completed
2-53	A&E 504 COMPLIANCE	143001 812000		22,436.75	22,436.75	0.00	0.00	0.00	
2-53	504 FORCE ACCOUNT CREW	146021 812001		751,298.85	840,111.71	88,812.86	840,111.71	818,630.84	Construction completed
2-53	RELOCATION FOR 504 PROGRAM	149501 812000		1,300.00	1,300.00	0.00	1,300.00	1,300.00	Construction completed
				791,105.70	**871,418.56**	**80,312.86**	**848,771.39**	**826,934.99**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PASCIUCCO									
2-54	ARCH & ENG	143001 000000		0.00	1,200.00	1,200.00	1,200.00	1,200.00	Construction completed
2-54	ARCH & ENG FOR CFFP	143001 200700		1,200.00	0.00	(1,200.00)	0.00	0.00	
2-54	BUILDING ENV DESIGN 30	143001 712000		13,412.42	24,167.86	10,755.44	24,167.86	19,459.70	Construction underway
2-54	A&E 504 COMPLIANCE	143001 812000		52.78	52.78	0.00	52.78	0.00	Construction completed
				14,665.20	**25,420.64**	**10,755.44**	**25,420.64**	**20,659.70**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
LOWER MILLS									
2-57	ARCH & ENG	143001 000000		0.00	1,396.01	1,396.01	1,396.01	1,396.01	Construction completed
2-57	ARCH & ENG FOR CFFP	143001 200700		1,396.01	0.00	(1,396.01)	0.00	0.00	
2-57	BUILDING ENV DESIGN 30	143001 712000		11,068.40	7,068.40	(4,000.00)	6,144.73	4,690.02	Work completed
2-57	GENERATORS 30	143001 805000		6,837.50	6,937.50	100.00	6,873.18	4,760.47	Construction underway
2-57	A&E 504 COMPLIANCE	143001 812000		1,335.74	1,335.74	0.00	1,335.74	0.00	Construction completed
				20,637.65	**16,737.65**	**(3,900.00)**	**15,749.66**	**10,846.50**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	UNDERGROUND STORAGE TANKS 30	143001 966000		10,939.84	20,433.59	9,493.75	20,433.59	20,433.59	Construction completed
2-58	UNDERGROUND STORAGE TANKS 50	145011 966000		25,000.00	25,000.00	0.00	25,000.00	25,000.00	Construction completed
2-58	RELOCATION MOVING & FAMILY	149501 000000		750.00	750.00	0.00	750.00	750.00	Construction completed
				36,689.84	**46,183.59**	**9,493.75**	**46,183.59**	**46,183.59**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AUSONIA									
2-61	ARCH & ENG	143001 000000		0.00	771.01	771.01	771.01	771.01	Construction completed
2-61	ARCH & ENG FOR CFFP	143001 200700		771.01	0.00	(771.01)	0.00	0.00	
2-61	A&E 504 COMPLIANCE	143001 812000		13,126.00	13,841.00	715.00	13,126.00	13,126.00	Construction completed
2-61	HVAC STUDY 30	143001 816000		3,250.00	3,250.00	0.00	3,250.00	0.00	Construction completed
2-61	UNDERGROUND STORAGE TANKS 30	143001 966000		3,534.75	3,534.75	0.00	3,534.75	3,534.75	Construction completed
2-61	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				20,681.76	**21,396.76**	**715.00**	**20,681.76**	**17,431.76**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HASSAN									
2-62	ARCH & ENG	143001 000000		0.00	625.00	625.00	625.00	625.00	Construction completed
2-62	ARCH & ENG FOR CFFP	143001 200700		625.00	0.00	(625.00)	0.00	0.00	
2-62	BUILDING ENV DESIGN 30	143001 712000		18,018.22	18,068.22	50.00	17,440.39	11,982.76	Work completed
2-62	A&E 504 COMPLIANCE	143001 812000		478.20	478.20	0.00	478.20	0.00	Construction completed
				19,121.42	**19,171.42**	**50.00**	**18,543.59**	**12,607.76**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
SPRING STREET									
2-70	ARCH & ENG	143001 000000		0.00	1,300.00	1,300.00	1,300.00	1,300.00	Construction completed
2-70	ARCH & ENG FOR CFFP	143001 200700		1,300.00	0.00	(1,300.00)	0.00	0.00	
2-70	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				1,356.00	**1,356.00**	**0.00**	**1,356.00**	**1,356.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PATRICIA WHITE									
2-71	ARCH & ENG	143001 000000		0.00	625.00	625.00	625.00	625.00	Construction completed
2-71	ARCH & ENG FOR CFFP	143001 200700		625.00	0.00	(625.00)	0.00	0.00	
2-71	BUILDING ENV DESIGN 30	143001 712000		32,929.51	36,939.34	4,009.83	36,939.34	29,863.15	Construction underway
2-71	GENERATORS 30	143001 805000		6,837.50	6,937.50	100.00	6,873.19	4,760.47	Construction underway
2-71	A&E 504 COMPLIANCE	143001 812000		17,500.00	0.00	(17,500.00)	0.00	0.00	
2-71	RELOCATION MOVING & FAMILY	149501 000000		3,100.00	3,100.00	0.00	3,100.00	3,100.00	Construction completed
2-71	RELOCATION FOR 504 PROGRAM	149501 812000		1,952.00	2,000.60	48.60	2,000.60	2,000.60	Construction completed
				62,944.01	**49,602.44**	**(13,341.57)**	**49,538.13**	**40,349.22**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ROSLYN APARTMENTS									
2-72	ARCH & ENG	143001 000000		0.00	1,825.00	1,825.00	1,825.00	1,825.00	Construction completed
2-72	ARCH & ENG FOR CFFP	143001 200700		1,825.00	0.00	(1,825.00)	0.00	0.00	
2-72	BUILDING ENV DESIGN 30	143001 712000		15,736.95	19,074.88	3,337.93	19,074.88	17,123.54	Construction underway
2-72	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	55.00	55.00	Construction completed
				17,616.95	**20,954.88**	**3,337.93**	**20,954.88**	**19,003.54**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BELLFLOWER									
2-77	ARCH & ENG	143001 000000		0.00	1,825.00	1,825.00	1,825.00	1,825.00	Construction completed
2-77	ARCH & ENG FOR CFFP	143001 200700		1,825.00	0.00	(1,825.00)	0.00	0.00	
2-77	BUILDING ENV DESIGN 30	143001 712000		22,334.66	24,823.58	2,488.92	24,823.58	24,460.71	Construction completed
2-77	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	55.00	55.00	Construction completed
				24,214.66	**26,703.58**	**2,488.92**	**26,703.58**	**26,340.71**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
COMMONWEALTH									
2-82	ARCH & ENG	143001 000000		3,740.00	5,140.00	1,400.00	5,140.00	5,140.00	Construction completed
2-82	ARCH & ENG FOR CFFP	143001 200700		1,400.00	0.00	(1,400.00)	0.00	0.00	
2-82	A&E 504 COMPLIANCE	143001 812000		61,175.00	61,175.00	0.00	61,175.00	45,000.00	Construction completed
2-82	UNDERGROUND STORAGE TANKS 30	143001 966000		5,494.44	10,441.25	4,946.81	10,441.25	10,441.25	Construction completed
2-82	ELEVATORS 60	146021 760000		36,895.61	36,895.61	0.00	36,895.61	36,895.61	Construction completed
2-82	504 COMPLIANCE 60	146021 812000		450.00	450.00	0.00	450.00	450.00	Construction completed
2-82	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
2-82	NON DWELLING CONSTRUCTION	147001 000000		0.00	6,243.86	6,243.86	0.00	0.00	
				109,155.05	**120,345.72**	**11,190.67**	**114,101.86**	**97,926.86**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PEABODY SQUARE									
2-83	ARCH & ENG	143001 000000		0.00	1,825.00	1,825.00	1,825.00	1,825.00	Construction completed
2-83	ARCH & ENG FOR CFFP	143001 200700		1,825.00	0.00	(1,825.00)	0.00	0.00	
2-83	BUILDING ENV DESIGN 30	143001 712000		16,983.56	27,313.01	10,329.45	27,313.01	27,284.32	Construction completed
2-83	GENERATORS 30	143001 805000		6,837.50	6,937.50	100.00	6,873.19	4,761.47	Construction underway
2-83	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	55.00	55.00	Construction completed
				25,701.06	**36,130.51**	**10,429.45**	**36,066.20**	**33,925.79**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FRANKLIN FIELD									
2-89	BUILDING ENV DESIGN 30	143001 712000		9,396.10	9,396.10	0.00	9,396.10	0.00	Construction completed
2-89	CONSULTANTS 30	143001 741000		10,104.39	10,104.39	0.00	10,104.39	10,104.39	Construction completed
2-89	A&E 504 COMPLIANCE	143001 812000		8,905.50	0.00	(8,905.50)	0.00	0.00	
				28,405.99	**19,500.49**	**(8,905.50)**	**19,500.49**	**10,104.39**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
JOSEPH MALONE									
2-90	ARCH & ENG	143001 000000		0.00	1,300.00	1,300.00	1,300.00	1,300.00	Construction completed
2-90	ARCH & ENG FOR CFFP	143001 200700		1,300.00	0.00	(1,300.00)	0.00	0.00	
2-90	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	55.00	55.00	Construction completed
				1,355.00	**1,355.00**	**0.00**	**1,355.00**	**1,355.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HIGHLAND PARK									
2-93	ARCH & ENG	143001 000000		0.00	1,300.00	1,300.00	1,300.00	1,300.00	Construction completed
2-93	ARCH & ENG FOR CFFP	143001 200700		1,300.00	0.00	(1,300.00)	0.00	0.00	
				1,300.00	**1,300.00**	**0.00**	**1,300.00**	**1,300.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HAMPTON STREET									
2-98	ARCH & ENG	143001 000000		0.00	1,397.00	1,397.00	1,397.00	1,397.00	Construction completed
2-98	ARCH & ENG FOR CFFP	143001 200700		1,397.00	0.00	(1,397.00)	0.00	0.00	
2-98	BUILDING ENV DESIGN 30	143001 712000		16,127.71	27,598.64	11,470.93	27,598.64	21,653.06	Construction underway
2-98	A&E 504 COMPLIANCE	143001 812000		368.78	368.78	0.00	368.78	0.00	Construction completed
				17,893.49	**29,364.42**	**11,470.93**	**29,364.42**	**23,050.06**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FREDERICK DOUGLASS									
2-126	ARCH & ENG	143001 000000		0.00	1,396.00	1,396.00	1,396.00	1,396.00	Construction completed
2-126	ARCH & ENG FOR CFFP	143001 200700		1,396.00	0.00	(1,396.00)	0.00	0.00	
2-126	BUILDING ENV DESIGN 30	143001 712000		14,403.38	20,953.38	6,550.00	20,166.17	19,928.71	Construction underway
2-126	A&E 504 COMPLIANCE	143001 812000		490.45	490.45	0.00	490.45	0.00	Construction completed
				16,289.83	**22,839.83**	**6,550.00**	**22,052.62**	**21,324.71**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WASHINGTON MANOR									
2-127	ARCH & ENG	143001 000000		0.00	1,396.96	1,396.96	1,396.96	1,396.96	Construction completed
2-127	ARCH & ENG FOR CFFP	143001 200700		1,396.96	0.00	(1,396.96)	0.00	0.00	
2-127	BUILDING ENV DESIGN 30	143001 712000		11,877.74	15,877.74	4,000.00	15,090.52	13,903.76	Construction underway
2-127	A&E 504 COMPLIANCE	143001 812000		2,137.01	2,137.01	0.00	2,137.01	0.00	Construction completed
				15,411.71	**19,411.71**	**4,000.00**	**18,624.49**	**15,300.72**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:** FFY06
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 Replacement Housing Factor Grant No:	**Federal FY of Grant Approval:** FFY06

Type of Grant

__**Original Annual Statement**
_X_**Performance and Evaluation Report for Program Year Ending 9/30/08**
___**Reserve for Disasters/Emergencies**
___**Final Performance and Evaluation Report**
_X_**Revised Annual Statement (revision no: 4)**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)[3]	4,735,390.00	4,735,390.00	4,735,390.00	4,735,390.00
3	1408 Management Improvements Soft Costs	2,466,789.00	2,467,295.10	2,467,295.10	1,950,575.99
4	1410 Administration (May not exceed 10% of line 20)	2,342,695.00	2,342,695.00	2,342,695.00	1,712,669.70
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,867,996.55	5,082,489.63	5,060,043.60	1,454,952.19
8	1440 Site Acquisition				
9	1450 Site Improvement	64,500.00	65,895.35	58,150.25	31,222.25
10	1460 Dwelling Structures	8,308,481.84	8,129,108.68	8,114,063.97	6,759,170.88
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	758.11	0.00	0.00
12	1470 Nondwelling Structures	617,950.00	559,693.20	559,693.20	552,193.20
13	1475 Nondwelling Equipment	171,817.00	212,920.87	5,386.45	5,386.45
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	76,330.61	55,704.06	53,850.52	53,120.52
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
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**	**23,421,568.09**	**17,279,681.18**
21	Amount of line 20 Related to LBP Testing	755,496.87	770,494.31	769,834.31	448,329.62
22	Amount of line 20 Related to Section 504 Compliance	2,426,198.48	2,698,790.58	2,691,301.46	2,518,509.42
23	Amount of line 20 Related to Security Soft Costs	1,004,987.62	307,657.62	307,657.62	2,664.70
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised[1]	Difference	Total Actual Cost Obligated[2]	Expended[2]	Status of Work
	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	276,060.34	190,000.00	276,060.34	261,564.68	
2-00	MIS	140800 410000		267,812.00	534,324.00	266,512.00	534,324.00	439,720.30	
2-00	PUBLIC SAFETY	140800 412000		1,004,987.62	307,657.62	(697,330.00)	307,657.62	2,664.70	
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000		313,139.00	344,914.67	31,775.67	344,914.67	332,774.39	
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		269,112.00	268,345.63	(766.37)	268,345.63	214,040.56	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	138,416.00	69,208.00	138,416.00	137,191.74	
2-00	RISK MANAGEMENT	140800 899000		126,464.04	298,274.04	171,810.00	298,274.04	291,662.78	
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	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		1,805,294.90	1,030,066.89	(775,228.01)	1,030,066.89	761,319.57	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		169,156.79	244,156.79	75,000.00	244,156.79	213,448.36	
2-00	LOCAL TRAVEL 01	141001 000101		2,277.27	4,882.80	2,605.53	4,882.80	4,882.80	
2-00	LEGAL EXPENSE	141004 000000		50,681.70	119,997.90	69,316.20	119,997.90	51,189.05	
2-00	DENTAL INSURANCE	141009 000002		0.00	4,000.00	4,000.00	4,000.00	2,672.48	
2-00	WORKER'S COMPENSATION	141009 001000		53,364.30	73,364.30	20,000.00	73,364.30	63,084.09	
2-00	GROUP INSURANCE	141009 002000		85,915.65	300,915.65	215,000.00	300,915.65	222,051.97	
2-00	RETIREMENT INDIRECT	141009 003001		99,437.15	404,437.15	305,000.00	404,437.15	339,675.16	
2-00	MEDICARE	141009 005000		0.00	7,000.00	7,000.00	7,000.00	5,707.37	
2-00	LOCAL TRAVEL 10	141010 000101		0.00	3,000.00	3,000.00	3,000.00	2,384.64	
2-00	TELEPHONE	141016 000000		0.00	2,500.00	2,500.00	2,500.00	615.45	
2-00	SUNDRY ADMINISTRATIVE	141019 000000		0.00	50,472.83	50,472.83	50,472.83	25,977.78	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		0.00	52.08	52.08	52.08	52.08	
2-00	TELEPHONE	141019 000102		0.00	7,212.49	7,212.49	7,212.49	7,212.49	
2-00	OFFICE SUPPLIES	141019 000103		10.44	3,392.29	3,381.85	3,392.29	1,975.26	
2-00	CONSULTANTS 10	141019 000105		74,827.50	74,827.50	0.00	74,827.50	0.00	
2-00	ADVERTISING	141019 000110		0.00	10,000.00	10,000.00	10,000.00	9,527.12	
2-00	PUBLICATIONS	141019 000111		1,000.00	1,500.00	500.00	1,500.00	624.10	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		729.30	729.30	0.00	729.30	82.90	
2-00	PRED ADMIN EXPENSE	141019 000351		0.00	187.03	187.03	187.03	187.03	
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	CONSULTANTS 30	143001 741000		211,297.51	0.00	(211,297.51)	0.00	0.00	
2-00	DEVELOPMENT CONSULTANTS	143001 743001		200,000.00	148,554.32	(51,445.68)	148,334.32	0.00	Ongoing
2-00	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-00	LEAD PAINT REMOVAL 30	143001 837000		277,598.00	195,608.00	(81,990.00)	195,608.00	0.00	Construction underway
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	72,914.00	72,914.00	72,914.00	0.00	Work ongoing
2-00	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-00	UNDERGROUND STORAGE TANKS 50	145011 966000		55,000.00	0.00	(55,000.00)	0.00	0.00	
2-00	LEAD PAINT REMOVAL 60	146021 837000		172,019.82	65,896.69	(106,123.13)	65,896.69	0.00	Construction underway
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		98,125.00	131,252.31	33,127.31	1,227.21	1,227.21	
2-00	COMPUTER REPLACEMENTS	147501 742002		0.00	7,976.56	7,976.56	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		62,500.00	22,000.00	(40,500.00)	20,306.46	20,306.46	
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		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				10,641,076.33	**10,229,947.18**	**(411,129.15)**	**10,020,499.22**	**8,395,245.80**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CHARLESTOWN								
2-01	ARCH & ENG	143001 000000		21,907.20	1,226,046.90	1,204,139.70	1,226,046.90	288,546.90	A&E under contract; construction to begin Summer 2009
2-01	ARCH & ENG FOR CFFP	143001 200700		1,015,410.00	0.00	(1,015,410.00)	0.00	0.00	
2-01	BASEMENTS/CELLARS 30	143001 704000		0.00	8,328.00	8,328.00	8,328.00	0.00	Construction completed
2-01	BUILDING ENV DESIGN 30	143001 712000		0.00	522.50	522.50	522.50	522.50	Construction underway
2-01	CONSULTANTS 30	143001 741000		0.00	12,754.99	12,754.99	12,754.99	12,754.99	Construction underway
2-01	CONSTRUCTION REPS FOR 504	143001 741001		3,185.73	4,109.44	923.71	4,109.44	4,109.44	Construction completed
2-01	A&E 504 COMPLIANCE	143001 812000		0.00	31,912.50	31,912.50	31,912.50	0.00	Construction completed
2-01	SEWERS 30	143001 929000		0.00	0.00	0.00	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	12,841.92	12,841.92	Construction underway
2-01	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
2-01	RELOCATION FOR LEAD PAINT	149501 837000		0.00	626.37	626.37	626.37	626.37	Construction completed
				1,053,844.85	**1,297,642.62**	**243,797.77**	**1,297,142.62**	**319,402.12**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	LENOX STREET								
2-04	ARCH & ENG	143001 000000		0.00	5,011.71	5,011.71	5,011.71	0.00	Construction underway
2-04	CONSULTANTS 30	143001 741000		0.00	945.72	945.72	945.72	945.72	Construction completed
2-04	CONSTRUCTION REPS FOR 504	143001 741001		0.00	589.62	589.62	589.62	589.62	Construction completed
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	1,147,173.48	1,145,900.00	1,147,173.48	366,573.48	Construction underway
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	**1,159,589.80**	**1,152,447.05**	**1,159,589.80**	**373,978.09**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ORCHARD PARK									
2-05				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CATHEDRAL								
2-06	FAMILY SERVICES	140800 768000		0.00	347.52	347.52	347.52	347.52	
2-06	ARCH & ENG	143001 000000		0.00	990.00	990.00	990.00	990.00	Construction completed
2-06	CONSULTANTS 30	143001 741000		7,587.34	19,742.37	12,155.03	19,742.37	19,742.37	Construction completed
2-06	A&E 504 COMPLIANCE	143001 812000		0.00	3,899.82	3,899.82	3,899.82	0.00	Construction completed
2-06	LEAD PAINT REMOVAL 30	143001 837000		0.00	150.00	150.00	150.00	150.00	Construction completed
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	504 FORCE ACCOUNT CREW	146021 812001		0.00	2,061.63	2,061.63	2,061.63	2,061.63	Construction completed
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	0.00	(10,500.00)	0.00	0.00	
2-06	RELOCATION FOR ELEVATORS	149501 760000		0.00	35.62	35.62	35.62	35.62	Construction completed
2-06	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	258.49	258.49	258.49	258.49	Construction completed
2-06	RELOCATION FOR LEAD PAINT	149501 837000		0.00	89.07	89.07	89.07	89.07	Construction completed
				20,664.26	**30,151.44**	**9,487.18**	**30,151.44**	**26,251.62**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HEATH STREET								
2-07	CONSULTANTS 30	143001 741000		1,495.44	2,635.62	1,140.18	2,635.62	2,635.62	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 30	143001 837000		0.00	393.12	393.12	393.12	393.12	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
				5,272.36	**6,805.66**	**1,533.30**	**6,805.66**	**6,805.66**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MAVERICK									
2-08				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000		0.00	41,540.00	41,540.00	41,540.00	0.00	Construction completed
2-09	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	2,021.25	2,021.25	2,021.25	2,021.25	Construction completed
				0.00	**43,561.25**	**43,561.25**	**43,561.25**	**2,021.25**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WHITTIER STREET								
2-11	CONSULTANTS 30	143001 741000		0.00	2,592.22	2,592.22	2,592.22	2,592.22	Construction completed
2-11	SEWERS 30	143001 929000		0.00	0.00	0.00	0.00	0.00	
2-11	UNDERGROUND STORAGE TANKS 30	143001 966000		30,000.00	36,650.25	6,650.25	36,650.25	4,189.45	Construction underway
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	**41,819.39**	**9,242.47**	**41,819.39**	**9,358.59**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
BEECH STREET									
2-13	FAMILY SERVICES	140800 768000		500.00	759.52	259.52	759.52	759.52	
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	**3,336.44**	**259.52**	**3,336.44**	**3,336.44**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ALICE TAYLOR									
2-14	BUILDING ENV DESIGN 30	143001 712000		10,420.85	10,420.85	0.00	10,420.85	10,420.85	Construction completed
2-14	CONSULTANTS 30	143001 741000		7,448.61	36,867.48	29,418.87	36,867.48	36,867.48	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	839,745.61	Construction completed
2-14	504 FORCE ACCOUNT CREW	146021 812001		0.00	25.12	25.12	25.12	25.12	Construction 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		0.00	0.00	0.00	0.00	0.00	
2-14	RELOCATION FOR ELEVATORS	149501 760000		0.00	169.79	169.79	169.79	169.79	Construction completed
2-14	RELOCATION FOR LEAD PAINT	149501 837000		0.00	258.40	258.40	258.40	258.40	Construction completed
				900,236.38	**930,108.56**	**29,872.18**	**930,108.56**	**890,064.17**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BROMLEY									
2-19	FAMILY SERVICES	140800 768000		0.00	253.65	253.65	253.65	253.65	
2-19	ARCH & ENG	143001 000000		0.00	19,369.66	19,369.66	19,369.66	0.00	
2-19	CONSULTANTS 30	143001 741000		0.00	2,680.09	2,680.09	2,680.09	2,680.09	Construction completed
2-19	A&E 504 COMPLIANCE	143001 812000		0.00	653.63	653.63	653.63	653.63	Construction completed
2-19	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-19	LEAD PAINT REMOVAL 30	143001 837000		0.00	32,493.12	32,493.12	32,493.12	32,493.12	Construction completed
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	0.00	(1,735,000.00)	0.00	0.00	
2-19	LEAD PAINT REMOVAL 60	146021 837000		11,079.03	13,305.83	2,226.80	13,305.83	13,305.83	Construction completed
2-19	RELOCATION MOVING & FAMILY	149501 000000		0.00	3,357.66	3,357.66	3,357.66	3,357.66	Construction completed
2-19	RELOCATION FOR ELEVATORS	149501 760000		0.00	1,407.69	1,407.69	1,407.69	1,407.69	Construction completed
2-19	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	1,417.59	1,417.59	1,417.59	1,417.59	Construction completed
2-19	RELOCATION FOR LEAD PAINT	149501 837000		0.00	2,321.13	2,321.13	2,321.13	2,321.13	Construction completed
				1,746,079.03	**77,260.05**	**(1,668,818.98)**	**77,260.05**	**57,890.39**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARY ELLEN McCORMACK									
2-23	ARCH & ENG	143001 000000		0.00	1,257,953.12	1,257,953.12	1,257,953.12	228,153.12	A&E under contract; construction to begin Summer 2009
2-23	ARCH & ENG FOR CFFP	143001 200700		1,133,318.93	0.00	(1,133,318.93)	0.00	0.00	
2-23	BUILDING ENV DESIGN 30	143001 712000		0.00	32,450.00	32,450.00	32,450.00	1,650.00	Construction underway
2-23	CONSULTANTS 30	143001 741000		13,862.30	28,876.19	15,013.89	28,876.19	28,876.19	Construction underway
2-23	A&E 504 COMPLIANCE	143001 812000		0.00	6,468.75	6,468.75	6,468.75	0.00	
2-23	LEAD PAINT REMOVAL 30	143001 837000		0.00	7,862.63	7,862.63	7,862.63	7,862.63	Construction completed
2-23	SEWERS 30	143001 929000		0.00	15,020.00	15,020.00	15,020.00	0.00	A&E under contract; construction to begin Spring 2009
2-23	DWELLING CONSTRUCTION	146001 000000		0.00	11,028.53	11,028.53	11,028.53	11,028.53	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		11,827.92	38,252.12	26,424.20	38,252.12	38,252.12	Construction completed
2-23	RELOCATION FOR LEAD PAINT	149501 837000		0.00	155.05	155.05	155.05	155.05	Construction completed
				1,159,009.15	**1,398,066.39**	**239,057.24**	**1,398,066.39**	**315,977.64**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
OLD COLONY									
2-24	FAMILY SERVICES	140800 768000		0.00	211.78	211.78	211.78	211.78	
2-24	ARCH & ENG	143001 000000		8,550.00	937,928.20	929,378.20	937,928.20	239,715.70	A&E under contract; construction to begin Spring 2009
2-24	ARCH & ENG FOR CFFP	143001 200700		921,106.98	0.00	(921,106.98)	0.00	0.00	
2-24	CONSULTANTS 30	143001 741000		0.00	1,026.14	1,026.14	1,026.14	1,026.14	Construction underway
2-24	A&E 504 COMPLIANCE	143001 812000		0.00	4,743.75	4,743.75	4,743.75	0.00	Construction completed
2-24	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-24	LEAD PAINT REMOVAL 30	143001 837000		0.00	537.00	537.00	537.00	537.00	Construction completed
2-24	SEWERS 30	143001 929000		0.00	15,020.00	15,020.00	15,020.00	0.00	A&E under contract; construction to begin Spring 2009
2-24	BUILDING EXTERIOR	146014 000000		46,846.00	54,836.00	7,990.00	54,836.00	46,846.00	Construction completed
2-24	LEAD PAINT REMOVAL 60	146021 837000		2,576.93	5,574.85	2,997.92	5,574.85	5,574.85	Construction completed
2-24	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	299.12	299.12	299.12	299.12	Construction completed
2-24	RELOCATION FOR LEAD PAINT	149501 837000		0.00	928.43	928.43	768.43	768.43	Construction completed
				979,079.91	**1,021,105.27**	**42,025.36**	**1,020,945.27**	**294,979.02**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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 completed
2-26	DEVELOPMENT CONSULTANTS	143001 743001		0.00	269.55	269.55	269.55	269.55	Ongoing
2-26	BUILDING EXTERIOR	146014 000000		5,653.50	0.00	(5,653.50)	0.00	0.00	
				11,778.50	**6,394.55**	**(5,383.95)**	**6,394.55**	**3,935.96**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ANNAPOLIS									
2-27	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-27	CONSULTANTS 30	143001 741000		0.00	4,873.20	4,873.20	4,873.20	4,873.20	Construction completed
2-27	DEVELOPMENT CONSULTANTS	143001 743001		0.00	344.76	344.76	344.76	344.76	Ongoing
2-27	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	
2-27	LEAD PAINT REMOVAL 30	143001 837000		0.00	397.00	397.00	397.00	397.00	Construction completed
2-27	STAIRWAYS 30	143001 950000		5,725.00	826.87	(4,898.13)	826.87	826.87	Construction completed
2-27	SITE FOR 504 PROGRAM	145011 812000		0.00	647.25	647.25	647.25	633.53	Construction completed
2-27	BUILDING EXTERIOR	146014 000000		106,260.00	111,540.00	5,280.00	111,540.00	111,540.00	Construction completed
2-27	HALLS 60	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-27	LEAD PAINT REMOVAL 60	146021 837000		8,071.00	14,249.50	6,178.50	14,249.50	14,249.50	Construction completed
				120,112.00	**132,934.58**	**12,822.58**	**132,878.58**	**132,864.86**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ASHMONT									
2-28	DEVELOPMENT CONSULTANTS	143001 743001		0.00	332.22	332.22	332.22	332.22	Ongoing
				0.00	**332.22**	**332.22**	**332.22**	**332.22**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HOLGATE									
2-29	ARCH & ENG	143001 000000		11,099.55	17,861.00	6,761.45	17,861.00	10,529.00	Construction completed
2-29	ARCH & ENG FOR CFFP	143001 200700		22,530.00	0.00	(22,530.00)	0.00	0.00	
2-29	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-29	CONSULTANTS 30	143001 741000		0.00	2,267.07	2,267.07	2,267.07	2,267.07	Construction completed
2-29	DEVELOPMENT CONSULTANTS	143001 743001		0.00	501.47	501.47	501.47	501.47	Ongoing
2-29	UNDERGROUND STORAGE TANKS 50	145011 966000		7,500.00	7,500.00	0.00	7,020.00	7,020.00	Construction completed
2-29	BUILDING EXTERIOR	146014 000000		62,370.00	46,380.00	(15,990.00)	46,025.00	46,025.00	Construction completed
2-29	HVAC	146016 000000		0.00	7,955.00	7,955.00	7,955.00	7,345.00	Construction completed
2-29	SECURITY	146019 000000		12,640.00	15,640.00	3,000.00	15,639.92	14,920.86	Construction completed
2-29	FIRE PROTECTION & SAFETY	146020 000000		92,901.88	105,911.04	13,009.16	105,911.04	93,698.76	Construction completed
2-29	NON CAPITALIZED ASSETS	146511 000000		0.00	758.11	758.11	0.00	0.00	
				209,041.43	**204,773.69**	**(4,267.74)**	**203,180.50**	**182,307.16**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
FOLEY APARTMENTS									
2-30	ARCH & ENG	143001 000000		0.00	3,600.00	3,600.00	3,600.00	0.00	Construction underway
2-30	CONSULTANTS 30	143001 741000		0.00	42,113.75	42,113.75	42,113.75	42,113.75	Construction completed
2-30	DEVELOPMENT CONSULTANTS	143001 743001		0.00	595.49	595.49	595.49	595.49	Ongoing
2-30	BHA COST- CONTRACTOR	143001 812001		0.00	670.11	670.11	670.11	670.11	Construction completed
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	401,613.64	15,000.00	401,613.64	401,324.00	Construction completed
2-30	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
2-30	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-30	504 FORCE ACCOUNT CREW	146021 812001		225,000.00	398,942.09	173,942.09	398,942.09	377,753.75	Construction underway
				611,613.64	**847,535.08**	**235,921.44**	**847,535.08**	**822,457.10**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	GROVELAND								
2-32	ARCH & ENG	143001 000000		0.00	4,785.00	4,785.00	4,785.00	1,237.55	Construction underway
2-32	ARCH & ENG FOR CFFP	143001 200700		14,785.00	0.00	(14,785.00)	0.00	0.00	
2-32	CONSULTANTS 30	143001 741000		99.06	3,478.59	3,379.53	3,478.59	3,478.59	Construction completed
2-32	DEVELOPMENT CONSULTANTS	143001 743001		0.00	376.11	376.11	376.11	376.11	Ongoing
2-32	SEWERS 30	143001 929000		8,280.00	4,335.00	(3,945.00)	4,335.00	4,335.00	Construction completed
2-32	BUILDING EXTERIOR	146014 000000		63,294.00	91,008.00	27,714.00	91,008.00	91,008.00	Construction completed
				86,458.06	**103,982.70**	**17,524.64**	**103,982.70**	**100,435.25**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
DAVISON									
2-34	BUILDING ENV DESIGN 30	143001 712000		7,625.00	7,625.00	0.00	7,625.00	4,026.93	Construction completed
2-34	CONSULTANTS 30	143001 741000		0.00	4,070.70	4,070.70	4,070.70	4,070.70	Construction completed
2-34	DEVELOPMENT CONSULTANTS	143001 743001		0.00	288.34	288.34	288.34	288.34	Ongoing
2-34	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	
2-34	SITE FOR 504 PROGRAM	145011 812000		0.00	1,429.75	1,429.75	1,429.75	1,408.53	Construction completed
2-34	BUILDING EXTERIOR	146014 000000		99,878.50	94,452.00	(5,426.50)	94,452.00	60,921.51	Construction completed
				107,559.50	**107,921.79**	**362.29**	**107,865.79**	**70,716.01**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
WASHINGTON									
2-35	ELDERLY ACTIVITY ADVISOR	140800 421000		6,500.00	4,318.68	(2,181.32)	4,318.68	4,318.68	
2-35	DEVELOPMENT CONSULTANTS	143001 743001		0.00	507.74	507.74	507.74	507.74	Ongoing
				6,500.00	**4,826.42**	**(1,673.58)**	**4,826.42**	**4,826.42**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WEST NINTH STREET								
2-36	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-36	CONSULTANTS 30	143001 741000		0.00	229.75	229.75	229.75	229.75	Construction completed
2-36	DEVELOPMENT CONSULTANTS	143001 743001		0.00	520.28	520.28	520.28	520.28	Ongoing
2-36	A&E 504 COMPLIANCE	143001 812000		0.00	403.33	403.33	403.33	403.33	Construction completed
2-36	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**1,153.36**	**1,153.36**	**1,153.36**	**1,153.36**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CARROLL APARTMENTS									
2-37	ELDERLY ACTIVITY ADVISOR	140800 421000		6,500.00	3,499.62	(3,000.38)	3,499.62	3,499.62	
2-37	CONSULTANTS 30	143001 741000		0.00	423.53	423.53	423.53	423.53	Construction completed
2-37	DEVELOPMENT CONSULTANTS	143001 743001		0.00	394.90	394.90	394.90	394.90	Ongoing
2-37	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	
2-37	SITE FOR 504 PROGRAM	145011 812000		0.00	1,601.75	1,601.75	1,601.75	1,588.53	Construction completed
				6,556.00	**5,975.80**	**(580.20)**	**5,919.80**	**5,906.58**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MEADE APARTMENTS									
2-38	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-38	CONSTRUCTION REPS FOR 504	143001 741001		0.00	423.53	423.53	204.87	204.87	Construction completed
2-38	DEVELOPMENT CONSULTANTS	143001 743001		0.00	244.47	244.47	244.47	244.47	Ongoing
2-38	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	0.00	0.00	
2-38	STAIRWAYS 30	143001 950000		5,800.00	901.88	(4,898.12)	901.88	901.88	Construction completed
2-38	SITE FOR 504 PROGRAM	145011 812000		0.00	1,810.25	1,810.25	1,260.25	948.53	Construction completed
2-38	HALLS 60	146021 810000		0.00	0.00	0.00	0.00	0.00	
				5,856.00	**3,436.13**	**(2,419.87)**	**2,611.47**	**2,299.75**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARTIN LUTHER KING									
2-40	ARCH & ENG	143001 000000		11,099.55	31,687.00	20,587.45	31,687.00	18,292.00	Construction underway
2-40	ARCH & ENG FOR CFFP	143001 200700		32,000.00	0.00	(32,000.00)	0.00	0.00	
2-40	CONSULTANTS 30	143001 741000		0.00	2,138.25	2,138.25	2,138.25	2,138.25	Work completed
2-40	DEVELOPMENT CONSULTANTS	143001 743001		0.00	639.37	639.37	639.37	639.37	Ongoing
2-40	BHA COST- CONTRACTOR	143001 812001		0.00	20.14	20.14	20.14	20.14	
2-40	SECURITY	146019 000000		18,542.00	15,541.93	(3,000.07)	15,541.93	9,808.78	Construction completed
2-40	504 FORCE ACCOUNT CREW	146021 812001		0.00	4,631.97	4,631.97	4,631.97	4,631.97	Construction completed
				61,641.55	**54,658.66**	**(6,982.89)**	**54,658.66**	**35,530.51**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
EVA WHITE									
2-41	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	4,655.00	(1,715.00)	4,655.00	4,655.00	
2-41	ARCH & ENG	143001 000000		11,099.55	3,467.00	(7,632.55)	3,467.00	2,057.00	Construction completed
2-41	ARCH & ENG FOR CFFP	143001 200700		42,000.00	0.00	(42,000.00)	0.00	0.00	
2-41	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-41	CONSULTANTS 30	143001 741000		0.00	1,240.57	1,240.57	1,240.57	1,240.57	Construction completed
2-41	DEVELOPMENT CONSULTANTS	143001 743001		0.00	633.11	633.11	633.11	633.11	Ongoing
2-41	A&E 504 COMPLIANCE	143001 812000		0.00	403.34	403.34	403.34	403.34	Construction completed
2-41	LEAD PAINT REMOVAL 30	143001 837000		0.00	280.00	280.00	280.00	280.00	Construction completed
2-41	SECURITY	146019 000000		24,355.00	18,854.93	(5,500.07)	18,854.93	11,505.87	Construction completed
2-41	504 FORCE ACCOUNT CREW	146021 812001		0.00	4,456.70	4,456.70	4,456.70	4,445.72	Construction completed
				83,824.55	**33,990.65**	**(49,833.90)**	**33,990.65**	**25,220.61**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WALNUT PARK								
2-42	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	12,740.00	0.00	12,740.00	8,496.00	
2-42	ARCH & ENG	143001 000000		11,099.55	147.00	(10,952.55)	147.00	147.00	Work completed
2-42	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-42	CONSULTANTS 30	143001 741000		0.00	539.23	539.23	539.23	539.23	Work completed
2-42	DEVELOPMENT CONSULTANTS	143001 743001		0.00	1,009.20	1,009.20	1,009.20	1,009.20	Ongoing
2-42	A&E 504 COMPLIANCE	143001 812000		0.00	403.34	403.34	403.34	403.34	Construction completed
2-42	BHA COST- CONTRACTOR	143001 812001		0.00	40.28	40.28	40.28	40.28	Construction completed
2-42	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-42	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-42	SECURITY	146019 000000		12,472.00	13,721.93	1,249.93	13,721.93	9,605.87	Construction completed
2-42	504 FORCE ACCOUNT CREW	146021 812001		0.00	4,686.00	4,686.00	4,686.00	4,686.00	Construction completed
				36,311.55	**33,286.98**	**(3,024.57)**	**33,286.98**	**24,926.92**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AMORY STREET									
2-45	ARCH & ENG	143001 000000		11,099.55	147.00	(10,952.55)	147.00	147.00	Work completed
2-45	CONSULTANTS 30	143001 741000		0.00	28,812.46	28,812.46	28,812.46	28,812.46	Construction completed
2-45	CONSTRUCTION REPS FOR 504	143001 741001		0.00	2,750.71	2,750.71	2,750.71	2,750.71	Construction completed
2-45	DEVELOPMENT CONSULTANTS	143001 743001		0.00	1,172.19	1,172.19	1,172.19	1,172.19	Ongoing
2-45	A&E 504 COMPLIANCE	143001 812000		0.00	403.34	403.34	403.33	403.33	Construction completed
2-45	UNDERGROUND STORAGE TANKS 30	143001 966000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-45	DWELLING CONSTRUCTION	146001 000000		0.00	4,622.09	4,622.09	4,622.09	4,622.09	Construction completed
2-45	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-45	SECURITY	146019 000000		24,355.00	17,232.84	(7,122.16)	17,232.84	8,308.78	Construction completed
2-45	ELEVATORS 60	146021 760000		400,421.27	422,921.27	22,500.00	422,921.27	420,884.00	Construction completed
2-45	504 FORCE ACCOUNT CREW	146021 812001		14,442.34	16,429.79	1,987.45	16,429.79	16,429.79	Construction completed
2-45	RELOCATION MOVING & FAMILY	149501 000000		1,178.40	1,178.40	0.00	1,178.40	1,178.40	Construction completed
				461,496.56	**495,670.09**	**34,173.53**	**495,670.08**	**484,708.75**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	GENERAL WARREN								
2-47	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	6,370.00	0.00	6,370.00	6,370.00	
2-47	DEVELOPMENT CONSULTANTS	143001 743001		0.00	589.23	589.23	589.23	589.23	Ongoing
2-47	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-47	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-47	504 FORCE ACCOUNT CREW	146021 812001		0.00	33,626.35	33,626.35	33,626.35	30,919.54	Construction completed
				6,370.00	**40,585.58**	**34,215.58**	**40,585.58**	**37,878.77**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
TORRE UNIDAD									
2-49	ARCH & ENG	143001 000000		11,099.55	3,747.00	(7,352.55)	3,747.00	147.00	Construction underway
2-49	BUILDING ENV DESIGN 30	143001 712000		125,000.00	0.00	(125,000.00)	0.00	0.00	
2-49	CONSULTANTS 30	143001 741000		0.00	13,229.40	13,229.40	13,229.40	13,229.40	Construction completed
2-49	DEVELOPMENT CONSULTANTS	143001 743001		0.00	1,241.13	1,241.13	1,241.13	1,241.13	Ongoing
2-49	A&E 504 COMPLIANCE	143001 812000		0.00	403.34	403.34	403.33	403.33	Construction completed
2-49	BHA COST- CONTRACTOR	143001 812001		0.00	2,074.04	2,074.04	2,074.04	2,074.04	Construction completed
2-49	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-49	HVAC	146016 000000		23,421.00	23,421.29	0.29	23,421.29	23,421.29	Construction completed
2-49	SECURITY	146019 000000		12,472.00	16,471.93	3,999.93	16,471.93	15,455.87	Construction completed
2-49	ELEVATORS 60	146021 760000		593,728.09	540,878.09	(52,850.00)	540,878.09	472,391.00	Construction completed
2-49	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
2-49	504 COMPLIANCE 60	146021 812000		12,351.26	687.08	(11,664.18)	687.08	687.08	Construction completed
2-49	504 FORCE ACCOUNT CREW	146021 812001		236,835.75	492,982.33	256,146.58	492,982.33	482,375.87	Construction completed
				1,014,907.65	**1,095,135.63**	**80,227.98**	**1,095,135.62**	**1,011,426.01**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ROCKLAND									
2-50	CONSTRUCTION REPS FOR 504	143001 741001		0.00	231.35	231.35	231.35	231.35	Construction completed
2-50	DEVELOPMENT CONSULTANTS	143001 743001		0.00	432.51	432.51	432.51	432.51	Ongoing
2-50	504 COMPLIANCE 60	146021 812000		1,767.04	17.04	(1,750.00)	17.04	17.04	Construction completed
2-50	504 FORCE ACCOUNT CREW	146021 812001		60,122.00	49,572.65	(10,549.35)	49,572.65	47,390.32	Construction completed
2-50	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	290.60	290.60	290.60	290.60	Construction completed
				61,889.04	**50,544.15**	**(11,344.89)**	**50,544.15**	**48,361.82**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	CODMAN APARTMENTS								
2-51	ARCH & ENG	143001 000000		11,099.55	40,223.00	29,123.45	40,223.00	12,228.64	Construction underway
2-51	ARCH & ENG FOR CFFP	143001 200700		50,796.00	0.00	(50,796.00)	0.00	0.00	
2-51	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-51	CONSULTANTS 30	143001 741000		0.00	3,158.59	3,158.59	3,158.59	3,158.59	Construction completed
2-51	DEVELOPMENT CONSULTANTS	143001 743001		0.00	651.90	651.90	651.90	651.90	Ongoing
2-51	BHA COST- CONTRACTOR	143001 812001		0.00	3,509.28	3,509.28	3,509.28	3,509.28	Construction completed
2-51	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-51	SECURITY	146019 000000		18,542.00	20,041.93	1,499.93	20,041.93	13,880.87	Construction completed
2-51	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
2-51	504 COMPLIANCE 60	146021 812000		13,320.00	0.00	(13,320.00)	0.00	0.00	
2-51	504 FORCE ACCOUNT CREW	146021 812001		809,712.85	851,453.75	41,740.90	851,453.75	822,548.94	Construction completed
				903,470.40	**919,038.45**	**15,568.05**	**919,038.45**	**855,978.22**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HERITAGE								
2-52	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	12,740.00	0.00	12,740.00	12,740.00	
2-52	ARCH & ENG	143001 000000		11,099.55	25,647.00	14,547.45	25,647.00	6,584.50	Construction underway
2-52	ARCH & ENG FOR CFFP	143001 200700		33,000.00	0.00	(33,000.00)	0.00	0.00	
2-52	CONSULTANTS 30	143001 741000		0.00	9,472.60	9,472.60	9,472.60	9,472.60	Construction completed
2-52	DEVELOPMENT CONSULTANTS	143001 743001		0.00	1,867.95	1,867.95	1,867.95	1,867.95	Ongoing
2-52	BHA COST- CONTRACTOR	143001 812001		0.00	2,185.57	2,185.57	2,185.57	2,185.57	Construction completed
2-52	LEAD PAINT REMOVAL 30	143001 837000		0.00	4,910.00	4,910.00	4,910.00	4,910.00	Construction completed
2-52	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-52	SECURITY	146019 000000		35,981.00	56,230.93	20,249.93	56,230.93	40,005.87	Construction completed
2-52	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
2-52	504 FORCE ACCOUNT CREW	146021 812001		0.00	520,840.14	520,840.14	520,840.14	478,444.02	Construction underway
				92,820.55	**633,894.19**	**541,073.64**	**633,894.19**	**556,210.51**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ST. BOTOLPH									
2-53	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	0.00	(12,740.00)	0.00	0.00	
2-53	ARCH & ENG	143001 000000		11,099.55	29,269.50	18,169.95	29,269.50	5,239.24	Construction underway
2-53	ARCH & ENG FOR CFFP	143001 200700		29,122.50	0.00	(29,122.50)	0.00	0.00	
2-53	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-53	CONSULTANTS 30	143001 741000		0.00	723.58	723.58	723.58	723.58	Construction completed
2-53	DEVELOPMENT CONSULTANTS	143001 743001		0.00	827.42	827.42	827.42	827.42	Ongoing
2-53	ELEVATORS 30	143001 760000		750.00	750.00	0.00	750.00	750.00	Construction completed
2-53	SECURITY	146019 000000		18,542.00	18,541.93	(0.07)	18,541.93	13,405.87	Construction completed
2-53	504 COMPLIANCE 60	146021 812000		8,586.50	0.00	(8,586.50)	0.00	0.00	
2-53	504 FORCE ACCOUNT CREW	146021 812001		292,285.51	217,180.49	(75,105.02)	217,180.49	202,137.39	Construction completed
2-53	RELOCATION MOVING & FAMILY	149501 000000		0.00	50.54	50.54	50.54	50.54	Construction completed
2-53	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	4,205.18	4,205.18	4,205.18	4,205.18	Construction completed
				373,126.06	**271,548.64**	**(101,577.42)**	**271,548.64**	**227,339.22**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
PASCIUCCO									
2-54	ARCH & ENG	143001 000000		11,099.55	5,941.50	(5,158.05)	5,941.50	850.36	Construction underway
2-54	ARCH & ENG FOR CFFP	143001 200700		2,194.50	0.00	(2,194.50)	0.00	0.00	
2-54	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-54	CONSULTANTS 30	143001 741000		0.00	14,564.44	14,564.44	14,564.44	14,564.44	Construction completed
2-54	DEVELOPMENT CONSULTANTS	143001 743001		0.00	557.90	557.90	557.90	557.90	Ongoing
2-54	SECURITY	146019 000000		12,472.00	12,471.93	(0.07)	12,471.93	10,555.87	Construction completed
2-54	ELEVATORS 60	146021 760000		279,878.00	295,228.00	15,350.00	295,228.00	293,214.00	Construction completed
				305,644.05	**328,763.77**	**23,119.72**	**328,763.77**	**319,742.57**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	LOWER MILLS								
2-57	ARCH & ENG	143001 000000		11,099.55	53,311.00	42,211.45	53,311.00	15,841.04	Construction underway
2-57	ARCH & ENG FOR CFFP	143001 200700		57,564.00	0.00	(57,564.00)	0.00	0.00	
2-57	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-57	CONSULTANTS 30	143001 741000		0.00	1,600.49	1,600.49	1,600.49	1,600.49	Construction completed
2-57	DEVELOPMENT CONSULTANTS	143001 743001		0.00	1,096.96	1,096.96	1,096.96	1,096.96	Ongoing
2-57	SECURITY	146019 000000		12,472.00	12,471.93	(0.07)	12,471.93	9,605.88	Construction completed
2-57	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				81,135.55	**68,480.38**	**(12,655.17)**	**68,480.38**	**28,144.37**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	CONSULTANTS 30	143001 741000		0.00	75.41	75.41	75.41	75.41	Construction completed
2-58	UNDERGROUND STORAGE TANKS 30	143001 966000		90,000.00	55,958.27	(34,041.73)	55,958.27	13,896.00	Construction completed
2-58	UNDERGROUND STORAGE TANKS 50	145011 966000		2,000.00	26,667.00	24,667.00	26,667.00	10,605.00	Construction completed
2-58	BUILDING EXTERIOR	146014 000000		23,800.00	26,800.00	3,000.00	26,800.00	26,800.00	Construction completed
2-58	LEAD PAINT REMOVAL 60	146021 837000		2,576.93	88,626.93	86,050.00	88,626.93	28,626.93	Construction underway
2-58	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
2-58	RELOCATION FOR LEAD PAINT	149501 837000		0.00	50.73	50.73	50.73	50.73	Construction completed
				118,376.93	**198,178.34**	**79,801.41**	**198,178.34**	**80,054.07**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AUSONIA									
2-61	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	591.89	(5,778.11)	591.89	591.89	
2-61	DEVELOPMENT CONSULTANTS	143001 743001		0.00	620.56	620.56	620.56	620.56	Ongoing
2-61	ELEVATORS 30	143001 760000		750.00	750.00	0.00	750.00	750.00	Construction completed
2-61	A&E 504 COMPLIANCE	143001 812000		0.00	403.33	403.33	403.33	403.33	Construction completed
2-61	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-61	UNDERGROUND STORAGE TANKS 30	143001 966000		20,000.00	455.66	(19,544.34)	455.66	0.00	Construction completed
2-61	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	15,196.50	15,196.50	15,196.50	5,380.50	Construction completed
2-61	HVAC	146016 000000		1,418.00	1,418.00	0.00	1,418.00	1,418.00	Construction completed
				28,538.00	**19,435.94**	**(9,102.06)**	**19,435.94**	**9,164.28**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
HASSAN									
2-62	ARCH & ENG	143001 000000		11,099.55	147.00	(10,952.55)	147.00	147.00	Construction completed
2-62	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-62	CONSULTANTS 30	143001 741000		0.00	2,110.81	2,110.81	2,110.81	2,110.81	Construction completed
2-62	DEVELOPMENT CONSULTANTS	143001 743001		0.00	620.56	620.56	620.56	620.56	Ongoing
2-62	SECURITY	146019 000000		18,542.00	16,041.93	(2,500.07)	16,041.93	12,455.88	Construction completed
				29,641.55	**18,920.30**	**(10,721.25)**	**18,920.30**	**15,334.25**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	SPRING STREET								
2-70	ARCH & ENG	143001 000000		0.00	3,762.00	3,762.00	3,762.00	1,546.32	Construction completed
2-70	ARCH & ENG FOR CFFP	143001 200700		3,762.00	0.00	(3,762.00)	0.00	0.00	
2-70	DEVELOPMENT CONSULTANTS	143001 743001		0.00	645.64	645.64	645.64	645.64	Ongoing
2-70	A&E 504 COMPLIANCE	143001 812000		56.00	0.00	(56.00)	0.00	0.00	
2-70	SITE FOR 504 PROGRAM	145011 812000		0.00	1,197.25	1,197.25	1,072.25	803.53	Construction underway
				3,818.00	**5,604.89**	**1,786.89**	**5,479.89**	**2,995.49**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
PATRICIA WHITE									
2-71	ELDERLY ACTIVITY ADVISOR	140800 421000		13,000.00	7,148.16	(5,851.84)	7,148.16	7,148.16	
2-71	ARCH & ENG	143001 000000		0.00	25,000.00	25,000.00	25,000.00	5,937.50	A&E under contract; construction to begin Summer 2009
2-71	ARCH & ENG FOR CFFP	143001 200700		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-71	CONSULTANTS 30	143001 741000		0.00	10,460.67	10,460.67	10,460.67	10,460.67	Construction completed
2-71	DEVELOPMENT CONSULTANTS	143001 743001		0.00	1,397.84	1,397.84	1,397.84	1,397.84	Ongoing
2-71	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-71	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
2-71	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-71	504 FORCE ACCOUNT CREW	146021 812001		743,850.00	0.00	(743,850.00)	0.00	0.00	
2-71	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	1,138.02	1,138.02	1,138.02	408.02	Construction completed
				786,850.00	**45,144.69**	**(741,705.31)**	**45,144.69**	**25,352.19**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ROSLYN APARTMENTS									
2-72	ARCH & ENG	143001 000000		0.00	2,013.00	2,013.00	2,013.00	866.66	Construction completed
2-72	ARCH & ENG FOR CFFP	143001 200700		2,013.00	0.00	(2,013.00)	0.00	0.00	
2-72	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-72	CONSULTANTS 30	143001 741000		148.59	6,239.30	6,090.71	6,239.30	6,239.30	Construction completed
2-72	DEVELOPMENT CONSULTANTS	143001 743001		0.00	739.68	739.68	739.68	739.68	Ongoing
2-72	A&E 504 COMPLIANCE	143001 812000		55.00	0.00	(55.00)	0.00	0.00	
2-72	SITE FOR 504 PROGRAM	145011 812000		0.00	900.00	900.00	900.00	858.53	Construction completed
				2,216.59	**9,891.98**	**7,675.39**	**9,891.98**	**8,704.17**	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BELLFLOWER									
2-77	ARCH & ENG	143001 000000		0.00	29,153.50	29,153.50	29,153.50	16,506.58	Construction underway
2-77	ARCH & ENG FOR CFFP	143001 200700		30,095.50	0.50	(30,095.00)	0.00	0.00	
2-77	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-77	CONSULTANTS 30	143001 741000		99.06	6,861.39	6,762.33	6,861.39	6,861.39	Construction completed
2-77	DEVELOPMENT CONSULTANTS	143001 743001		0.00	708.32	708.32	708.32	708.32	Ongoing
2-77	A&E 504 COMPLIANCE	143001 812000		55.00	0.00	(55.00)	0.00	0.00	
2-77	SITE FOR 504 PROGRAM	145011 812000		0.00	1,098.00	1,098.00	998.00	821.03	Construction completed
2-77	BUILDING EXTERIOR	146014 000000		64,680.00	114,831.00	50,151.00	114,831.00	114,831.00	Construction completed
				94,929.56	**152,652.71**	**57,723.15**	**152,552.21**	**139,728.32**	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
COMMONWEALTH									
2-82	ARCH & ENG	143001 000000		3,740.00	19,492.00	15,752.00	19,492.00	9,372.88	Construction completed
2-82	ARCH & ENG FOR CFFP	143001 200700		11,946.00	0.00	(11,946.00)	0.00	0.00	
2-82	CONSULTANTS 30	143001 741000		198.16	39,580.71	39,382.55	39,580.71	39,580.71	Construction completed
2-82	ARCH & ENG FOR NON DWELLING	143001 856000		999.00	999.00	0.00	750.00	750.00	Construction completed
2-82	SEWERS 30	143001 929000		0.00	21,314.40	21,314.40	0.00	0.00	
2-82	UNDERGROUND STORAGE TANKS 30	143001 966000		860.00	860.00	0.00	860.00	860.00	Construction completed
2-82	UNDERGROUND STORAGE TANKS 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	559,693.20	(47,756.80)	559,693.20	552,193.20	Construction completed
				627,770.09	**644,516.24**	**16,746.15**	**622,952.84**	**605,333.72**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PEABODY SQUARE									
2-83	ARCH & ENG	143001 000000		11,099.55	25,303.00	14,203.45	25,303.00	4,381.08	Construction underway
2-83	ARCH & ENG FOR CFFP	143001 200700		24,156.00	0.00	(24,156.00)	0.00	0.00	
2-83	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-83	CONSULTANTS 30	143001 741000		383.05	14,985.23	14,602.18	14,985.23	14,985.23	Construction completed
2-83	DEVELOPMENT CONSULTANTS	143001 743001		0.00	633.11	633.11	633.11	633.11	Ongoing
2-83	A&E 504 COMPLIANCE	143001 812000		55.00	0.00	(55.00)	0.00	0.00	
2-83	SITE FOR 504 PROGRAM	145011 812000		0.00	446.00	446.00	446.00	383.52	Construction completed
2-83	BUILDING EXTERIOR	146014 000000		165,396.00	121,671.00	(43,725.00)	121,671.00	121,671.00	Construction completed
2-83	SECURITY	146019 000000		12,472.00	16,471.93	3,999.93	16,471.93	13,405.88	Construction completed
2-83	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				213,561.60	**179,510.27**	**(34,051.33)**	**179,510.27**	**155,459.82**	

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PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FRANKLIN FIELD								
2-89	ARCH & ENG	143001 000000		14,849.00	27,001.00	12,152.00	27,001.00	26,314.00	Construction completed
2-89	CONSULTANTS 30	143001 741000		3,702.49	11,935.43	8,232.94	11,935.43	11,935.43	Construction completed
2-89	CONSTRUCTION REPS FOR 504	143001 741001		1,301.45	1,301.45	0.00	1,301.45	1,301.45	Construction completed
2-89	A&E 504 COMPLIANCE	143001 812000		4,925.00	4,925.00	0.00	4,925.00	4,925.00	Construction completed
2-89	LEAD PAINT REMOVAL 30	143001 837000		0.00	24,967.13	24,967.13	24,967.13	24,967.13	Construction completed
2-89	STAIRWAYS 30	143001 950000		0.00	0.00	0.00	0.00	0.00	
2-89	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-89	SPRINKLERS- FORCE ACCOUNT	146020 948000		0.00	146,511.28	146,511.28	132,321.65	125,313.28	Construction completed
2-89	HALLS 60	146021 810000		0.00	0.00	0.00	0.00	0.00	
2-89	504 FORCE ACCOUNT CREW	146021 812001		0.00	3,611.04	3,611.04	3,611.04	3,611.04	Construction completed
2-89	LEAD PAINT REMOVAL 60	146021 837000		222,792.31	222,792.31	0.00	222,792.31	222,792.31	Construction completed
2-89	RELOCATION FOR LEAD PAINT	149501 837000		2,652.21	15,466.18	12,813.97	15,466.18	15,466.18	Construction completed
				250,222.46	**458,510.82**	**208,288.36**	**444,321.19**	**436,625.82**	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
JOSEPH MALONE									
2-90	ARCH & ENG	143001 000000		0.00	11,649.00	11,649.00	11,649.00	2,457.32	Construction completed
2-90	ARCH & ENG FOR CFFP	143001 200700		11,649.00	0.00	(11,649.00)	0.00	0.00	
2-90	BUILDING ENV DESIGN 30	143001 712000		7,625.00	7,625.00	0.00	7,625.00	4,059.99	Construction completed
2-90	CONSULTANTS 30	143001 741000		0.00	906.83	906.83	906.83	906.83	Construction completed
2-90	DEVELOPMENT CONSULTANTS	143001 743001		0.00	651.90	651.90	651.90	651.90	Ongoing
2-90	A&E 504 COMPLIANCE	143001 812000		55.00	0.00	(55.00)	0.00	0.00	
2-90	SITE FOR 504 PROGRAM	145011 812000		0.00	2,073.00	2,073.00	911.50	771.02	Construction completed
2-90	BUILDING EXTERIOR	146014 000000		82,918.00	82,918.00	0.00	82,918.00	23,291.35	Construction completed
2-90	504 COMPLIANCE 60	146021 812000		2,000.55	0.00	(2,000.55)	0.00	0.00	
2-90	504 FORCE ACCOUNT CREW	146021 812001		129.68	7,432.13	7,302.45	7,432.13	7,432.13	Construction completed
				104,377.23	**113,255.86**	**8,878.63**	**112,094.36**	**39,570.54**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HIGHLAND PARK									
2-93	ARCH & ENG	143001 000000		1,336.50	1,336.50	0.00	1,336.50	635.98	Work canceled
2-93	BUILDING ENV DESIGN 30	143001 712000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-93	SEWERS 30	143001 929000		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 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	
				31,336.50	**1,336.50**	**(30,000.00)**	**1,336.50**	**635.98**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	COMMONWEALTH ELDERLY								
2-95	ELDERLY ACTIVITY ADVISOR	140800 421000		5,200.00	4,690.98	(509.02)	4,690.98	4,690.98	
2-95	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-95	DEVELOPMENT CONSULTANTS	143001 743001		0.00	720.86	720.86	720.86	720.86	Ongoing
2-95	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-95	SITE FOR 504 PROGRAM	145011 812000		0.00	5,328.60	5,328.60	0.00	0.00	
2-95	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-95	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				5,200.00	**10,740.44**	**5,540.44**	**5,411.84**	**5,411.84**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HAMPTON STREET								
2-98	ARCH & ENG	143001 000000		11,099.55	17,245.00	6,145.45	17,245.00	9,983.50	Construction underway
2-98	ARCH & ENG FOR CFFP	143001 200700		21,000.00	0.00	(21,000.00)	0.00	0.00	
2-98	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-98	CONSULTANTS 30	143001 741000		0.00	3,099.97	3,099.97	3,099.97	3,099.97	Construction underway
2-98	DEVELOPMENT CONSULTANTS	143001 743001		0.00	476.38	476.38	476.38	476.38	Ongoing
2-98	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-98	SECURITY	146019 000000		24,353.00	16,852.93	(7,500.07)	16,852.93	9,604.88	Construction underway
				56,452.55	**37,674.28**	**(18,778.27)**	**37,674.28**	**23,164.73**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
FREDERICK DOUGLASS									
2-126	ARCH & ENG	143001 000000		11,099.55	26,297.00	15,197.45	26,297.00	12,992.30	Construction underway
2-126	ARCH & ENG FOR CFFP	143001 200700		28,290.00	0.00	(28,290.00)	0.00	0.00	
2-126	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-126	CONSULTANTS 30	143001 741000		0.00	2,755.06	2,755.06	2,755.06	2,755.06	Construction underway
2-126	DEVELOPMENT CONSULTANTS	143001 743001		0.00	476.39	476.39	476.39	476.39	Ongoing
2-126	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-126	SECURITY	146019 000000		24,355.00	16,854.93	(7,500.07)	16,854.93	9,605.87	Construction completed
				63,744.55	**46,383.38**	**(17,361.17)**	**46,383.38**	**25,829.62**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
WASHINGTON MANOR									
2-127	ARCH & ENG	143001 000000		11,099.55	26,017.00	14,917.45	26,017.00	13,799.55	Construction underway
2-127	ARCH & ENG FOR CFFP	143001 200700		28,290.00	0.00	(28,290.00)	0.00	0.00	
2-127	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-127	CONSULTANTS 30	143001 741000		0.00	3,498.30	3,498.30	3,498.30	3,498.30	Construction completed
2-127	DEVELOPMENT CONSULTANTS	143001 743001		0.00	670.73	670.73	451.28	451.28	Ongoing
2-127	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-127	SECURITY	146019 000000		24,353.34	18,853.25	(5,500.09)	18,853.25	9,605.20	Construction completed
2-127	504 FORCE ACCOUNT CREW	146021 812001		0.00	1,896.54	1,896.54	1,896.54	948.27	Construction completed
				63,742.89	**50,935.82**	**(12,807.07)**	**50,716.37**	**28,302.60**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:** FFY06
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-502-06 Replacement Housing Factor Grant No:	**Federal FY of Grant Approval:** FFY06

Type of Grant

__**Original Annual Statement** ___**Reserve for Disasters/Emergencies** _X_**Revised Annual Statement (revision no: 2)**
_X_**Performance and Evaluation Report for Program Year Ending 9/30/08** ___**Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]	139,903.00	139,903.00	0.00	0.00
3	1408 Management Improvements	72,835.00	72,835.00	72,835.00	72,835.00
4	1410 Administration (May not exceed 10% of line 21)	69,951.00	69,951.00	69,951.00	69,951.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	411,704.00	411,704.00	200,000.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	5,120.00	5,120.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of lines 2-19)**	**699,513.00**	**699,513.00**	**342,786.00**	**142,786.00**
21	Amount of line 20 Related to LPB Testing				
22	Amount of line 20 Related to Section 504 Activities				
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-502-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AUTHORITY WIDE								
2-00	OPERATION	140600 000000		139,903.00	139,903.00	0.00	0.00	0.00	
2-00	MIP	140800 000000		72,835.00	72,835.00	0.00	72,835.00	72,835.00	
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		69,951.00	69,951.00	0.00	69,951.00	69,951.00	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001							
2-00	WORKERS COMPENSATION	141009 001000							
2-00	GROUP INSURANCE	141009 002000							
2-00	RETIREMENT INDIRECT	141009 003001							
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							
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		5,120.00	5,120.00	0.00	0.00	0.00	
2-00	RELOCATION FOR MOVING & FAMILY	149501 000000							
2-00	RELOCATION FOR 504 COMPLIANCE	149501 812000							
2-00	CONTINGENCY	150200 000000							
				287,809.00	**287,809.00**	**0.00**	**142,786.00**	**142,786.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-502-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	LENOX STREET								
2-04	ELECTRICAL 60	146015 000000		411,704.00	411,704.00	0.00	200,000.00	0.00	Construction underway
				411,704.00	**411,704.00**	**0.00**	**200,000.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:** FFY07
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 Replacement Housing Factor Grant No:	**Federal FY of Grant Approval:** FFY07

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/08
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
_X_Revised Annual Statement (revision no: 2)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)[3]	5,045,775.00	5,045,775.00	1,000,000.00	1,000,000.00
3	1408 Management Improvements	2,115,289.00	2,115,289.00	2,115,289.00	297,259.37
4	1410 Administration (May not exceed 10% of line 20)	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	960,000.00	1,355,722.15	443,895.80	171,115.30
8	1440 Site Acquisition				
9	1450 Site Improvement	215,000.00	129,936.50	98,086.50	40,164.50
10	1460 Dwelling Structures	11,463,562.00	13,300,748.35	7,286,896.54	2,528,101.65
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	0.00	70,000.00	38,510.14	38,113.39
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	147,500.00	155,200.00	3,675.00	2,645.80
17	1499 Development Activities[4]	0.00	10,000.00	10,000.00	1,165.00
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment	1,725,520.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	510,025.00	0.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**25,228,875.00**	**25,228,875.00**	**13,494,239.98**	**4,078,565.01**
21	Amount of line 20 Related to LBP Testing	0.00	2,500.00	2,500.00	1,470.80
22	Amount of line 20 Related to Section 504 Compliance	1,125,000.00	1,888,305.00	13,555.00	1,000.00
23	Amount of line 20 Related to Security Soft Costs	745,702.00	1,193,032.00	1,193,032.00	0.00
24	Amount of line 20 Related to Security Hard Costs	114,600.00	122,195.00	24,793.50	24,793.50
25	Amount of line 20 Related to Energy Conservation Measures				

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.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AUTHORITY WIDE								
2-00	OPERATION	140600 000000		5,045,775.00	5,045,775.00	0.00	1,000,000.00	1,000,000.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000							
2-00	MIS	140800 410000		266,312.00	0.00	(266,312.00)	0.00	0.00	
2-00	PUBLIC SAFETY	140800 412000		745,702.00	1,193,032.00	447,330.00	1,193,032.00	0.00	
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000		411,669.00	353,723.18	(57,945.82)	353,723.18	24,580.22	
2-00	OCCUPANCY	140800 427000		189,423.00	189,423.00	0.00	189,423.00	72,597.01	
2-00	FAMILY SERVICES	140800 768000		269,612.00	257,592.00	(12,020.00)	257,592.00	171,732.09	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	0.00	(69,208.00)	0.00	0.00	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	0.00	(111,810.00)	0.00	0.00	
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		0.00	0.00	0.00	0.00	0.00	
2-00	CONSULTANTS 30	143001 741000		430,000.00	430,000.00	0.00	0.00	0.00	Project in planning
2-00	DEVELOPMENT CONSULTANTS 30	143001 743001		180,000.00	170,000.00	(10,000.00)	0.00	0.00	Project in planning
2-00	A&E 504 COMPLIANCE	143001 812000							
2-00	LEAD PAINT REMOVAL 30	143001 837000		0.00	0.00	0.00	0.00	0.00	
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	0.00	0.00	0.00	0.00	
2-00	UNDERGROUND STORAGE TANKS 30	143001 966000		100,000.00	150,000.00	50,000.00	0.00	0.00	Project in planning
2-00	UNDERGROUND STORAGE TANKS 50	145011 966000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-00	504 COMPLIANCE 60	146021 812000		0.00	420,000.00	420,000.00	0.00	0.00	Project in planning
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		147,500.00	147,500.00	0.00	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	
2-00	RELOCATION FOR LEAD PAINT	149501 837000		0.00	2,500.00	2,500.00	2,500.00	1,470.80	Construction underway
2-00	CONTINGENCY	150200 000000		510,025.00	0.00	(510,025.00)	0.00	0.00	
2-00	DEBT SERVICE	900001 000000		1,725,520.00	0.00	(1,725,520.00)	0.00	0.00	
				13,400,313.00	**11,457,302.18**	**(1,943,010.82)**	**5,545,710.18**	**1,270,380.12**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CHARLESTOWN									
2-01	FAMILY SERVICES	140800 768000		0.00	680.00	680.00	680.00	536.80	
2-01	HVAC	146016 000000		281,980.00	0.00	(281,980.00)	0.00	0.00	
2-01	BASEMENTS/CELLARS 60	146019 704000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-01	504 COMPLIANCE 60	146021 812000		0.00	1,000.00	1,000.00	1,000.00	1,000.00	Construction completed
				381,980.00	**1,680.00**	**(380,300.00)**	**1,680.00**	**1,536.80**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: Boston Housing Authority				**Grant Type and Number:** Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:					**Federal FY of Grant:** FFY07
Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
LENOX STREET									
2-04	ARCH & ENG	143001 000000		0.00	118,008.00	118,008.00	37,928.00	37,928.00	Construction underway
2-04	ELECTRICAL 60	146015 000000		3,400,000.00	430,129.98	(2,969,870.02)	354,011.54	295,211.54	Construction underway
2-04	HVAC	146016 000000		0.00	25,000.00	25,000.00	8,676.00	8,676.00	Construction completed
				3,400,000.00	**573,137.98**	**(2,826,862.02)**	**400,615.54**	**341,815.54**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CATHEDRAL									
2-06	FAMILY SERVICES	140800 768000		0.00	2,115.00	2,115.00	2,115.00	1,602.54	
2-06	ROOFS REPLACEMENT 30	143001 906000		0.00	24,000.00	24,000.00	17,000.00	9,350.00	A&E under contract; construction to begin Spring 2009
2-06	SMOKE DETECTORS 30	143001 940000		0.00	31,965.00	31,965.00	31,965.00	0.00	Construction underway
2-06	ELEVATORS 60	146021 760000		250,000.00	0.00	(250,000.00)	0.00	0.00	
2-06	GENERATORS 60	146021 805000		0.00	262,230.00	262,230.00	262,230.00	72,851.00	Construction underway
2-06	HALLS 60	146021 810000		0.00	14,193.56	14,193.56	14,193.56	0.00	Construction completed
2-06	NON DWELLING CONSTRUCTION	147001 000000		0.00	23,200.00	23,200.00	23,200.00	23,200.00	Construction completed
				250,000.00	**357,703.56**	**107,703.56**	**350,703.56**	**107,003.54**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HEATH STREET									
2-07	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-07	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WHITTIER STREET									
2-11	SMOKE DETECTORS 30	143001 940000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-11	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	129,936.50	129,936.50	98,086.50	40,164.50	Construction underway
2-11	STORM & SEWERS 50	145013 000000		0.00	0.00	0.00	0.00	0.00	
2-11	FIRE PROTECTION & SAFETY	146020 000000		15,000.00	15,000.00	0.00	0.00	0.00	Construction completed
2-11	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
				30,000.00	**144,936.50**	**114,936.50**	**98,086.50**	**40,164.50**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BEECH STREET									
2-13	FAMILY SERVICES	140800 768000		0.00	3,240.00	3,240.00	3,240.00	2,750.08	
2-13	ELECTRICAL 30	143001 755000		0.00	0.00	0.00	0.00	0.00	
2-13	STORM & SEWERS 50	145013 000000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-13	DEVELOPMENT ACTIVITY	149900 000000		0.00	10,000.00	10,000.00	10,000.00	1,165.00	Work underway
				100,000.00	**13,240.00**	**(86,760.00)**	**13,240.00**	**3,915.08**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ALICE TAYLOR									
2-14	BUILDING ENV DESIGN 30	143001 712000		0.00	80,176.00	80,176.00	65,943.00	23,530.50	A&E under contract; construction to begin Spring 2009
2-14	BUILDING EXTERIOR	146014 000000		0.00	335,400.00	335,400.00	335,400.00	111,500.00	Construction underway
2-14	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
				0.00	**415,576.00**	**415,576.00**	**401,343.00**	**135,030.50**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BROMLEY									
2-19	FAMILY SERVICES	140800 768000		0.00	2,730.00	2,730.00	2,730.00	2,464.03	
2-19	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-19	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-19	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-19	ELEVATORS 60	146021 760000		1,036,173.00	2,791,350.00	1,755,177.00	2,791,350.00	159,012.00	Construction underway
2-19	504 COMPLIANCE 60	146021 812000		0.00	5,000.00	5,000.00	0.00	0.00	Work canceled
2-19	RELOCATION FOR ELEVATORS	149501 760000		0.00	5,200.00	5,200.00	1,175.00	1,175.00	Work completed
				1,036,173.00	**2,804,280.00**	**1,768,107.00**	**2,795,255.00**	**162,651.03**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARY ELLEN McCORMACK									
2-23	SEWERS 30	143001 929000		0.00	857.50	857.50	857.50	857.50	A&E under contract; construction to begin Spring 2009
2-23	STORM & SEWERS 50	145013 000000		0.00	0.00	0.00	0.00	0.00	
2-23	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-23	ELECTRICAL 60	146015 000000		0.00	167,540.00	167,540.00	167,540.00	0.00	Construction underway
2-23	HVAC	146016 000000		0.00	52,962.93	52,962.93	52,962.93	52,962.93	Construction completed
				0.00	**221,360.43**	**221,360.43**	**221,360.43**	**53,820.43**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
OLD COLONY									
2-24	FAMILY SERVICES	140800 768000		0.00	2,175.00	2,175.00	2,175.00	1,829.71	
2-24	HVAC STUDY 30	143001 816000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-24	SEWERS 30	143001 929000		0.00	857.50	857.50	857.50	857.50	A&E under contract; construction to begin Spring 2009
2-24	STORM & SEWERS 50	145013 000000		0.00	0.00	0.00	0.00	0.00	
2-24	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				40,000.00	**3,032.50**	**(36,967.50)**	**3,032.50**	**2,687.21**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages									
PHA Name: Boston Housing Authority				**Grant Type and Number:** Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:					**Federal FY of Grant:** FFY07
Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ANNAPOLIS									
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HOLGATE									
2-29	SITE 30	143001 936000		0.00	5,000.00	5,000.00	5,000.00	3,813.91	Construction underway
2-29	SECURITY	146019 000000		31,600.00	15,000.00	(16,600.00)	0.00	0.00	Construction underway
				31,600.00	**20,000.00**	**(11,600.00)**	**5,000.00**	**3,813.91**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FOLEY APARTMENTS									
2-30	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	656.40	656.40	656.40	0.00	Construction underway
2-30	BUILDING EXTERIOR	146014 000000		762,250.00	781,929.40	19,679.40	517,426.40	517,426.40	Construction completed
2-30	SECURITY	146019 000000		0.00	16,000.00	16,000.00	0.00	0.00	Project in planning
2-30	ELEVATORS 60	146021 760000		20,000.00	20,000.00	0.00	0.00	0.00	Construction underway
2-30	GENERATORS 60	146021 805000		80,000.00	149,031.00	69,031.00	149,031.00	17,891.00	Construction underway
2-30	504 COMPLIANCE 60	146021 812000		0.00	212,500.00	212,500.00	0.00	0.00	Construction underway
				862,250.00	**1,180,116.80**	**317,866.80**	**667,113.80**	**535,317.40**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	GROVELAND								
2-32	SEWERS 30	143001 929000		0.00	6,915.00	6,915.00	6,915.00	6,550.00	Construction completed
				0.00	**6,915.00**	**6,915.00**	**6,915.00**	**6,550.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WASHINGTON								
2-35	ELDERLY ACTIVITY ADVISOR	140800 412000		0.00	6,500.00	6,500.00	6,500.00	1,340.28	
				0.00	**6,500.00**	**6,500.00**	**6,500.00**	**1,340.28**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	CARROLL APARTMENTS								
2-37	ELDERLY ACTIVITY ADVISOR	140800 412000		0.00	6,500.00	6,500.00	6,500.00	1,489.20	
				0.00	**6,500.00**	**6,500.00**	**6,500.00**	**1,489.20**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MEADE APARTMENTS									
2-38	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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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MARTIN LUTHER KING									
2-40	SITE 30	143001 936000		0.00	2,335.00	2,335.00	2,335.00	1,781.09	Construction underway
				0.00	**2,335.00**	**2,335.00**	**2,335.00**	**1,781.09**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
EVA WHITE									
2-41	ELDERLY ACTIVITY ADVISOR	140800 412000		0.00	6,370.00	6,370.00	6,370.00	2,695.00	
				0.00	**6,370.00**	**6,370.00**	**6,370.00**	**2,695.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WALNUT PARK									
2-42	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	656.40	656.40	410.25	0.00	Construction underway
2-42	HVAC	146016 000000		0.00	2,675.00	2,675.00	2,675.00	2,675.00	Construction completed
				0.00	**3,331.40**	**3,331.40**	**3,085.25**	**2,675.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AMORY STREET									
2-45	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	2,133.30	2,133.30	2,133.30	0.00	Work underway
2-45	BUILDING EXTERIOR	146014 000000		113,520.00	503,526.40	390,006.40	503,526.40	503,526.40	Construction completed
2-45	ELEVATORS 60	146021 760000		20,000.00	20,000.00	0.00	0.00	0.00	Construction underway
				133,520.00	**525,659.70**	**392,139.70**	**505,659.70**	**503,526.40**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
GENERAL WARREN									
2-47	ELDERLY ACTIVITY ADVISOR	140800 412000		0.00	6,370.00	6,370.00	6,370.00	2,695.00	
2-47	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
				0.00	**6,370.00**	**6,370.00**	**6,370.00**	**2,695.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
TORRE UNIDAD									
2-49	BUILDING ENV DESIGN 30	143001 712000		125,000.00	207,514.00	82,514.00	207,514.00	86,394.00	A&E under contract; construction to begin Spring 2009
2-49	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	738.45	738.45	738.45	0.00	Work underway
2-49	BUILDING EXTERIOR	146014 000000		650,619.00	2,238,054.00	1,587,435.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-49	ELEVATORS 60	146021 760000		20,000.00	20,000.00	0.00	0.00	0.00	Construction underway
2-49	GENERATORS 60	146021 805000		160,000.00	108,726.00	(51,274.00)	108,031.00	34,310.00	Construction underway
				955,619.00	**2,575,032.45**	**1,619,413.45**	**316,283.45**	**120,704.00**	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ROCKLAND									
2-50	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	410.25	410.25	410.25	0.00	Work underway
2-50	SECURITY	146019 000000		16,600.00	16,600.00	0.00	0.00	0.00	Project in planning
				16,600.00	**17,010.25**	**410.25**	**410.25**	**0.00**	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
CODMAN APARTMENTS									
2-51	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	902.55	902.55	902.55	0.00	Work underway
2-51	BUILDING EXTERIOR	146014 000000		14,080.00	14,836.00	756.00	14,387.00	4,426.40	Construction underway
2-51	GENERATORS 60	146021 805000		160,000.00	102,031.00	(57,969.00)	102,031.00	31,611.00	Construction underway
2-51	504 COMPLIANCE 60	146021 812000		0.00	207,500.00	207,500.00	0.00	0.00	Construction underway
				174,080.00	**325,269.55**	**151,189.55**	**117,320.55**	**36,037.40**	

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Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HERITAGE								
2-52	ELDERLY ACTIVITY ADVISOR	140800 412000		0.00	12,740.00	12,740.00	12,740.00	5,308.35	
2-52	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	984.60	984.60	984.60	0.00	Work underway
2-52	BUILDING EXTERIOR	146014 000000		210,760.00	230,884.67	20,124.67	192,259.00	1,426.40	Construction underway
2-52	GENERATORS 60	146021 805000		200,000.00	285,886.00	85,886.00	227,786.00	21,011.00	Construction underway
2-52	504 COMPLIANCE 60	146021 812000		1,125,000.00	843,750.00	(281,250.00)	0.00	0.00	Construction underway
				1,535,760.00	**1,374,245.27**	**(161,514.73)**	**433,769.60**	**27,745.75**	

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PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ST. BOTOLPH									
2-53	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	1,066.65	1,066.65	1,066.65	0.00	Work underway
2-53	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-53	ELEVATORS 60	146021 760000		0.00	2,505.96	2,505.96	2,505.96	2,505.96	Construction completed
2-53	504 FORCE ACCOUNT CREW	146021 812001		0.00	12,555.00	12,555.00	12,555.00	0.00	Construction completed
				0.00	**16,127.61**	**16,127.61**	**16,127.61**	**2,505.96**	

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
PASCIUCCO									
2-54	BUILDING EXTERIOR	146014 000000		550,880.00	479,450.60	(71,429.40)	216,310.60	1,426.40	Construction underway
2-54	ELEVATORS 60	146021 760000		20,000.00	20,000.00	0.00	0.00	0.00	Construction underway
				570,880.00	**499,450.60**	**(71,429.40)**	**216,310.60**	**1,426.40**	

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Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
LOWER MILLS									
2-57	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-57	GENERATORS 60	146021 805000		160,000.00	99,031.00	(60,969.00)	99,031.00	15,410.00	Construction underway
				160,000.00	**99,031.00**	**(60,969.00)**	**99,031.00**	**15,410.00**	

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Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	ELECTRICAL 30	143001 755000		0.00	0.00	0.00	0.00	0.00	
2-58	SMOKE DETECTORS 30	143001 940000		40,000.00	0.00	(40,000.00)	0.00	0.00	Project rescheduled
2-58	ELECTRICAL 60	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-58	FIRE PROTECTION & SAFETY	146020 000000		40,000.00	0.00	(40,000.00)	0.00	0.00	Project rescheduled
				80,000.00	**0.00**	**(80,000.00)**	**0.00**	**0.00**	

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Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AUSONIA									
2-61	UNDERGROUND STORAGE TANKS 50	145011 966000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-61	SECURITY	146019 000000		16,600.00	24,795.00	8,195.00	24,793.50	24,793.50	Construction completed
				31,600.00	**24,795.00**	**(6,805.00)**	**24,793.50**	**24,793.50**	

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Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HASSAN								
2-62	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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Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
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. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PATRICIA WHITE									
2-71	ELDERLY ACTIVITY ADVISOR	140800 412000		0.00	14,042.44	14,042.44	14,042.44	2,978.40	
2-71	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	902.55	902.55	902.55	0.00	Work underway
2-71	ROOFS REPLACEMENT 30	143001 906000		0.00	5,000.00	5,000.00	4,255.26	6.86	A&E under contract; construction to begin Spring 2009
2-71	BUILDING EXTERIOR	146014 000000		117,810.00	125,810.00	8,000.00	124,935.00	87,676.40	Construction underway
2-71	SECURITY	146019 000000		16,600.00	16,600.00	0.00	0.00	0.00	Project in planning
2-71	GENERATORS 60	146021 805000		160,000.00	239,930.00	79,930.00	239,930.00	61,781.00	Construction underway
2-71	504 COMPLIANCE 60	146021 812000		0.00	186,000.00	186,000.00	0.00	0.00	Project in planning
				294,410.00	**588,284.99**	**293,874.99**	**384,065.25**	**152,442.66**	

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Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ROSLYN APARTMENTS									
2-72	BUILDING EXTERIOR	146014 000000		258,300.00	258,300.00	0.00	143,870.00	110,926.40	Construction underway
2-72	SECURITY	146019 000000		16,600.00	16,600.00	0.00	0.00	0.00	Project in planning
				274,900.00	**274,900.00**	**0.00**	**143,870.00**	**110,926.40**	

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Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BELLFLOWER									
2-77	ROOFS REPLACEMENT 30	143001 906000		0.00	33,000.00	33,000.00	28,477.54	45.94	A&E under contract; construction to begin Spring 2009
2-77	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-77	SECURITY	146019 000000		16,600.00	16,600.00	0.00	0.00	0.00	Project in planning
2-77	GENERATORS 60	146021 805000		160,000.00	0.00	(160,000.00)	0.00	0.00	
				176,600.00	**49,600.00**	**(127,000.00)**	**28,477.54**	**45.94**	

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Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH								
2-82	FAMILY SERVICES	140800 768000		0.00	1,080.00	1,080.00	1,080.00	948.08	
2-82	SEWERS 30	143001 929000		0.00	41,314.40	41,314.40	21,314.40	0.00	A&E under contract; construction to begin Summer 2009
2-82	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-82	STORM & SEWERS 50	145013 000000		0.00	0.00	0.00	0.00	0.00	
2-82	HVAC	146016 000000		0.00	45,000.00	45,000.00	13,400.00	0.00	A&E to be selected Fall 2009
2-82	NON DWELLING CONSTRUCTION	147001 000000		0.00	46,800.00	46,800.00	15,310.14	14,913.39	Construction completed
				0.00	**134,194.40**	**134,194.40**	**51,104.54**	**15,861.47**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PEABODY SQUARE									
2-83	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-83	GENERATORS 60	146021 805000		0.00	64,830.00	64,830.00	64,830.00	14,530.00	Construction underway
				0.00	**64,830.00**	**64,830.00**	**64,830.00**	**14,530.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FRANKLIN FIELD									
2-89	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-89	BUILDING EXTERIOR	146014 000000		655,000.00	894,973.92	239,973.92	248,805.72	248,805.72	Construction completed
2-89	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
				655,000.00	**894,973.92**	**239,973.92**	**248,805.72**	**248,805.72**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: Boston Housing Authority				**Grant Type and Number:** Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:					**Federal FY of Grant:** FFY07
Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
JOSEPH MALONE									
2-90				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HIGHLAND PARK									
2-93	BUILDING ENV DESIGN 30	143001 712000		20,000.00	20,000.00	0.00	0.00	0.00	A&E to be selected Fall 2009
2-93	SEWERS 30	143001 929000		10,000.00	10,000.00	0.00	0.00	0.00	A&E to be selected Fall 2009
2-93	BUILDING EXTERIOR	146014 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-93	ELECTRICAL 60	146015 000000		20,000.00	0.00	(20,000.00)	0.00	0.00	
				100,000.00	**30,000.00**	**(70,000.00)**	**0.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	COMMONWEALTH ELDERLY								
2-95	ELDERLY ACTIVITY ADVISOR	140800 412000		0.00	5,423.38	5,423.38	5,423.38	1,712.58	
2-95	SEWERS 30	143001 929000		0.00	10,328.60	10,328.60	5,328.60	0.00	A&E under contract; construction to begin Summer 2009
				0.00	**15,751.98**	**15,751.98**	**10,751.98**	**1,712.58**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HAMPTON STREET								
2-98	BUILDING EXTERIOR	146014 000000		164,890.00	164,890.00	0.00	86,322.00	69,326.40	Construction underway
				164,890.00	**164,890.00**	**0.00**	**86,322.00**	**69,326.40**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
FREDERICK DOUGLASS									
2-126	BUILDING EXTERIOR	146014 000000		109,780.00	90,092.67	(19,687.33)	90,092.67	27,676.40	Construction underway
				109,780.00	**90,092.67**	**(19,687.33)**	**90,092.67**	**27,676.40**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
WASHINGTON MANOR									
2-127	BUILDING EXTERIOR	146014 000000		262,920.00	234,048.26	(28,871.74)	114,998.26	27,726.40	Construction underway
				262,920.00	**234,048.26**	**(28,871.74)**	**114,998.26**	**27,726.40**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

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

Type of Grant

__**Original Annual Statement**
_X_**Performance and Evaluation Report for Program Year Ending 9/30/08**
___**Reserve for Disasters/Emergencies**
___**Final Performance and Evaluation Report**
_X_**Revised Annual Statement (revision no: 1)**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)[3]	4,894,384.00	4,894,384.00	0.00	0.00
3	1408 Management Improvements	2,465,289.00	2,465,289.00	2,465,289.00	0.00
4	1410 Administration (May not exceed 10% of line 20)	2,422,192.00	2,422,192.00	2,422,192.00	0.00
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,847,000.00	1,842,000.00	1,490.00	475.00
8	1440 Site Acquisition				
9	1450 Site Improvement	320,000.00	505,000.00	0.00	0.00
10	1460 Dwelling Structures	8,280,356.00	8,100,356.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	140,000.00	140,000.00	0.00	0.00
13	1475 Nondwelling Equipment	173,317.00	173,317.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	100,000.00	100,000.00	0.00	0.00
17	1499 Development Activities[4]				
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collaeralization or debt Service paid via System of Direct Paymer	3,679,382.00	3,679,382.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	125,000.00	125,000.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**24,471,920.00**	**24,471,920.00**	**4,888,971.00**	**475.00**
21	Amount of line 20 Related to LBP Testing	600,000.00	610,000.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security Soft Costs	1,095,702.00	1,095,702.00	1,095,702.00	0.00
24	Amount of line 20 Related to Security Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	200,735.00	750,791.00	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.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form HUD-50075.1 (4/2008)

Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AUTHORITY WIDE								
2-00	OPERATION	140600 000000		4,894,384.00	4,894,384.00	0.00	0.00	0.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000		10,000.00	10,000.00	0.00	10,000.00	0.00	
2-00	MIS	140800 410000		266,312.00	266,312.00	0.00	266,312.00	0.00	
2-00	PUBLIC SAFETY	140800 412000		1,095,702.00	1,095,702.00	0.00	1,095,702.00	0.00	
2-00	ELDERLY SERVICES	140800 421000		401,669.00	401,669.00	0.00	401,669.00	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	0.00	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	111,810.00	0.00	111,810.00	0.00	
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		2,422,192.00	2,422,192.00	0.00	2,422,192.00	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		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	DEVELOPMENT CONSULTANTS 30	143001 743001		0.00	100,000.00	100,000.00	0.00	0.00	Project in planning
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		0.00	0.00	0.00	0.00	0.00	
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		0.00	0.00	0.00	0.00	0.00	
2-00	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-00	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-00	ASBESTOS REMOVAL	146021 830000		0.00	0.00	0.00	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		99,625.00	99,625.00	0.00	0.00	0.00	
2-00	COMPUTER REPLACEMENTS	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	0.00	0.00	
2-00	RELOCATION MOVING & FAMILY	149501 000000		100,000.00	90,000.00	(10,000.00)	0.00	0.00	
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	10,000.00	10,000.00	0.00	0.00	
2-00	CONTINGENCY	150200 000000		125,000.00	125,000.00	0.00	0.00	0.00	
2-00	DEBT SERVICE	900001 000000		3,679,382.00	3,679,382.00	0.00	0.00	0.00	
				13,884,564.00	**13,984,564.00**	**100,000.00**	**4,887,481.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	CHARLESTOWN								
2-01	BUILDING ENV DESIGN 30	143001 712000		60,000.00	60,000.00	0.00	0.00	0.00	Project in planning
2-01	CONSULTANTS 30	143001 741000		60,000.00	60,000.00	0.00	0.00	0.00	Project in planning
2-01	ELECTRICAL 30	143001 755000		40,000.00	40,000.00	0.00	0.00	0.00	Project in planning
2-01	SMOKE DETECTORS 30	143001 940000		60,000.00	60,000.00	0.00	0.00	0.00	Project in planning
2-01	STAIRWAYS 30	143001 950000		80,000.00	80,000.00	0.00	0.00	0.00	Project in planning
2-01	BUILDING EXTERIOR	146014 000000		632,293.00	200,000.00	(432,293.00)	0.00	0.00	Construction underway
2-01	HVAC	146016 000000		200,735.00	750,791.00	550,056.00	0.00	0.00	Project in planning
				1,133,028.00	**1,250,791.00**	**117,763.00**	**0.00**	**0.00**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	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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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	LENOX STREET								
2-04	CONSULTANTS 30	143001 741000		60,000.00	60,000.00	0.00	0.00	0.00	Project in planning
2-04	HVAC STUDY 30	143001 816000		40,000.00	40,000.00	0.00	0.00	0.00	Project in planning
2-04	ROOF SURVEY 30	143001 904000		70,000.00	70,000.00	0.00	0.00	0.00	Project in planning
2-04	SMOKE DETECTORS 30	143001 940000		25,000.00	25,000.00	0.00	0.00	0.00	Project in planning
2-04	ROOFS	146018 000000		1,400,000.00	1,400,000.00	0.00	0.00	0.00	Project in planning
2-04	FIRE PROTECTION & SAFETY	146020 000000		150,000.00	150,000.00	0.00	0.00	0.00	Project in planning
				1,745,000.00	**1,745,000.00**	**0.00**	**0.00**	**0.00**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	CATHEDRAL								
2-06	CONSULTANTS 30	143001 741000		10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-06	ELECTRICAL 30	143001 755000		50,000.00	50,000.00	0.00	0.00	0.00	Project in planning
2-06	HVAC STUDY 30	143001 816000		60,000.00	60,000.00	0.00	0.00	0.00	Project in planning
2-06	ROOF SURVEY 30	143001 904000		25,000.00	0.00	(25,000.00)	0.00	0.00	Project in planning
2-06	SMOKE DETECTORS 30	143001 940000		25,000.00	25,000.00	0.00	0.00	0.00	Project in planning
2-06	ROOFS	146018 000000		125,000.00	125,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-06	FIRE PROTECTION & SAFETY	146020 000000		150,000.00	150,000.00	0.00	0.00	0.00	Project in planning
				445,000.00	**420,000.00**	**(25,000.00)**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
HEATH STREET									
2-07	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-07	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MAVERICK									
2-08				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WHITTIER STREET								
2-11	BUILDING ENV DESIGN 30	143001 712000		50,000.00	50,000.00	0.00	0.00	0.00	Project in planning
2-11	HVAC STUDY 30	143001 816000		60,000.00	60,000.00	0.00	0.00	0.00	Project in planning
				110,000.00	**110,000.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BEECH STREET									
2-13	BASEMENTS/CELLARS 30	143001 704000		5,000.00	0.00	(5,000.00)	0.00	0.00	Work canceled
2-13	BASEMENTS/CELLARS 60	146019 704000		10,000.00	0.00	(10,000.00)	0.00	0.00	Work canceled
2-13	STAIRWAYS 60	146021 950000		20,947.00	0.00	(20,947.00)	0.00	0.00	Work canceled
				35,947.00	**0.00**	**(35,947.00)**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ALICE TAYLOR									
2-14	BUILDING ENV DESIGN 30	143001 712000		80,000.00	0.00	(80,000.00)	0.00	0.00	
2-14	CONSULTANTS 30	143001 741000		62,000.00	62,000.00	0.00	0.00	0.00	Project in planning
2-14	LEAD PAINT REMOVAL 30	143001 837000		5,000.00	5,000.00	0.00	0.00	0.00	Construction underway
2-14	STAIRWAYS 30	143001 950000		60,000.00	60,000.00	0.00	0.00	0.00	A&E to be selected Fall 2008
2-14	BUILDING EXTERIOR	146014 000000		1,385,000.00	1,035,000.00	(350,000.00)	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-14	LEAD PAINT REMOVAL 60	146021 837000		10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-14	NON DWELLING CONSTRUCTION	147001 000000		90,000.00	90,000.00	0.00	0.00	0.00	Project in planning
				1,692,000.00	**1,262,000.00**	**(430,000.00)**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
BROMLEY									
2-19	LEAD PAINT REMOVAL 30	143001 837000		80,000.00	80,000.00	0.00	0.00	0.00	Project in planning
2-19	LEAD PAINT REMOVAL 60	146021 837000		430,000.00	430,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
				510,000.00	**510,000.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARY ELLEN McCORMACK									
2-23	LEAD PAINT REMOVAL 30	143001 837000		10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-23	NON DWELLING 30	143001 856000		15,000.00	15,000.00	0.00	0.00	0.00	Project in planning
2-23	SITE 30	143001 936000		40,000.00	40,000.00	0.00	0.00	0.00	Project in planning
2-23	STAIRWAYS 30	143001 950000		40,000.00	40,000.00	0.00	0.00	0.00	Project in planning
2-23	BUILDING EXTERIOR	146014 000000		0.00	300,000.00	300,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-23	LEAD PAINT REMOVAL 60	146021 837000		50,000.00	50,000.00	0.00	0.00	0.00	Project in planning
2-23	NON DWELLING CONSTRUCTION	147001 000000		50,000.00	50,000.00	0.00	0.00	0.00	Project in planning
				205,000.00	**505,000.00**	**300,000.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
OLD COLONY									
2-24	LEAD PAINT REMOVAL 30	143001 837000		5,000.00	5,000.00	0.00	0.00	0.00	Project in planning
2-24	LEAD PAINT REMOVAL 60	146021 837000		10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
				15,000.00	**15,000.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: Boston Housing Authority				**Grant Type and Number:** Capital Fund Program Grant No: MA06-P002-501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:					**Federal FY of Grant:** FFY08
Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HOLGATE								
2-29	CONSULTANTS 30	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-29	SITE 30	143001 936000		5,000.00	5,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-29	SITE GROUNDS	145011 000000		50,000.00	50,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
				60,000.00	**60,000.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
FOLEY APARTMENTS									
2-30	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-30	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-30	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	GROVELAND								
2-32	CONSULTANTS 30	143001 741000		10,000.00	10,000.00	0.00	0.00	0.00	
2-32	SITE 30	143001 936000		5,000.00	5,000.00	0.00	1,490.00	475.00	A&E under contract; construction to begin Fall 2008
2-32	SITE GROUNDS	145011 000000		30,000.00	30,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Fall 2008
				45,000.00	**45,000.00**	**0.00**	**1,490.00**	**475.00**	

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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	MEADE APARTMENTS								
2-38	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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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARTIN LUTHER KING									
2-40	CONSULTANTS 30	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-40	SITE 30	143001 936000		2,000.00	2,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-40	SITE GROUNDS	145011 000000		20,000.00	20,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
				27,000.00	**27,000.00**	**0.00**	**0.00**	**0.00**	

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WALNUT PARK								
2-42	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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
AMORY STREET									
2-45	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-45	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	GENERAL WARREN								
2-47	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
TORRE UNIDAD									
2-49	CONSULTANTS 30	143001 741000		50,000.00	50,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-49	BUILDING EXTERIOR	146014 000000		1,749,381.00	812,565.00	(936,816.00)	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-49	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-49	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				1,799,381.00	**862,565.00**	**(936,816.00)**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ROCKLAND								
2-50	SECURITY	146019 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

[1] To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
CODMAN APARTMENTS									
2-51	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-51	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HERITAGE								
2-52	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-52	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
2-52	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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ST. BOTOLPH									
2-53	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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
PASCIUCCO									
2-54	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-54	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
LOWER MILLS									
2-57	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-57	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	BASEMENTS/CELLARS 30	143001 704000		30,000.00	30,000.00	0.00	0.00	0.00	Project in planning
2-58	CONSULTANTS 30	143001 741000		20,000.00	20,000.00	0.00	0.00	0.00	Project in planning
2-58	SITE 30	143001 936000		20,000.00	20,000.00	0.00	0.00	0.00	Project in planning
2-58	SITE GROUNDS	145011 000000		100,000.00	100,000.00	0.00	0.00	0.00	Project in planning
2-58	BASEMENTS/CELLARS 60	146019 704000		200,000.00	200,000.00	0.00	0.00	0.00	Project in planning
				370,000.00	**370,000.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
AUSONIA									
2-61	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-61	SECURITY	146019 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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HASSAN								
2-62	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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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[2] To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
PATRICIA WHITE									
2-71	CONSULTANTS 30	143001 741000		10,000.00	10,000.00	0.00	0.00	0.00	
2-71	ELEVATORS 30	143001 760000		0.00	30,000.00	30,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-71	ROOF SURVEY 30	143001 904000		5,000.00	5,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-71	ROOFS	146018 000000		44,000.00	44,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-71	ELEVATORS 60	146021 760000		0.00	800,000.00	800,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
				59,000.00	**889,000.00**	**830,000.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ROSLYN APARTMENTS									
2-72	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-72	SECURITY	146019 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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
BELLFLOWER									
2-77	CONSULTANTS 30	143001 741000		30,000.00	30,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-77	ROOF SURVEY 30	143001 904000		40,000.00	40,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
2-77	ROOFS	146018 000000		338,000.00	338,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2009
				408,000.00	**408,000.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
COMMONWEALTH									
2-82	CONSULTANTS 30	143001 741000		30,000.00	30,000.00	0.00	0.00	0.00	Project in planning
2-82	HVAC STUDY 30	143001 816000		32,000.00	32,000.00	0.00	0.00	0.00	Project in planning
2-82	SEWERS 30	143001 929000		60,000.00	40,000.00	(20,000.00)	0.00	0.00	A&E to be selected Winter 2008
2-82	UNDERGROUND STORAGE TANKS 30	143001 966000		100,000.00	100,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-82	UNDERGROUND STORAGE TANKS 50	145011 966000		100,000.00	285,000.00	185,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-82	HVAC	146016 000000		720,000.00	675,000.00	(45,000.00)	0.00	0.00	A&E to be selected Summer 2009
				1,042,000.00	**1,162,000.00**	**120,000.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
PEABODY SQUARE									
2-83	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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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FRANKLIN FIELD								
2-89	BASEMENTS/CELLARS 30	143001 704000		25,000.00	25,000.00	0.00	0.00	0.00	Project in planning
2-89	CONSULTANTS 30	143001 741000		40,000.00	40,000.00	0.00	0.00	0.00	Project in planning
2-89	HVAC STUDY 30	143001 816000		35,000.00	35,000.00	0.00	0.00	0.00	Project in planning
2-89	STAIRWAYS 30	143001 950000		50,000.00	50,000.00	0.00	0.00	0.00	A&E to be selected Winter 2008
2-89	BUILDING EXTERIOR	146014 000000		0.00	130,000.00	130,000.00	0.00	0.00	Project in planning
2-89	BASEMENTS/CELLARS 60	146019 704000		225,000.00	225,000.00	0.00	0.00	0.00	Project in planning
2-89	FIRE PROTECTION & SAFETY	146020 000000		200,000.00	0.00	(200,000.00)	0.00	0.00	
2-89	STAIRWAYS 60	146021 950000		50,000.00	50,000.00	0.00	0.00	0.00	A&E to be selected Winter 2008
				625,000.00	**555,000.00**	**(70,000.00)**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
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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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HIGHLAND PARK									
2-93	CONSULTANTS 30	143001 741000		30,000.00	30,000.00	0.00	0.00	0.00	A&E to be selected Winter 2008
2-93	STORM & SEWERS 50	145013 000000		20,000.00	20,000.00	0.00	0.00	0.00	A&E to be selected Winter 2008
2-93	BUILDING EXTERIOR	146014 000000		100,000.00	115,000.00	15,000.00	0.00	0.00	A&E to be selected Winter 2008
2-93	ELECTRICAL 60	146015 000000		0.00	20,000.00	20,000.00	0.00	0.00	A&E to be selected Winter 2008
				150,000.00	**185,000.00**	**35,000.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
COMMONWEALTH ELDERLY									
2-95	CONSULTANTS 30	143001 741000		8,000.00	8,000.00	0.00	0.00	0.00	Project in planning
2-95	HVAC STUDY 30	143001 816000		8,000.00	8,000.00	0.00	0.00	0.00	Project in planning
2-95	SEWERS 30	143001 929000		15,000.00	10,000.00	(5,000.00)	0.00	0.00	A&E to be selected Winter 2008
2-95	HVAC	146016 000000		80,000.00	80,000.00	0.00	0.00	0.00	A&E to be selected Summer 2009
				111,000.00	**106,000.00**	**(5,000.00)**	**0.00**	**0.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
HAMPTON STREET									
2-98	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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	FREDERICK DOUGLASS								
2-126	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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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
WASHINGTON MANOR									
2-127	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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[2] To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:** CFFP
Boston Housing Authority	CFFP Financing Proceeds	**Federal FY of Grant Approval:**

Type of Grant

__**Original Annual Statement**
_X_**Performance and Evaluation Report for Program Year Ending 9/30/08**
___**Reserve for Disasters/Emergencies**
___**Final Performance and Evaluation Report**
_X_**Revised Annual Statement (revision no: 1)**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/08	Expended a/o 9/30/08
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)[3]				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,120,607.60	4,263,906.00	1,802,907.00	1,802,907.00
8	1440 Site Acquisition				
9	1450 Site Improvement	1,949,265.00	2,800,263.00	0.00	0.00
10	1460 Dwelling Structures	64,529,785.00	70,626,746.00	7,204,275.00	300,921.42
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	1,355,500.00	0.00	0.00
17	1499 Development Activities[4]				
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	1,603,845.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	4,146,682.70	219,925.30	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**80,870,185.30**	**80,870,185.30**	**9,007,182.00**	**2,103,828.42**
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	200,000.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures				

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.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AUTHORITY WIDE								
2-00	OPERATIONS	140600 000000							
2-00	MANAGEMENT IMPROVEMENTS	140800 000000							
2-00	ADMINISTRATIVE	141001 000000							
2-00	AUDIT	141101 000000							
2-00	FINANCING FEES	143015 000000		1,801,908.00	0.00	(1,801,908.00)	0.00	0.00	
2-00	CONSULTANTS 30	143001 741000		1,000,000.00	150,999.00	(849,001.00)	0.00	0.00	Construction underway
2-00	CONSTRUCTION SUPERVISION	143001 742000		3,000,000.00	1,000,000.00	(2,000,000.00)	0.00	0.00	Construction underway
2-00	RELOCATION	149501 000000		320,000.00	0.00	(320,000.00)	0.00	0.00	
2-00	CAPITALIZED INTEREST	900001 000000		1,603,845.00	1,603,845.00	0.00	0.00	0.00	
2-00	CONTINGENCY	150200 000000		4,146,682.70	219,925.30	(3,926,757.40)	0.00	0.00	
				11,872,435.70	**2,974,769.30**	**(8,897,666.40)**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost: Approved	Total Estimated Cost: Revised[1]	Total Estimated Cost: Difference	Total Actual Cost: Obligated[2]	Total Actual Cost: Expended[2]	Status of Work
	CHARLESTOWN								
2-01	PROJECT MGMT CONSULTANTS	143001 000000		0.00	500.00	500.00	0.00	0.00	
2-01	BUILDING ENV DESIGN 30	143001 712000		0.00	140,000.00	140,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-01	CLERK OF WORKS	143001 741000		200,000.00	200,000.00	0.00	0.00	0.00	
2-01	PLUMBING 30	143001 880000		182,361.83	0.00	(182,361.83)	0.00	0.00	
2-01	FINANCING FEES	143015 000000		0.00	701,386.76	701,386.76	701,386.76	701,386.76	Work completed
2-01	BATHROOMS 60	146012 000000	Replacement of toilet, lav, tub, exhaust, electrical & lighting and finishes at buildings 8, 9, 10, 11, 12, 13, 16, 17, 20/40, 21/39, 24, 26, 27, 28-29, 30-31, 32, 33, 34, 35, 36, 37, 38, 41, 42, 43, 44, 45 affecting a total of 724 units	8,300,000.00	10,300,000.00	2,000,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-01	BUILDING EXTERIOR	146014 000000	Pointing and lintel replacement, Phase 1 Buildings: 1, 10, 11, 12 = 114 units Phase 2: 2-7, 9, 13, 14, 41-43, 30/31, 45 = units 388	2,257,500.00	2,267,707.00	10,207.00	1,053,000.00	177,991.42	A&E under contract; construction to begin Summer 2009
2-01	WINDOWS	146014 950000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-01	HVAC	146016 000000	Distribution piping at all buildings affecting all units Misc. controls, valves	6,917,285.00	9,000,000.00	2,082,715.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-01	PLUMBING 60	146017 000000	Replacement of risers, waste, roof drainage and vents at buildings 8, 9, 10, 11, 12, 13, 16, 17, 20/40, 21/39, 24, 26, 27, 28-29, 30-31, 32, 33, 34, 35, 36, 37, 38, 41, 42, 43, 44, 45 affecting a total of 724 units	8,300,000.00	10,000,000.00	1,700,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-01	SECURITY	146019 000000	Active video surveillance system at problem areas/events	200,000.00	200,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-01	RELOCATION	149501 000000		400,000.00	672,750.00	272,750.00	0.00	0.00	A&E to be selected
				26,857,146.83	**33,482,343.76**	**6,625,196.93**	**1,754,386.76**	**879,378.18**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MARY ELLEN McCORMACK								
2-23	PROJECT MGMT CONSULTANTS	143001 000000		0.00	499.00	499.00	0.00	0.00	
2-23	BUILDING ENV DESIGN 30	143001 712000		0.00	300,000.00	300,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-23	CLERK OF WORKS	143001 741000		200,000.00	200,000.00	0.00	0.00	0.00	
2-23	PLUMBING 30	143001 880000		65,789.40	0.00	(65,789.40)	0.00	0.00	
2-23	FINANCING FEES	143015 000000		0.00	534,473.51	534,473.51	534,473.51	534,473.51	Work completed
2-23	STORM & SEWERS 50	145013 000000	Replacement of mutiple sections of underground lines which impact all buildings and all units	1,000,000.00	1,425,000.00	425,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-23	BATHROOMS 60	146012 000000	Replacement of toilet, lav, tub, exhaust, electrical & lighting and finishes at 15 buildings (1, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 30, 31, 32, 33) affecting a total of 736 units	8,500,000.00	10,200,000.00	1,700,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-23	BUILDING EXTERIOR	146014 000000	Parapet replacement, pointing and lintels at Phase 1 buildings: 1, 13, 17 = 181 units Phase 2 buildings: 16, 15, 30, 31, 18, 20, 22, 33, 2, 19 = 464 units	2,200,000.00	5,941,230.00	3,741,230.00	1,794,245.00	0.00	Construction underway
2-23	PLUMBING 60	146017 000000	Replacement of risers, waste, roof drainage and vents at 15 buildings (1, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 30, 31, 32, 33) affecting a total of 736 units	8,100,000.00	10,000,000.00	1,900,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-23	FORCE ACCOUNT BATHROOMS	146021 967000		0.00	100,000.00	100,000.00	0.00	0.00	Construction underway
2-23	RELOCATION	149501 000000		400,000.00	672,750.00	272,750.00	0.00	0.00	A&E to be selected
				20,465,789.40	**29,373,952.51**	**8,908,163.11**	**2,328,718.51**	**534,473.51**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised[1]	Difference	Total Actual Cost Obligated[2]	Expended[2]	Status of Work
	OLD COLONY								
2-24	CLERK OF WORKS	143001 741000		200,000.00	200,000.00	0.00	0.00	0.00	
2-24	PLUMBING 30	143001 880000		78,601.36	0.00	(78,601.36)	0.00	0.00	
2-24	FINANCING FEES	143015 000000		0.00	431,632.84	431,632.84	431,632.84	431,632.84	Work completed
2-24	STORM & SEWERS 50	145013 000000	Replacement of mutiple sections of underground lines which impact all buildings and all units	949,265.00	1,375,263.00	425,998.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-24	BATHROOMS 60	146012 000000	Replacement of basement check valves and shut offs 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	4,000,000.00	(2,800,000.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-24	BUILDING EXTERIOR	146014 000000	Limited pointing and lintel replacement at all buildings affecting all units	1,100,000.00	600,000.00	(500,000.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-24	HVAC	146016 000000	Replacement of boiler(s) and heat exchanger(s); exact locations to be determined	1,000,000.00	317,070.00	(682,930.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-24	FURNACE & BOILERS 60	146016 785000		0.00	122,930.00	122,930.00	122,930.00	122,930.00	A&E under contract; construction to begin Summer 2009
2-24	PLUMBING 60	146017 000000	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	1,000,000.00	(5,000,000.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-24	RELOCATION	149501 000000		400,000.00	10,000.00	(390,000.00)	0.00	0.00	A&E to be selected
				16,527,866.36	**8,056,895.84**	**(8,470,970.52)**	**554,562.84**	**554,562.84**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HOLGATE								
2-29	CLERK OF WORKS	143001 741000		16,000.00	16,000.00	0.00	0.00	0.00	
2-29	ELEVATORS 30	143001 760000		3,661.00	0.00	(3,661.00)	0.00	0.00	
2-29	FINANCING FEES	143015 000000		0.00	7,695.21	7,695.21	7,695.21	7,695.21	Work completed
2-29	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	275,000.00	482,287.50	207,287.50	482,287.50	0.00	Construction underway
				294,661.00	**505,982.71**	**211,321.71**	**489,982.71**	**7,695.21**	

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Part II: Supporting Pages

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	GROVELAND								
2-32	CLERK OF WORKS	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-32	SMOKE DETECTORS 30	143001 940000		3,215.00	0.00	(3,215.00)	0.00	0.00	
2-32	FINANCING FEES	143015 000000		0.00	1,912.04	1,912.04	1,912.04	1,912.04	Work completed
2-32	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	65,000.00	123,879.00	58,879.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
				73,215.00	**130,791.04**	**57,576.04**	**1,912.04**	**1,912.04**	

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Part II: Supporting Pages

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MARTIN LUTHER KING								
2-40	CLERK OF WORKS	143001 741000		20,000.00	20,000.00	0.00	0.00	0.00	
2-40	ELEVATORS 30	143001 760000		7,835.00	0.00	(7,835.00)	0.00	0.00	
2-40	FINANCING FEES	143015 000000		0.00	13,392.92	13,392.92	13,392.92	13,392.92	Work completed
2-40	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	485,000.00	482,287.50	(2,712.50)	482,287.50	0.00	Construction underway
				512,835.00	**515,680.42**	**2,845.42**	**495,680.42**	**13,392.92**	

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Part II: Supporting Pages

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	EVA WHITE								
2-41	CLERK OF WORKS	143001 741000		14,000.00	14,000.00	0.00	0.00	0.00	
2-41	ELEVATORS 30	143001 760000		4,055.00	0.00	(4,055.00)	0.00	0.00	
2-41	FINANCING FEES	143015 000000		0.00	2,560.75	2,560.75	2,560.75	2,560.75	Work completed
2-41	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	80,000.00	463,309.00	383,309.00	251,600.00	0.00	Construction underway
				98,055.00	**479,869.75**	**381,814.75**	**254,160.75**	**2,560.75**	

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Part II: Supporting Pages

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CODMAN APARTMENTS								
2-51	CLERK OF WORKS (ELEV)	143001 741000		16,000.00	16,000.00	0.00	249.00	249.00	
2-51	CLERK OF WORKS (FP)	143001 741000		15,000.00	15,000.00	0.00	0.00	0.00	
2-51	SMOKE DETECTORS 30	143001 940000		11,398.61	0.00	(11,398.61)	0.00	0.00	
2-51	ELEVATORS 30	143001 760000		5,129.38	0.00	(5,129.38)	0.00	0.00	
2-51	FINANCING FEES	143015 000000		0.00	15,604.72	15,604.72	15,604.72	15,604.72	Work completed
2-51	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	340,000.00	51,159.00	(288,841.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-51	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	210,000.00	482,287.50	272,287.50	482,287.50	0.00	Construction underway
				597,527.99	**580,051.22**	**(17,476.77)**	**498,141.22**	**15,853.72**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ST. BOTOLPH									
2-53	CLERK OF WORKS	143001 741000		15,000.00	15,000.00	0.00	250.00	250.00	
2-53	SMOKE DETECTORS 30	143001 940000		10,106.49	0.00	(10,106.49)	0.00	0.00	
2-53	FINANCING FEES	143015 000000		0.00	10,057.23	10,057.23	10,057.23	10,057.23	Work completed
2-53	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	360,000.00	65,805.00	(294,195.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
				385,106.49	**90,862.23**	**(294,244.26)**	**10,307.23**	**10,307.23**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PASCIUCCO									
2-54	CLERK OF WORKS	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-54	SMOKE DETECTORS 30	143001 940000		1,605.50	0.00	(1,605.50)	0.00	0.00	
2-54	FINANCING FEES	143015 000000		0.00	955.97	955.97	955.97	955.97	Work completed
2-54	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	30,000.00	48,390.00	18,390.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
				36,605.50	**54,345.97**	**17,740.47**	**955.97**	**955.97**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	LOWER MILLS								
2-57	CLERK OF WORKS (FP)	143001 741000		16,000.00	16,000.00	0.00	0.00	0.00	
2-57	CLERK OF WORKS (ELEV)	143001 741000		15,000.00	15,000.00	0.00	250.00	250.00	
2-57	ELEVATORS 30	143001 760000		5,328.89	0.00	(5,328.89)	0.00	0.00	
2-57	SMOKE DETECTORS 30	143001 940000		12,111.10	0.00	(12,111.10)	0.00	0.00	
2-57	FINANCING FEES	143015 000000		0.00	19,545.85	19,545.85	19,545.85	19,545.85	Work completed
2-57	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	450,000.00	74,058.00	(375,942.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-57	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	250,000.00	482,287.50	232,287.50	482,287.50	0.00	Construction underway
				748,439.99	**606,891.35**	**(141,548.64)**	**502,083.35**	**19,795.85**	

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Part II: Supporting Pages

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	SPRING STREET								
2-70	CLERK OF WORKS	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-70	SMOKE DETECTORS 30	143001 940000		2,938.00	0.00	(2,938.00)	0.00	0.00	
2-70	FINANCING FEES	143015 000000		0.00	1,643.65	1,643.65	1,643.65	1,643.65	Work completed
2-70	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	55,000.00	113,401.00	58,401.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
				62,938.00	**120,044.65**	**57,106.65**	**1,643.65**	**1,643.65**	

1 To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
2 To be completed for the Perfomance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	ROSLYN APARTMENTS								
2-72	CLERK OF WORKS (FP)	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-72	SMOKE DETECTORS 30	143001 940000		1,162.00	0.00	(1,162.00)	0.00	0.00	
2-72	FINANCING FEES	143015 000000		0.00	1,205.54	1,205.54	1,205.54	1,205.54	Work completed
2-72	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	40,000.00	65,963.00	25,963.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
				46,162.00	**72,168.54**	**26,006.54**	**1,205.54**	**1,205.54**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	BELLFLOWER								
2-77	CLERK OF WORKS (ELEV)	143001 741000		20,000.00	20,000.00	0.00	0.00	0.00	
2-77	CLERK OF WORKS (FP)	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-77	ELEVATORS 30	143001 760000		9,709.42	0.00	(9,709.42)	0.00	0.00	
2-77	SMOKE DETECTORS 30	143001 940000		1,312.08	0.00	(1,312.08)	0.00	0.00	
2-77	FINANCING FEES	143015 000000		0.00	12,953.83	12,953.83	12,953.83	12,953.83	Work completed
2-77	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	40,000.00	62,431.00	22,431.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-77	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	420,000.00	606,487.50	186,487.50	606,487.50	0.00	Construction underway
				496,021.50	**706,872.33**	**210,850.83**	**619,441.33**	**12,953.83**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH FAMILY								
2-82	CLERK OF WORKS	143001 741000		10,000.00	10,000.00	0.00	0.00	0.00	
2-82	SMOKE DETECTORS 30	143001 940000		1,654.00	0.00	(1,654.00)	0.00	0.00	
2-82	FINANCING FEES	143015 000000		0.00	3,438.20	3,438.20	3,438.20	3,438.20	Work completed
2-82	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	120,000.00	907,393.00	787,393.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
				131,654.00	**920,831.20**	**789,177.20**	**3,438.20**	**3,438.20**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	PEABODY SQUARE								
2-83	CLERK OF WORKS	143001 741000		15,000.00	15,000.00	0.00	250.00	250.00	
2-83	SMOKE DETECTORS 30	143001 940000		4,019.00	0.00	(4,019.00)	0.00	0.00	
2-83	FINANCING FEES	143015 000000		0.00	8,331.33	8,331.33	8,331.33	8,331.33	Work completed
2-83	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	300,000.00	58,666.00	(241,334.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
				319,019.00	**81,997.33**	**(237,021.67)**	**8,581.33**	**8,581.33**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	JOSEPH MALONE								
2-90	CLERK OF WORKS	143001 741000		10,000.00	10,000.00	0.00	0.00	0.00	
2-90	SMOKE DETECTORS 30	143001 940000		2,051.00	0.00	(2,051.00)	0.00	0.00	
2-90	FINANCING FEES	143015 000000		0.00	3,970.88	3,970.88	3,970.88	3,970.88	Work completed
2-90	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	140,000.00	78,347.00	(61,653.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
				152,051.00	**92,317.88**	**(59,733.12)**	**3,970.88**	**3,970.88**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HIGHLAND PARK									
2-93	CLERK OF WORKS	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-93	SMOKE DETECTORS 30	143001 940000		2,363.50	0.00	(2,363.50)	0.00	0.00	
2-93	FINANCING FEES	143015 000000		0.00	975.77	975.77	975.77	975.77	Work completed
2-93	FIRE PROTECTION AND SAFETY	146020 000000		30,000.00	0.00	(30,000.00)	0.00	0.00	
				37,363.50	**975.77**	**(36,387.73)**	**975.77**	**975.77**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH ELDERLY								
2-95	CLERK OF WORKS	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-95	SMOKE DETECTORS 30	143001 940000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-95	FINANCING FEES	143015 000000		0.00	1,044.62	1,044.62	1,044.62	1,044.62	Work completed
2-95	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	30,000.00	377,258.00	347,258.00	0.00	0.00	A&E under contract; construction to begin Summer 2009
				40,000.00	**383,302.62**	**343,302.62**	**1,044.62**	**1,044.62**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HAMPTON STREET								
2-98	CLERK OF WORKS	143001 741000		16,000.00	16,000.00	0.00	0.00	0.00	
2-98	ELEVATORS 30	143001 760000		4,505.00	0.00	(4,505.00)	0.00	0.00	
2-98	FINANCING FEES	143015 000000		0.00	7,847.83	7,847.83	7,847.83	7,847.83	Work completed
2-98	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	280,000.00	482,287.50	202,287.50	482,287.50	0.00	Construction underway
				300,505.00	**506,135.33**	**205,630.33**	**490,135.33**	**7,847.83**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FREDERICK DOUGLASS								
2-126	CLERK OF WORKS (ELEV)	143001 741000		16,000.00	16,000.00	0.00	0.00	0.00	
2-126	CLERK OF WORKS (FP)	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-126	ELEVATORS 30	143001 760000		5,688.71	0.00	(5,688.71)	0.00	0.00	
2-126	SMOKE DETECTORS 30	143001 940000		1,365.29	0.00	(1,365.29)	0.00	0.00	
2-126	FINANCING FEES	143015 000000		0.00	9,350.75	9,350.75	9,350.75	9,350.75	Work completed
2-126	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	55,000.00	52,625.00	(2,375.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-126	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	275,000.00	482,287.50	207,287.50	482,287.50	0.00	Construction underway
				358,054.00	**565,263.25**	**207,209.25**	**491,638.25**	**9,350.75**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WASHINGTON MANOR								
2-127	CLERK OF WORKS (ELEV)	143001 741000		16,000.00	16,000.00	0.00	0.00	0.00	
2-127	CLERK OF WORKS (FP)	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-127	ELEVATORS 30	143001 760000		8,473.45	0.00	(8,473.45)	0.00	0.00	
2-127	SMOKE DETECTORS 30	143001 940000		2,259.59	0.00	(2,259.59)	0.00	0.00	
2-127	FINANCING FEES	143015 000000		0.00	11,927.80	11,927.80	11,927.80	11,927.80	Work completed
2-127	FIRE PROTECTION AND SAFETY	146020 000000	As needed replacement of fire alarm control panels, smoke detectors, pull stations, etc. to ensure code compliance	75,000.00	52,625.00	(22,375.00)	0.00	0.00	A&E under contract; construction to begin Summer 2009
2-127	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	350,000.00	482,287.50	132,287.50	482,287.50	0.00	Construction underway
				456,733.04	**567,840.30**	**111,107.26**	**494,215.30**	**11,927.80**	

1 To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
2 To be completed for the Perfomance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program	
PHA Name: **Boston Housing Authority**	**Federal FY of Grant:** CFFP

Development Number Name/PHA-Wide Activities	**All Funds Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates[1]**
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
2-00 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		
2-57 LOWER MILLS	06/30/10		06/30/12		
2-70 SPRING STREET	06/30/10		06/30/12		
2-72 ROSALYN	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] Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9J of the U.S. Housing Act of 1937, as amended.

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 12/29/08

Signed / Dated by Appropriate State or Local Official

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

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 ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 4/1/09 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Boston Housing Authority
PHA Name

ma002
PHA Number/HA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

X Annual PHA Plan for Fiscal Years 20 09 - 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
	12/29/08

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
52 Chauncy St. 11th fl.
Boston, MA 02111

Congressional District, *if known*: MA8&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:
Annual Plan and CFP 2009

CFDA Number, *if applicable*: _____

8. Federal Action Number, *if known*:
N/A

9. Award Amount, *if known*:
$ N/A

10. a. Name and Address of Lobbying Registrant
(*if individual, last name, first name, MI*):
N/A

b. Individuals Performing Services (*including address if different from No. 10a*)
(*last name, first name, MI*):
N/A

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 available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $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: 12/29/08

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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.

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 Capital Fund Program

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	Date
X	December 29, 2008

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

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 Capital Fund Program

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)
	12/29/08

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.
Este es un aviso importante. Sírvase mandarlo traducir.
ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG
XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO ẤY
Ceci est important. Veuillez faire traduire.
本通知很重要。请将之译成中文。
នេះគឺជាសំណើសំខាន់ សូមបានក្តាបកប្រែជូនផង

Final 1/14/09

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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]

---

[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

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**.

Housing 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.
   .

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.
.

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	02111

3. Social Service Agencies/Community Organizations

The BHA will maintain a listing of Social Service Agencies and Community Organizations that serve households in the BHA's market area. The BHA shall utilize this listing as necessary to facilitate outreach to groups as identified in Section 2.1.1.2.

In addition, a specific effort shall be made to provide marketing materials to all agencies, including MASS ACCESS, that serve and advocate for potentially eligible applicants (e.g. the disabled/ handicapped) in order that accessible/adaptable apartments are brought to the attention of people who can best take advantage of these apartments' accessible or adaptable features. (See Section 6.3 Occupancy of Accessible Apartments and Apartments with Adapted Features)

A listing of Social Service Agencies/Community Organizations serving households in BHA's housing market area is:

Company	Address	City	State	ZipCode
Abour Hospital	49 Robinwood Avenue	Jamaica Plain	MA	02130
Action for Boston Community Development	178 Tremont Street	Boston	MA	02111
Action for Boston Community Development, Inc.	178 Tremont Street	Boston	MA	02111
AIDS Action Committee of Massachusetts	131 Clarendon Street	Boston	MA	02116
AIDS Housing Corporation	29 Stanhope Street	Boston	MA	02116
Alianza Hispana	413 Dudley Street	Roxbury	MA	02119
American Association of Retired Persons	1 Boston Place	Boston	MA	02108
Bentley College	175 Forest Street	Waltham	MA	02154
Beth Israel/Deaconess Medical Center	330 Brookline Avenue	Boston	MA	02215
Bethel Tabernacle Pentecostal Church	10 St. George Street	Roxbury	MA	02118
Blue Cross Blue Shield of Massachusetts, Inc.	401 Park Drive	Boston	MA	02215-290
Boston Addiction Services	723 Massachusetts Avenue	Boston	MA	02114
Boston Aging Concerns	67 Newbury Street	Boston	MA	02116
Boston Center for Independent Living	95 Berkeley Street	Boston	MA	02116
Boston Center for Independent Living	95 Berkeley Street	Boston	MA	02116
Boston College	38 Commonwealth Avenue	Chestnut Hill	MA	01760
Boston College Law School	855 Centre Street	Newton	MA	02159
Boston Community Services	780 American Legion Highway	Roslindale	MA	02131
Boston Digital Bridge Foundation	1 City Hall Plaza	Boston	MA	02201
Boston Senior Home Care	100 Chauncy Street	Boston	MA	02111
Boston Teachers Union		Dorchester	MA	02125
Boston University	19 Deerfield Street	Boston	MA	02215
Boston Worker's Assistant Center	33 Harrison Avenue	Boston	MA	02111
Bowdoin Street Community Health Center	230 Bowdoin Street	Dorchester	MA	02122
Brandeis University	P.O.Box 9110 Mail Stop U4	Waltham	MA	02254
Brigham & Women's Hospital	72 Francis Street	Boston	MA	02215
Brookside Community Health Center	3297 Washington Street	Jamaica Plain	MA	02130
Cambridge College	1000 Massachusetts Avenue	Cambridge	MA	02138
Cambridge Housing Authority	270 Green Street	Cambridge	MA	02139
Cardinal Cushing Center for the Spanish	76 Union Park Street	Roxbury	MA	02118
Cardinal Medeiros Center for the Homeless	140 Shawmut Avenue	Roxbury	MA	02118
Carney-Caritas Hospital	2100 Dorchester Avenue	Dorchester	MA	02124
Casa Myrna Vazquez	P.O. Box 180019	Roxbury	MA	02118
Cathedral LTPC	617 Harrison Avenue	Roxbury	MA	02118
Catholic Charities of Boston	49 Franklin Street	Boston	MA	02110
Center for Public Representation	246 Walnut Street	Newton	MA	02460
Central Boston Elder Services	812 Huntington Avenue	Boston	MA	02115
CHAPA	18 Tremont Street	Boston	MA	02108

Charlestown Health Care Center	73 High Street	Charlestown	MA 02129
Church Park	221 Massachusetts Avenue	Boston	MA 02115
City of Boston, Commission for Persons with Disabilities	1 City Hall Plaza	Boston	MA 02201
City of Boston, Emergency Shelter Commission	1 City Hall Plaza	Boston	MA 02201
City of Boston, Fair Housing Commission	1 City Hall Plaza	Boston	MA 02201
City of Boston, Office of Civil Rights	1 City Hall Plaza	Boston	MA 02201
City of Boston, Office of Personnel Management	1 City Hall Plaza	Boston	MA 02210
Clark University	950 Main Street	Worcester	MA 01610
Codman Square Community Health Center	637 Washington Street	Dorchester	MA 02124
Committee for Boston Public Housing, Inc	100 Terrace Street	Roxbury	MA 02120
Community Work Service	174 Portland Street	Boston	MA 02114
Council of Elders	2055 Columbus Avenue	Roxbury	MA 02119
Council of Large Public Housing Authorities	1250 Eye Street NW	Washington	DC 20001
Covenant Congregational Church	455 Arborway	Jamaica Plain	MA 02130
Dana Farber Cancer Institute	44 Binney Street	Boston	MA 02215
Dana Farber Cancer Institute	44 Binney Street	Boston	MA 02215
Dimock Community Health Center	55 Dimock Street	Roxbury	MA 02119
Dimock Community Health Center	55 Dimock Street	Roxbury	MA 02119
Disability Law Center	11 Beacon Street	Boston	MA 02108
Disabled American Veterans	JFK Federal Bldg.	Boston	MA 02203
Dorchester House Multi-Service Center	1353 Dorchester Avenue	Dorchester	MA 02122
Dorchester House Multi-Service Center	1353 Dorchester Avenue	Dorchester	MA 02122
Dudley Street Neighborhood Initiative	513 Dudley Street	Roxbury	MA 02119
E.R.I	432 Columbia Street	Cambridge	MA 02141
Ebenezer Baptist Church	157 West Springfield Street	Roxbury	MA 02118
Ecumenical Social Action Commission, Inc.	3134 Washington Street	Jamaica Plain	MA 02130
Egleston Square Neighborhood Association	3134 Washington Street	Roxbury	MA 02119
Episcopal Diocese of Massachusetts	138 Tremont Street	Boston	MA 02111
ETHOS	555 Amory Street	Jamaica Plain	MA 02130
Fairmount LTPC	43 Bow Street	Hyde Park	MA 02136
Families in Transition	316 Huntington Avenue	Boston	MA 02115
Family Services of Greater Boston	31 Heath Street	Jamaica Plain	MA 02130
Father Bill's Place	38 Broad Street	Quincy	MA 02169
Faulkner Hospital	1153 Centre Street	Jamaica Plain	MA 02130
Fenway Community Health Center	7 Haviland Street	Boston	MA 02115
Fenway Community Health Center	7 Haviland Street	Boston	MA 02115
Franciscan Children's Hospital	30 Warren Street	Brighton	MA 02135
Golden Age Center	382 Main Street	Charlestown	MA 02129
Greater Boston Elderly Legal Services	197 Friend Street	Boston	MA 02114
Greater Boston Housing Initiatives	105 Chauncy Street	Boston	MA 02111
Greater Boston Legal Services	197 Friend Street	Boston	MA 02114
Greater Boston Legal Services	197 Friend Street	Boston	MA 02114
Greater Boston Rehabilitation Service	31 Msgr. O'Brien Hwy	Cambridge	MA 02141

Haitian Multi-Service Center	12 Bicknell Street	Dorchester	MA 02121
Harborlight/Salvation Army	407 Shawmut Avenue	Roxbury	MA 02118
Harvard Pilgrim Healthcare	126 Brookline Avenue	Hyde Park	MA 02136
Harvard University	54 Dunster Street	Cambridge	MA 02138
HomeStart	105 Chauncy Street	Boston	MA 02111
HomeStart	105 Chauncy Street	Boston	MA 02111
Housing Opportunity Unlimited	320 Mount Vernon Street	Dorchester	MA 02125
International Institute of Boston	287 Commonwealth Avenue	Boston	MA 02115
International Union of Operating Engineers	120 Mount Hope Street	Roslindale	MA 02131
Jewish Vocational Services	105 Chauncy Street	Boston	MA 02111
Jewish Vocational Services	26 West Street	Boston	MA 02111
Jobs for Youth-Boston, Inc.	125 Tremont Street	Boston	MA 02108
JP Neighborhood Development Corporation	31 Germania Street	Jamaica Plain	MA 02130
Justice Resource Institute	270 Huntington Avenue	Boston	MA 02115
Kingston House Mission	39 Kingston Street	Boston	MA 02111
Kit Clark Senior Services	1500 Dorchester Avenue	Dorchester	MA 02122
Laborers Union Local	265 East 9th Street	South Boston	MA 02127
Lemuel Shattuck Hospital	170 Morton Street	Jamaica Plain	MA 02130
Lemuel Shattuck Shelter	170 Morton Street	Jamaica Plain	MA 02130
Lesley College	29 Everett Street	Cambridge	MA 02139
Manhattan Agency	152 Howard Avenue	Dorchester	MA 02125
Masjid Al Quran	35 Intervale Street	Dorchester	MA 02121
Mass. Advocacy Center	100 Boylston Street	Boston	MA 02116
Mass. Association for the Blind	200 Ivy Street	Brookline	MA 02146
Mass. Association of Older Americans	110 Arlington Street	Boston	MA 02115
Mass. Association of Older Americans	110 Arlington Street	Boston	MA 02115
Mass. Association of Older Americans	110 Arlington Street	Boston	MA 02115
Mass. Association of Retarded Citizens	217 South Street	Waltham	MA 02154
Mass. Behavioral Health Partnership	150 Federal Street	Boston	MA 02110
Mass. Commission for the Blind	48 Boylston Street	Boston	MA 02116
Mass. Commission for the Deaf & Hard of Hearing	150 Mount Vernon Street	Dorchester	MA 02125
Mass. Department of Employment & Training	19 Staniford Street	Boston	MA 02114
Mass. Department of Employment and Training	19 Staniford Street	Boston	MA 02114
Mass. Department of Mental Health	25 Staniford Street	Boston	MA 02114
Mass. Department of Mental Health	85 E Newton Street	Roxbury	MA 02118
Mass. Department of Mental Retardation	160 North Washington St.	Boston	MA 02114
Mass. Department of Social Services	24 Farnsworth Street	Boston	MA 02210
Mass. Department of Social Services	24 Farnsworth Street	Boston	MA 02110
Mass. Housing & Shelter Alliance	5 Park Street	Boston	MA 02108
Mass. Immigrant & Refugee Advocates	105 Chauncy Street	Boston	MA 02111
Mass. Job Training, Inc.	90 Washington Street	Dorchester	MA 02121
Mass. Job Training, Inc.	1 Orr Square	Revere	MA 02151
Mass. Job Training, Inc.	1 Orr Square	Revere	MA 02151
Mass. Job Training, Inc.	600 Washington Street	Dorchester	MA 02122
Mass. League of Community Health Centers	100 Boylston Street	Boston	MA 02116

Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA 02121
Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA 02121
Mass. Senior Action Council, Inc.	565 Warren Street	Dorchester	MA 02121
Massachusetts General Hospital	55 Fruit Street	Boston	MA 02114
Massachusetts House of Representatives	State House	Boston	MA 02133
Massachusetts Institute of Technology	70 Memorial Drive	Cambridge	MA 02142
Mattapan Community Health Center	1425 Blue Hill Avenue	Mattapan	MA 02126
Maximus	30 Winter Street	Boston	MA 02108
Metro North Worker's Assistance Center	196 Boston Avenue	Medford	MA 02155
Metropolitan Boston Housing Partnership	125 Lincoln Street	Boston	MA 02111-250
Mission Hill Extension LTPC	2609 Ruggles Street	Roxbury	MA 02120
NAACP of Greater Boston	330 Dr. Martin Luther King, Jr. Blvd.	Roxbury	MA 02119
NAHRO	630 Eye Street NW	Washington	DC 20001
National Association of Letter Carriers	626 Dorchester Avenue	South Boston	MA 02127
New England Baptist Hospital	125 Parker Hill Avenue	Roxbury	MA 02120
New England Baptist Hospital	125 Parker Hill Ave	Roxbury	MA 02120
New England Council of Carpenters	803 Summer Street	South Boston	MA 02127
New England Rehabilitation Center	1269 Beacon Street	Brookline	MA 02146
New England School of Law	154 Stuart Street	Boston	MA 02116
NOAAH c/o KMX Parners	2300 M Street NW	Washington	DC 20037
Northeastern University	400 Huntington Avenue	Boston	MA 02115
One With One	PO Box 35404	Brighton	MA 02135
Orchard Park LTPC	1154 Harrison Avenue, #137	Roxbury	MA 02119
Partners HealthCare System, Inc.	800 Boylston Street, Ste. 1150	Boston	MA 02199-800
People's Baptist Church	134 Camden Street	Roxbury	MA 02118
Pine Street Inn	444 Harrison Avenue	Roxbury	MA 02118
Pleasant Hill Baptist Church	155 Humboldt Avenue	Dorchester	MA 02121
Project Free	93 Ames Street	Dorchester	MA 02124
Riverside Cambridge Community Center	217 Western Avenue	Cambridge	MA 02139
Rosie's Place	889 Harrison Avenue	Roxbury	MA 02118
Roxbury Multi-Service Center	317 Blue Hill Avenue	Dorchester	MA 02121
RoxComp	435 Warren Street	Roxbury	MA 02119
RoxComp/Orchard Park Health Center	116 Eustis Street	Roxbury	MA 02119
Russian Community Association of MA	215B Harvard Avenue	Boston	MA 02134
S.D.I.	50 Otis Hill Road	Norwell	MA 02061
S.T.R.I.V.E.	533 Washington Street	Dorchester	MA 02121
Saint Mark's Congregational Church	200 Townsend Street	Dorchester	MA 02121
Salvation Army Family Shelter	23 Vernon Street	Roxbury	MA 02119
Simmons College	300 The Fenway	Boston	MA 02115
Sojourner House	85 Rockland Street	Roxbury	MA 02119
Somerville Housing Authority	30 Memorial Road	Somerville	MA 02145
South Cove Community Health Center	145 South Street	Boston	MA 02111
Spaulding Rehabilitation Hospital	125 Nashua Street	Boston	MA 02114
St. Elizabeth's Medical Center	736 Cambridge Street	Brighton	MA 02135
St. Francis House	39 Boylston Street	Boston	MA 02116
Suffolk University	20 Ashburton Place	Boston	MA 02108

Suffolk University Law School	41 Temple Street	Boston	MA 02114
Teamster's Local 122	765 East Third Street	South Boston	MA 02127
Ten Point Coalition	215 Forest Hills Avenue	Jamaica Plain	MA 02130
The Laboure Center	275 West Broadway	South Boston	MA 02127
Travelers Aid Society of Boston	711 Atlantic Avenue	Boston	MA 02111
Travelers Aid Society of Boston	711 Atlantic Avenue	Boston	MA 02111
Tufts New England Medcal Center	750 Washington Street	Boston	MA 02110
Tufts New England Medical Center	750 Washington Street	Boston	MA 02111
Twelfth Baptist Church	160 Warren Street	Roxbury	MA 02119
United Food & Commerical Workers	725 South Street	Roslindale	MA 02131
Uphams Corner Community Health Center	415 Columbia Road	Dorchester	MA 02125
Urban Edge Housing Corporation	PO Box 1209	Jamaica Plain	MA 02130
Urban League of Eastern Massachusetts	88 Warren Street	Roxbury	MA 02119
VA Medical Center	150 S. Huntington Avenue	Jamaica Plain	MA 02130
Veterans Administration Outpatient Clinic	251 Causeway Street	Boston	MA 02114
Visiting Nurse Association of Boston	320 Washington Street	Brighton	MA 02135
Wheelock College	45 Pilgrim Road	Boston	MA 02115

CHAPTER 3: PRELIMINARY APPLICATIONS AND PROCESSING

3.1 Application Forms

Preliminary application forms shall be available at the Boston Housing Authority's Central Office located at 52 Chauncy Street, Boston; in its Housing Service Center, located at 56 Chauncy Street, Boston, 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

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/or extenuating 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 purpose of this monitoring will be to assess changes in racial, ethnic, or disability-related Household composition at each BHA development that may have occurred during the implementation of the site-based waiting list.

In addition, at least every three years the BHA shall contract with an independent agency specializing in fair housing, to employ independent testers or other means satisfactory to HUD and DHCD, to assure that its site-based waiting lists are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist. The BHA 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, incidents of domestic or dating violence or stalking, or lack of transportation in evaluating 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 result 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 or a Household Member has a disability, or is a victim of domestic or dating violence or stalking not previously disclosed that the disclosure of such condition or situation 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 or is a victim of domestic or dating violence or stalking, not previously disclosed, that the disclosure of such condition or situation could lead to the consideration of Mitigating Circumstances and/or a reasonable accommodation, if it is related to the disability or the domestic or dating violence or stalking situation. Advises the Applicant that if s/he or a Household Member requests Mitigating Circumstances and/or reasonable accommodation at the time of or after requesting an informal hearing, the decision regarding the Mitigating Circumstances and/or 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. Either the Applicant or the BHA may request after close of the hearing that the record remain open for submission of new or rebuttal evidence. The Hearing Officer shall designate a date by which the record shall be closed and may extend it for good cause. The Applicant shall receive notice in writing of the date on which the record will close and of any extension. If BHA wishes to consider additional evidence not submitted at the hearing or submitted after the hearing, it shall give written notice to the Applicant with an opportunity to review such evidence and a reasonable period for the Applicant to respond.

5. Informal Hearing Decisions

After the informal hearing, all Applicants will be sent an "**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
Administrative Transfers	**Administrative Transfers**
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: **(Elderly/Disabled** **Program Only)**	**Priority Two:** Urban Renewal Condemnation

Excessive Rent Burden Imminent Landlord Displacement	
	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 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 for human habitation; and

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.

N. **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 of age).

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. Displaced Boston Tenant Preference

The BHA shall give two (2) Preference points to an Applicant who was displaced from a unit within the City of Boston, where the Applicant was a tenant of record, and the displacement was not due to the fault of the Applicant.

(1) No length of Residency Required

This Preference is not based on how long and Applicant was a tenant of record within the City of Boston, but only upon the establishment and proper verification of the tenancy of record within the City Of Boston.

(2) Verification Requirements

To receive this Preference, an Applicant must verify that: (1) they were displaced from a unit within the City of Boston, (2) that they were a tenant of record at the unit they were displaced from, and (3) that the displacement was due to no fault of their own. The following documentation in conjunction with Priority documentation to establish displacement will verify the Displaced Boston Tenant Preference:

(a) Landlord verification;
(b) A copy of a Lease;
(c) Utility Bill (electric, gas, oil, or water)
(d) Mortgage Payments;
(e) Letter from School Department;
(f) Letter from Social Security Department;
(g) Taxes;
(h) Other verification deemed acceptable by BHA.

(3) Non-discriminatory Effect of Preference

This 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 Family.

6. 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.

7. 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:

- Administrative transfers **175 points**
- 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 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

- Displaced Boston Tenant Preference **2 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 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.

4.7 Applicant Family Break-Up Policy

An Applicant Family Break-Up occurs when a Head and Co-head of household will no longer reside together and/or there is a dispute as to who will retain the original Application date or any approved Priority and/or Preference(s). An Applicant Family Break-Up situation where only on individual signed the Application (i.e., where there is a Head but no Co-head of household) occurs in instances of domestic violence and where and Adult(s) who is/are not currently a household member(s) advance(s) a claim on behalf of a minor or incapacitated Head who is/are on the Application's household composition.

When the BHA receives notice that a Family has broken up or will imminently break-up, the BHA will make the determination of which Family member will retain what Application date and or any approved Priority and/or Preference(s) using the criteria and the procedure provided below.

(a) Split between Head and Co-Head of Household

When the Head and Co-Head of Household no longer wish to reside with each other, the BHA will split the application between the two.

(1) Application Date and Priority/Preference for Split Household

If both Head and Co-Head signed the original application and both qualified for the Priority and/or Preference(s) status that was selected by the united Family, prior to the Break-up, both the Head and Co-Head shall retain the original application date and Priority status. Otherwise, only the portion of the Family that qualifies for the Priority and/or Preference(s) status selected prior to the beak-up shall retain such Priority and/or Preference(s).

(2) If the Co-Head was added at a later date, s/he shall be approved for the application date equal to the date when s/he was added to the application of the individual who originally applied. The BHA will determine if there are any applicable Priority and/or Preference(s) based on the documentation that was submitted when the Co-head was added to the application.

(b) BHA Determination in cases of a split between a Head of Household and other Adult Household member due to domestic violence

(1) If a court has determined the disposition of the Family's Application in a divorce or separation under a court order or court approved settlement (provided that no provision is against State or Federal Housing regulations), the BHA is bound by the court's determination as to which Household Member(s) will continue with the Application. Such a determination cannot be appealed through the BHA review process, as it is the court’s determination and not the BHA’s determination that governs.

(2) In the absence of a court order, the BHA shall determine whether the Family member who did not sign the Application should be given a separate Application. The BHA will make this determination based on individual circumstances.

(3) Verification Requirements

(i) 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.

(ii) Verification will not be considered valid unless it:

- Supplies the name of the threatening or abusive Household Member
- Describes how the situation came to verifier's attention, and Indicates that the threats and/or violence are of a recent (within the past six [6] months)

(c) Notice of Proposed Disposition of Application

A notice shall be sent to any and all addresses identified by the Head of Household and Co-Head of Household, and not solely to the last address for the Head of Household.

In cases where a Household Member who is an alleged victim of Domestic Violence, but is not a Head or Co-Head of Household requests a separate application, the notice shall describe what factors BHA utilized in arriving at its decision. The notice shall also state the alleged victim of Domestic Violence has twenty (20) days to request a review of the decision.

(d) Any adult granted the Application is subject to fulfill all preliminary and final eligibility requirements governed by the ACOP or its successor.

4.7.1 Procedure Where There is a Family Break-Up and Adults Who Are Not Currently Household Members Advance a Claim on Behalf of Minor or Incapacitated Household Members.

(a) Where there has been an Applicant Family Break-Up with one or more remaining Minor and/or incapacitated Household Members and no remaining Co-Head, AND The result of the Break-up was due to reasons included but not limited to death, incarceration, or incapacitation of the Head, AND one or more adults who are not currently Household Members advance a claim that they wish to become the Head of Household on behalf of one or more remaining Minor or incapacitated Household Members, AND there is a dispute about who should become the Head of Household, the BHA shall determine which such claimant, if any, shall take over the Application.

(b) In the event the remaining Household Member(s) is an incapacitated Adult who is unable to fulfill the Family obligations, the proposed Applicant must be an adult who has been appointed either a temporary or permanent guardianship, and is willing to assume the obligations and responsibilities as Head of Household.

(c) Any adult granted the Application is subject to fulfill all preliminary and final eligibility requirements governed by the ACOP or its successor.

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]).

[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)

B. Elderly and Disabled Program

In order to be preliminarily eligible for the Elderly and Disabled Program a Household must meet four threshold requirements:

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.

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[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.

5.1.4 Income Qualifications

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 including and not limited to incidents of domestic or dating violence or stalking, 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 the need for special apartment features, and ability to reside in public housing under the terms of the BHA's Lease (Screening) must be verified and documented. Except for determination of Priority status, which is completed prior to the Personal Interview and Screening, all information shall be verified during Screening.

[10] See Section 5.6.1.

2. Documentation

All documents related to verification shall be maintained in the Applicant's file folder.

Documentation used as part of the verification process may include:

- 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.

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 developments of choice. 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 photo identification (for the Head and Co-Head of Household only):

1. Driver's license
2. Registry of Motor Vehicles picture ID

3. Passport
4. Student or employer ID
5. Other photo ID acceptable to BHA

B) Proof of Birth – all Household Members (One of the following proof of birth documents in order of preferred documentation):

1. Original copies of Birth Certificates
2. Passports
3. Original Baptismal Records
4. Original INS documents for eligible Non-Citizens(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 at least the last three years of housing history. These questions are asked on the **Final Application Form** and must be as fully and completely answered. Refusal to answer questions or inability to respond to requests for information may lead to a determination of ineligibility or withdrawal of an Application for Applicant's failure to respond.

The BHA will not offer housing to an Applicant who can provide no documentation of ability of all household members to comply with the essential obligations of the Lease.

M) Applicant Rent Payment History

The following sources may be used to verify whether or not the Applicant is likely to pay rent in a timely manner:

1. Landlord references (preferred method);
2. Bank references in the case of home-owners paying mortgages;
3. Tax and utility payment records in the case of a homeowner not paying a mortgage;
4. Credit Bureau Reports;
5. Other records of payment histories in the case of an Applicant who has neither rented before as tenant of record or owned a home, including records of payment on credit cards or other independently verifiable regular or periodic payments.

N) Applicant History of Care of Property

1. Landlord references (preferred method);
2. Statement from a Qualified Health Care Provider, other social services worker or other independent individual who has been in the home of the Applicant and has knowledge of the Applicant's care of property within his/her care;
3. Neighbor references in the case of an Applicant who is or was not a tenant of record and for whom a landlord reference can not be obtained;

4. Statement from a shelter worker, a worker in residential care settings, or a worker from other alternative housing institutions who has knowledge of the Applicant's care of property within his/her care.

O) Applicant History of Not Disturbing neighbors or otherwise violating lease conditions, including violating the civil rights of other residents, their guests, neighbors, and employees

1. Landlord references;
2. Neighbor References in the case of an Applicant who is or was not a tenant of record and a landlord reference cannot be obtained;
3. Statement from shelter workers, workers in Residential Care settings, or workers from other alternative housing institutions who can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors;
4. Other references from independent individuals or agencies, which can testify to the Applicant's record of living in such a way as not to interfere with the peaceful enjoyment of neighbors.

P) Criminal History

Each 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 Criminal 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 including the history of incidents of domestic or dating violence or stalking be considered in making a determination whether the Applicant is Qualified for housing. For example, the Applicant is a victim of

domestic or dating violence or stalking and has had certain unusual expenses that prevented the Applicant from paying rent in a timely fashion. Mitigating Circumstances claimed by an Applicant must be verified and be related to 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 .In addition to the Mitigating Circumstances verification, the Applicant may submit when applicable the HUD Domestic Violence self-certification form which must identify the alleged abuser and the his/her relationship to the Applicant.

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 including incidents of documented domestic or dating violence or stalking which prevented the applicant from meeting his/her financial obligations; 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 the Applicant is not determined ineligible again, s/he will be reinstated to each previously selected waiting list using the original date and time of Application and any applicable Priority and/or Preferences.

BHA will consider a poor credit history in light of any Mitigating Circumstances that can be documented by the Applicant (for example loss of employment, illness, medical problems, or incidents of domestic or dating violence or stalking 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.

4. The Authority will consider Mitigating Circumstances such as incidents due to a disability, domestic violence or dating violence or stalking which are related to a history of unsanitary, unhealthy, and/or poor maintenance conditions, or destruction of property in the unit.

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 or the individual engaged in such behavior will not be part of the household composition. 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 or the individual engaged in such behavior will not be part of the household composition. 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, or if such behavior was a result of domestic or dating violence or stalking, such justification, 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 including any criminal activity which was a direct result of incidents of domestic or dating violence or stalking, 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.

5. The Authority will consider Mitigating Circumstances such as incidents due to a disability, domestic violence or dating violence or stalking which are related to a history of eviction or termination from any apartment or other housing program(s).

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 Background 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.

3. The Authority will consider Mitigating Circumstances such as incidents due to a disability, domestic violence or dating violence or stalking which are related to a history of eviction or termination from any apartment or other housing program(s).

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

<u>General Provisions</u>

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.

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 Accommodation are listed below:

   - **THE AGGRAVATION OF A SERIOUS, DETERMINABLE PHYSICAL OR MENTAL IMPAIRMENT**

     ACCEPTABLE DOCUMENTATION:
     A statement from a Qualified Health Care Provider on letterhead stationery which establishes the precise reasons a particular apartment feature (or apartment

location) is needed. The statement MUST provide information regarding the effect of the condition on the Applicant or household member and must document why a particular type of apartment (or apartment location) is needed.

- **INACCESSIBILITY TO SUPPORTIVE FACILITIES OR PROGRAMS FOR ELDERLY, HANDICAPPED, OR DISABLED HOUSEHOLD MEMBERS.**

  ACCEPTABLE DOCUMENTATION:

  A statement on letterhead stationery from a Qualified Healthcare Provider, which provides reliable documentation that a household member(s) has a condition which requires on-going regular or emergent care at a particular facility (hospital, clinic but not a practitioner's office), frequency of the treatment and anticipated length of treatment.

- **PARTICIPATION IN A WITNESS PROTECTION PROGRAM – 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 successfully completing the final screening process, 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.

- **CHANGE IN HEALTH OR MILITARY STATUS AFTER SUCCESSFULLY COMPLETING THE FINAL SCREENING PROCES OR TRANSFER APPROVAL DUE TO 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.

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 19.3.2

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:

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.)

[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).

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.

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 transfer and 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

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 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

[12] Transfers in this category will be processed pursuant to BHA's Civil Rights Protection Plan ("CRPP").

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 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 On-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. If no On-Site Under or Over Housed Transfer Applicant exists, the offer will be made to the next Under or Over Housed person on the waiting list.

7.8 Transfers at Residents' Expense

All transfers are at the resident's expense, except those required by capital improvement programs (see the BHA's Residential Relocation and Rehousing Policy (RRRP).

BHA residents who will be relocating to another unit who fail to vacate and return the 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. Except for residents transferring from a State-Aided development to another State-Aided development where the Transfer Criteria eligibility requirements will be applicable and not the requirements set in Chapter 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, submission of 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 who were victims of domestic violence by the former Lease Holder(s). Verification of such situation shall be provided with the Application and during the screening process.

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

[13] Temporary orders shall be for a period of at least one year in order to be considered under this provision.

Household Member, may occur subject to meeting the resident selection criteria as described in Chapter 5 (See also Section 9.1.3.4 for additions 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.

Residents shall report to BHA any increase in monthly gross household income of $200 or more from the amount reported to BHA at the most recent annual rent determination or interim redetermination. Any such increase must be reported by the seventh day of the month following the month in which the increase occurs. Upon receipt of such a report, Resident's rent and family circumstances shall be reviewed in accordance with BHA's rent policy. 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 Residents to report to the management office every 90 days to re-certify income and family status.

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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 and all deductions taken for four current consecutive pay periods;

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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. Annual inspections will evaluate the following: any need for repairs; housekeeping conditions; safety violations; and resident’s compliance with other obligations under the lease. The resident will be informed of any deficiencies and notified of

any action required by the resident or the BHA to correct deficiencies.

3. BHA will correct deficiencies determined to be the BHA's responsibility.

4. Where resident action is required, re-inspections will be conducted.

5. Where the resident fails to take required action to correct deficiencies, the BHA may correct the deficiencies and bill the resident. The resident shall also pay promptly, upon receipt of a bill, for lock replacements or re-keying and for the cost of all materials and/or labor for repair of any damage to BHA property caused by the negligence or intentional act of the resident, a member of resident's Household or a guest; the bill shall clearly state the items for which the charge is made, the work done, and the cost of labor and materials; the bill shall not become due and payable before the first day of the second month following the month in which the charge is billed; BHA will post in each management office a list of the hourly rate charged for labor.

9.5.3 Move-Out Inspection

The BHA will inspect the apartment after the resident vacates the apartment and give the resident a written statement of conditions, repairs, cleaning and replacements for which the resident is responsible. The resident and/or his/her representative may join in such inspection, unless the resident vacates without notice to the BHA.

9.6 Lease Termination Procedures

The lease of a BHA resident provides the terms and procedures for termination of the lease.

9.6.1 Recordkeeping Requirements for Lease Termination

A written record of every termination and/or eviction shall be maintained by BHA in the resident file, and shall contain the following information:

1. Name of resident, number and identification of the apartment occupied;

2. Date of the 14-Day Notice, 30-Day Notice, or other notice of Intent to Terminate and the Notice to Vacate;

3. Specific reason(s) for the Notice(s), indicating the section(s) of the lease allegedly violated, and other facts pertinent to the issuing of the Notices described in detail;

4. Date and method of notifying the resident;

5. Summary of any conference held with the resident including date, names of conference participants and conclusion.

6. Decisions of any grievance panel hearings.

CHAPTER 10: MISCELLANEOUS PROVISIONS

10.1 Deprogramming Apartments

BHA will seek approval 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 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.

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.

10.7 Pet 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.

10.8 Waiver 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

[14] See 24 CFR 5.403.

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 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.

46. **Personal Care Attendant (PCA)**- A person that regularly provides care and support and who may or may not reside with an Elderly, Handicapped, or Disabled person or persons. (See 5.5 for full definition)

47. **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.

48. **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.

49. **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.

50. **Qualified –** An Applicant who is Eligible and has been approved for admission to BHA housing after meeting all requirements of the BHA Screening Policy.

51. **Qualified Healthcare Provider** - a medical or rehabilitation professional or expert, **OR** non-medical service agency whose function is to provide services to the disabled.

52. **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.

53. **Reasonable Structural Modification**- A change to a BHA apartment or to a common area which is reasonable and necessary on account of a person's 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.

54. **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.

55. **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.

56. **State-Aided Housing** – A low-rent housing development aided or financed by loans and/or annual contributions from DHCD.

57. **Tenant Status Review (TSR)** - The process and the document used to complete the required annual reexamination of all BHA residents.

58. **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.

59. **Underhoused** - a condition of occupancy where too many people reside in an apartment according to BHA standards for occupancy.

60. **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.

61. **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.

62. **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.

63. **Vacancy Action Form** – Document by which BHA staff report the status of a vacated apartment (see Section 6.2.3 for status categories).

64. **Vacate Date** – The date on which a tenant vacates, abandonment proceedings are concluded; or the tenant is evicted.

65. **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.

66. **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 NO**	**YES NO**	**YES YES**	**Elderly/Disabled 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**	**Peabody Properties HallKeen Management 91 Minden Street Jamaica Plain, MA 02130 (617) 524-7788**	**1,2,3,4**	**NO**	**NO**	**YES**	**FAMILY**

Catherine Gallagher offers eight (8) one, two, three and four bedroom size units located in the Mission Hill/Roxbury neighborhood of Boston.

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.

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.

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
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. 02126**	**Maloney Properties** **249 River Street** **Mattapan, MA 02126** **(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.

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**
and							
Washington Street	**1740 Washington Street**		**SRO**	**YES**	**NO**	**Yes**	**Elderly/Disabled**

Pine Street Inn offers four (4) single room occupancy units located on Green Street in the Jamaica Plain neighborhood of Boston

Pine Street Inn offers seven (7) single room occupancy units located on Washington Street 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
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 St 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.

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.

Imani House	**516 Warren Street Dorchester, MA 02121**	**United Housing Management 530 Warren Street Dorchester, MA 02121 (617) 541-5510 X 13**	**0,1**	**Yes**	**NO**	**NO**	

Imani House is a newly renovated development offering seven (7) one bedroom and one (1) studio Apartments. These units are located in the Grove Hall area of Dorchester and will be made available to elderly persons. We offer a wide range of amenities and resident services to help you feel at home. These include: off-street parking, intercoms in every apartment, applianced kitchens, laundry facilities, and elevator. Heat and Hot water are included in the rent.

Imani House employs a professional management team that promptly responds to all residents needs in a timely manner. The staff includes: Manager, Resident Service coordinator and Maintenance. It is accessible to public transportation, Franklin Park Zoo, Grove Hall and Dudley Square shopping areas.

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
Lower Roxbury Apartments	**Scattered Sites Roxbury, MA 02119**	**Commonwealth Land Trust 1059 Tremont Street Boston, MA 02120 (617) 445-4075 X 208**	**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.

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.

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
Oak Terrace	**888 Washington Street Boston, MA 02111**	**Maloney Properties 888 Washington Street Boston, MA 02111 (617) 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.

Pleasant Street	**136-138 Pleasant Street Dorchester, MA 02125**	**Pine Street Inn 444 Harrison Ave Boston, MA 02118 (617) 287-8819**	**2**	**NO**	**NO**	**YES**	**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**	**Peobody Properties 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**	**YES**	**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 02125**	**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. (617) 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.

Westland/Burbank	**71 Westland Street 64-70 Burbank Street Boston 02115**	**Barkan Management 70 Burbank Street – Suite 2 Boston, MA 02115 (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 Boston 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.

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
Ziegler	**131 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