OMB Approval No: 2577-0226
Expires: 08/31/2009

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)
Amendment #2

Filename (ma002v03)
July 16, 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.

Table of Contents

	Page #
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	8
2. Financial Resources	16
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	30
5. Operations and Management Policies	35
6. Grievance Procedures	40
7. Capital Improvement Needs	41
8. Demolition and Disposition	44
9. Designation of Housing	47
10. Conversions of Public Housing	50
11. Homeownership	52
12. Community Service Programs	56
13. Crime and Safety	59
14. Pets (Inactive for January 1 PHAs)	62
15. Civil Rights Certifications (included with PHA Plan Certifications)	64
16. Audit	65
17. Asset Management	66
18. Other Information	67

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 2009 Capital Fund Program Annual Statement (ma002a03)
☐ 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 (ma002b03)

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (ma002c03)

☒ Other (List below, providing each attachment name)

5 Year Plan Progress Report (ma002e03)
FY 2008 Capital Fund Program 5 Year Action Plan Part I Summary (continued) (ma002f03)
FY 2008 Capital Fund Program 5 Year Action Plan Part II Physical Needs (ma002g03)
FY 2008 Capital Fund Program 5 Year Action Plan Part III Management Needs (ma002h03)
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) (ma002i03)
Perform. and Eval. FFY 2004 Summ. & Supp. Pages (ma002j03)
Perform. and Eval. FFY 2005 Summ. & Supp. Pages (ma002k03)
Perform. and Eval. FFY 2006 Summ. & Supp. Pages (ma002l03)
Perform. and Eval. FFY 2006 (502) Summ. & Supp. Pages (ma002m03)
Perform. and Eval. FFY 2007 Summ. & Supp. Pages (ma002n03)
Perform. and Eval. FFY 2008 Summ. & Supp. Pages (ma002o03)
Perform. and Eval. CFFP Summ. & Supp. Pages (ma002p03)
CFFP Implementation Schedule (ma002q03)
Required Plan Certifications (ma002r03)
Admissions and Continued Occupancy Policy – Final 7/14/09 (ma002s03)
Section 8 Project Based Voucher Attachment Property Description (ma002t03)
American Recovery and Revitalization Act Stimulus Annual Statement (ma002u03)
Leased Housing Division Administrative Plan for Section 8 Programs (ma002w03)
Moderate Rehabilitation Program Administrative Plan (ma002x03)

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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	the Consolidated Plan	
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	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	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	☐ check here if included in the public housing A & O Policy	Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Attached to Plan	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attached to Plan	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing (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)

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Civil Rights Protection Plan	Annual Plan: Civil Rights Certification
X	2001 Strategic Plan	Five-Year Plan
X	Section 504 Compliance Agreement	Annual Plan: Operation and Management
X	Private Management: Sample Contracts and Assessment Guidelines	Annual Plan: Operation and Management
X	HUD Healthy Homes Initiative Application	Annual Plan: Operation and Management
X	Section 8 Management Assessment Program (SEMAP) initial submission to HUD	Annual Plan: Operation and Management
X	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

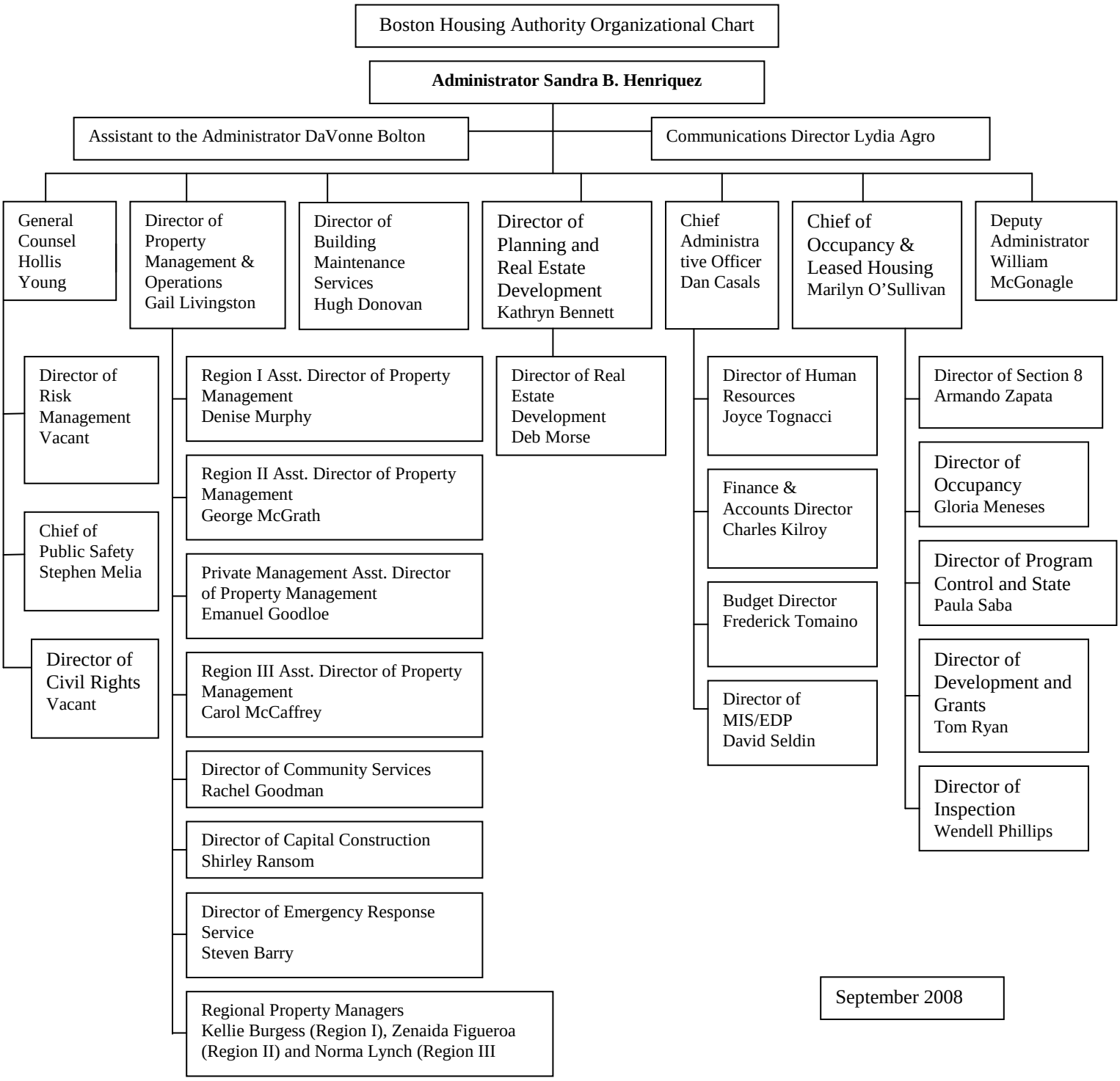
Title	First Name	Last Name	Section 8/ Family/ Elderly/Disabled	Development/Section8
Ms.	Cora	Watson	S8	Section 8
Mr.	Austin	Whitehorn	S8	Section 8
Ms.	Edna	Willrich	S8	Section 8

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

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:** 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

__**Original Annual Statement** ___**Reserve for Disasters/Emergencies** _X_**Revised Annual Statement_1_**
__**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	9,189,209		-	-
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)	13,147		-	-
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

[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: 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	
	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		13,147		-	-	-	
				14,062,711		**-**	**-**	**-**	

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:	**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	
	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	**-**	**-**	**-**	**-**	

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**	
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	**-**	**-**	**-**	**-**	

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:	**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		**-**	**-**	**-**	

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:	**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**	
	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		**-**	**-**	**-**	

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:	**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						-	-	-	
				-	-	-	-	-	

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:	**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**	
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.
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**	
BROMLEY									
2-19				-		-	-	-	
				-	-	-	-	-	

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:	**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**	
MARY ELLEN McCORMACK									
2-23						-	-	-	
				-	-	-	-	-	

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:	**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**	
OLD COLONY									
2-24				-	-	-	-	-	
				-	-	-	-	-	

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:	**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**	
	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		**-**	**-**	**-**	

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:	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	
	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	**-**	**-**	**-**	**-**	

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:	**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**	
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	**-**	**-**	**-**	**-**	

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:	**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**	
HOLGATE									
2-29	ARCH / ENG (Building Env)	1430		7,000					
				7,000	**-**	**-**	**-**	**-**	

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:	**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**	
FOLEY APARTMENTS									
2-30					-	-	-	-	
				-	-	-	-	-	

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:	**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**	
	GROVELAND								
2-32	ARCH / ENG (Site)	1430		2,500					
2-32	SITE	1450	One HazMat shed	10,000					
				12,500		**-**	**-**	**-**	

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:	**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**	
DAVISON									
2-34	ARCH / ENG (Building Env)	1430		7,000					
				7,000	**-**	**-**	**-**	**-**	

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**	
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		**-**	**-**	**-**	

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:	**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**	
	WEST NINTH STREET								
2-36	ARCH / ENG (Site)	1430		4,500					
				4,500	**-**	**-**	**-**	**-**	

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:	**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**	
	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	**-**	**-**	**-**	**-**	

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:	**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**	
MEADE APARTMENTS									
2-38				-		-	-	-	
				-		-	-	-	

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:	**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**	
	MARTIN LUTHER KING								
2-40	ARCH / ENG (Building Env)	1430		7,000					
				7,000	**-**	**-**	**-**	**-**	

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:	**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**	
EVA WHITE									
2-41	ARCH / ENG (Building Env)	1430		7,000					
				7,000		**-**	**-**	**-**	

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:	**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**	
WALNUT PARK									
2-42				-		-	-	-	
				-		-	-	-	

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:	**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**	
AMORY STREET									
2-45	ARCH / ENG (Roofs)	1430		30,000	-	-	-	-	
				30,000	**-**	**-**	**-**	**-**	

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:	**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**	
	GENERAL WARREN								
2-47	ARCH / ENG (Site)	1430		4,500					
				4,500	**-**	**-**	**-**	**-**	

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:				**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**	
TORRE UNIDAD									
2-49						-	-	-	
				-	-	-	-	-	

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:	**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**	
	ROCKLAND								
2-50	ARCH / ENG (Building Env)	1430		7,000					
				7,000		**-**	**-**	**-**	

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:	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	
	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	**-**	**-**	**-**	**-**	

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:	**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**	
	HERITAGE								
2-52	ELEVATORS	1460		960,000		-	-	-	
				960,000		**-**	**-**	**-**	

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:	**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**	
ST. BOTOLPH									
2-53	ARCH / ENG (Building Env)	1430		7,000					
				7,000	**-**	**-**	**-**	**-**	

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:	**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**	
PASCIUCCO									
2-54						-	-	-	
				-	-	-	-	-	

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:	**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**	
LOWER MILLS									
2-57						-	-	-	
				-	-	-	-	-	

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**	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	CLERKS	1430		5,000		-	-	-	
2-58	FIRE PROTECTION	1460	Repair/ repaint fire escapes @ Rutland/ E. Spring	50,000		-	-	-	
				55,000	**-**	**-**	**-**	**-**	

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**	
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		**-**	**-**	**-**	

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:	**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**	
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:	**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**	
SPRING STREET									
2-70						-	-	-	
				-		-	-	-	

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:	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	
PATRICIA WHITE									
2-71	CLERKS	1430		5,000		-	-	-	
2-71	ROOFS	1460	All balcony roofs	45,000		-	-	-	
				50,000	**-**	**-**	**-**	**-**	

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:	**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**	
	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		**-**	**-**	**-**	

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**	
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	**-**	**-**	**-**	**-**	

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**	
COMMONWEALTH FAMILY									
2-82	CLERKS	1430		5,000		-	-	-	
2-82	STORM AND SEWERS	1450	Limited underground lines as needed	80,000		-	-	-	
				85,000	**-**	**-**	**-**	**-**	

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:	**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**	
	PEABODY SQUARE								
2-83	ARCH / ENG (Building Env)	1430		5,000					
				5,000	**-**	**-**	**-**	**-**	

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**	
	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	**-**	**-**	**-**	**-**	

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:				**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**	
JOSEPH MALONE									
2-90						-	-	-	
				-	-	-	-	-	

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:	**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									
				-	-	-	-	-	

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**	
COMMONWEALTH ELDERLY									
2-95	CLERKS	1430		5,000		-	-	-	
2-95	STORM AND SEWERS	1450	Replace line(s) as needed	20,000		-	-	-	
				25,000	**-**	**-**	**-**	**-**	

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:	**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**	
HAMPTON STREET									
2-98	ARCH / ENG (Site)	1430		4,500					
				4,500		**-**	**-**	**-**	

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:	**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**	
FREDERICK DOUGLASS									
2-126 ARCH / ENG (Site)		1430		4,500					
				4,500	**-**	**-**	**-**	**-**	

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:	**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**	
WASHINGTON MANOR									
2-127	ARCH / ENG (Site)	1430		4,500					
				4,500	**-**	**-**	**-**	**-**	

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.

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 | ☐ Original 5-Year Plan | ☒ Revision No:__1_

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**	5,546,238	10,210,738	8,522,738	7,685,738
2-01	CHARLESTOWN	**Annual**	0	0	60,000	1,500,000
2-04	LENOX STREET	**Statement**	50,000	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		60,000	1,110,000	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 | ☐ Original 5-Year Plan | ☒ Revision No:__1_

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		1,006,000	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		7,000	75,000	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 | ☐ Original 5-Year Plan | ☒ Revision No:__1_

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

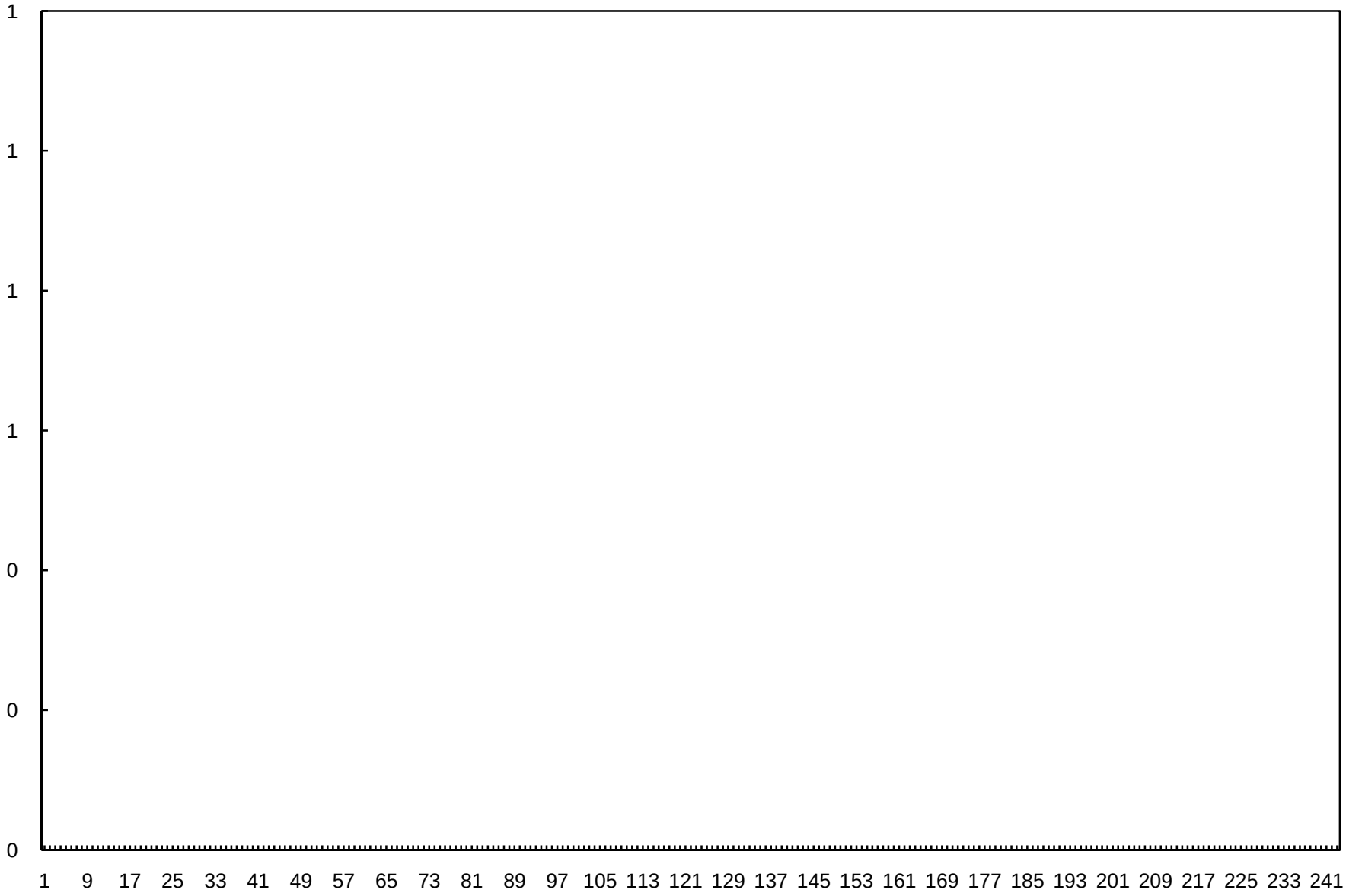
Capital Fund Financing Program - Five-Year Action Plan--FY09-FY13

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 | ☐ Original 5-Year Plan | ☒ Revision No:__1_

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**	13,130,382	12,811,881	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			1,386,356	1,704,857	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:						


1
1
1
1
0
0
0
1 9 17 25 33 41 49 57 65 73 81 89 97 105 113 121 129 137 145 153 161 169 177 185 193 201 209 217 225 233 241

Comments and Responses to the BHA FY 2009 Annual Plan Amendment #1.

The following document contains the comments and responses received on the BHA's FY 2009 Annual Plan Amendment #1. The Plan was put out for public comment on April 23, 2009 and the Comment period closed on May 3, 2009 with a public hearing held April 30, 2009 in the 125 Amory St. Training Room at 6 PM.

The BHA took several steps to notify the public of the FY 2009 Annual Plan Amendment #1 and the opportunity to comment. The BHA placed an advertisement in the Boston Globe and mailed out materials to public housing task forces and Resident Advisory Board members notifying them of the Public Hearing and the proposed Amendment. The Plan was made available for review both at BHA's headquarters at 52 Chauncy St., and on its website www.bostonhousing.org.

Capital Plan / Stimulus

Comment: Why isn't money for Whittier St. for bathroom ventilation in the stimulus? Residents have complained about this problem for over 6 years. Whittier is overlooked for too long. Three buildings go dark every summer. We have unmet needs. Residents who have been there for 30 years have these problems but when a unit turns over they get the new bathroom ventilation. BHA should do one thing every year and knock it off the list. I want to know what has been spent at Whittier on capital over the last 5 years and what is planned at Whittier over the next 5 years. Don't spend money on cameras in elevators. They will be broken the next day. There are more things that need to be done that really affect people's lives.

Response: Although the Stimulus money is a great unexpected help, BHA's physical needs still far outstrip available funding. The gap between needs and resources widens every year. There remain a great number of unfunded needs and deciding first priorities from among all the competing needs is difficult. With respect to specific information about the Whittier Street development, BHA will meet with resident representatives and provide this information this week.

Comment: Will the rowhouses at Mary Ellen be part of the bathroom job?

Response: Yes. If our cost estimating is accurate, the Stimulus funding will allow the rowhouses to be completed.

Comment: Ventilation is a key health issue affecting mold and mildew and asthma, especially among children. Is health a part of the decision-making process at BHA in terms of choosing capital projects? It is unreasonable to ask residents to keep their bathroom window open in cold New England winters. I would like BHA to present on capital needs that have to be addressed with a timetable and the funds needed including what has been spent over the last 5 years and what is planned over the next 5 years. There is a question of equity regarding who got the money and who didn't. We need to look in depth at repair and rehab needs. I will file a hearing order with the City Council and perhaps form a small planning committee including the housing chair. It would be helpful to see the priorities across developments and important for residents to see that it is fair how the money is used. Otherwise we end up fighting each other.

Response: Health and safety are at the top of the list of deciding factors for capital investment. Many building systems affect health and safety. Among those are: preventing moisture penetration, sufficient heat, comprehensive fire alarm systems, working elevators for the elderly and infirm, and stair repair - to mention just a few. Since capital improvements are

generally wholesale replacements of outdated systems and HUD mandates a minimum 20-year life for all new installations, it might make sense to look back at the last 20 years of expenditures (rather than five) in assessing distribution of funds.

Comment: There is an issue of conflict of priorities. All developments have needs but only 5 represented here tonight. Residents don't think BHA will listen. Other needs are more important than cameras. But residents don't have power over the decisions. We should not be pitted against one another. I look forward to the day when these hearings are much better attended because residents believe in the process. We understand that there is an issue with there is only so much staff, time and resources. We don't blame the custodian.

Response: Unfortunately, although BHA keeps a good record of outstanding needs there is never enough money to address all of them. Regarding the Stimulus money, there was a very short period to identify projects and the guiding regulations from Congress and HUD were not made clear until near the end of the process. We agree, this situation did not foster a satisfactory community planning process, however, with the exception of the contribution to the Washington Beech redevelopment all the projects to be completed using stimulus money are included in the authority's plan for bond funds or its most recent five-year plan. Both of these plans have been part of a public planning process.

Comment: I submitted a list of items of needs at St. Botolph. I keep hearing it will get done. When? I won't let up.

Response: The night of the hearing BHA received a list of work items requested by the task force of this development. For the most part these are maintenance items and the list will be given to the management staff responsible for St. Botolph for further discussion with the task force and other interested residents.

Comment: I sent a prior memo ahead, please address in detail in your response why BHA chose to make changes from an earlier presentation made to the RAB and please include detail for example the $1 million to the DHCD planning database. If you could also address when a project is removed from the 5 year plan and now appears in the stimulus. Please explain.

Response: As explained at that earlier meeting, the earlier presentation to the RAB was a draft plan that was necessarily still evolving. Projects originally funded in the CFP09 5-Year Plan but now funded with Stimulus money will be removed from the 5-Year Plan and, where appropriate, replaced with other priority projects.

Comment: Why can't front doors be fixed at Peabody-Englewood? It is a security problem. Whoever put in the doors screwed up the cameras. The front doors are more important than cameras in elevators. There is a problem with some doors that close and you can't open them unless you are very tall as the latch is at the top of the door.

Response: Operations and site management will take a look at this problem and determine what is required. Thank you for bringing this to our attention.

Comment: Are all of Charlestown's bathrooms going to be replaced with the stimulus funds?

Response: Based on current cost estimates, we hope to renovate 937 bathrooms at Charlestown. This number represents all bathrooms except those which have received substantial renovation within the last 20 years.

Comment: Mary Ellen gets more than $3 million and we only get $50,000; it is not fair.

Response: Whenever possible BHA tries to complete all units within a single development to the same standard, rather than

leaving some residents to wait for a later phase of funding. The additional $3M will allow all bathrooms at Mary Ellen to be completed during the same time period.

Comment: Residents have capital priorities but we didn't identify cameras in elevators, so money is being spent where it wasn't identified by residents, not that residents don't think security isn't important because it is.

Response: One of the projects identified in the current 5-Year plan is a pilot project to use cameras to enhance security in a family property. Since security is a priority at all family sites it was decided to use the Stimulus money to expand the pilot to make elevators camera-ready in other family and elderly developments. This funding will make it possible to install cameras in elevators but will not provide the actual equipment.

Comment: Do all buildings have emergency lights that come on when the power goes off? What does the emergency generator keep running? I think it would be good if the elevators were also powered by the emergency back up generator, so the elevators keep working in a power outage. We have many disabled and people in wheelchairs that would be stuck in an emergency and can't use the stairs. I think the elevators should be on the same emergency circuit.

Response: BHA is currently completing upgrades to all emergency generator systems. This is an important health and safety concern. Buildings less than 70 feet high are not required to have emergency generators; however, all buildings have at least battery-operated emergency lighting in the common hallways and exits. Buildings greater than 70 feet are required to have an emergency generator for life safety systems (such as exit lighting and fire alarms) and at least half of the elevators. All BHA buildings now comply with this requirement.

Comment: What do managers discuss with task forces? Is there part of an agenda that reports on progress, work done since the last meeting? If there is not a task force then the manager should hold a general residents meeting. If there aren't meetings, then residents don't know what is going on or how money is being spent. We need dialog. You should order it. It should be required of managers to have these meetings. The main focus of task forces should be housing issues, not social activities. Too many task forces only focus on the social aspects.

Response: Site managers meet with the development task force as requested by the task force or as part of mutually agreed upon regular meetings. The agendas of these meetings are set by the participants and residents and resident leaders may request any regular reports they think wil be useful.

Comment: I want to know how much rent is paid by T-mobile and if the rent money is spent at my development – Whittier. The report should include all the sites where they pay rent, Peabody-Englewood, etc. I don't think a dime has been spent from the rent at Whittier. Please get me the info. What happens to the rent money?

Response: All lease income from cellular and other antennae go into the budget of the development where they are located. This income is spent for regular development expenses.

Comment: LTOs should be a powerful voice for tenants, not just focus on social things. LTOs need to change.

Response: The BHA has always worked closely with resident organizations and has provided support and training. This will continue.

Comment: Can you explain why the DHCD planning database is worth $1 million especially when there are so many other crying needs at developments. What is the point in a planning database when we don't have

the funds to do the capital projects?

Response: Having a reliable, detailed database with a good costing mechanism will enable us to make the best use of all available funding we do obtain. When funding is so limited it is even more important to spend it most wisely.

Comment: Every development is in deplorable condition. What happens to the money? I think Bromley Heath get lots of money and why is that?

Response: Records of all capital expenditures are recorded annually in the Performance & Evaluation reports. As stated previously, the capital needs of the developments far exceed capital funding that is provided.

Comment: The majority of my development, Whittier, is 95% illegal and doesn't speak English. BHA has set us up to fail. Why is it this way?

Response: BHA houses eligible applicants in its federal and state housing programs. The populations of all BHA developments are exceedingly diverse ethnically.

Comment: I am concerned over the lack of communication between residents and BHA. For example do residents know about the lump sum $250 from the stimulus that it should be excluded from the rent? This should be on a regular monthly meeting agenda between residents and the manager. RAB members need a mechanism to communicate with all their tenants. Many residents don't know about this meeting tonight or even that BHA received stimulus funds. Only the LTO chairman gets the notice and they may not even tell the rest of their task force.

Response: Information about the $250 lump sum payment was provided at the April RAB meeting. As previously stated, the BHA has worked and will continue to work closely with both the RAB and LTOs to provide support and information.

Comment: What is this hearing about?

Response: This public hearing is to gather any comments regarding Amendment #1 to the BHA FY09 Annual Plan. Amendment #1 concerns an Annual Statement budget plan for the Capital Fund Recovery Grant, a one-time capital grant of $33 million made possible by the American Recovery and Reinvestment Act of 2009.

Comment: If a development gets money from the stimulus, I think they should come off the capital plan. It should free up money for other developments and attend to some other developments priority.

Response: BHA will continue to prioritize needs across the entire portfolio, not just on a per development basis.

Comment: Thank you for filing this so promptly so we get the stimulus funds. It will help.

Response: Our intention is to put the Stimulus money to good use as soon as possible.

Comment: I don't think cameras in elevators should be a priority.

Response: One of the projects identified in the current 5-Year plan is a pilot project to use cameras to enhance security in a family property. Since security is a priority at all family sites it was decided to use the Stimulus money to expand the pilot to make elevators camera-ready in other family and elderly developments. This funding will make it possible to install cameras in elevators but will not provide the actual equipment.

<u>Comment: Washington-Beech</u>: BHA indicated in 3/09 that $10 million would be used in concert with private investment by the BHA and its developer to complete Phase I of the project, including the construction of 100 affordable rental units. This is reflected on p. 6 of the 49-page long Capital Funding summary that BHA sent out.

Response: BHA agrees.

Comment: Energy Performance Contract: BHA indicated in 3/09 that $5 million would be used to leverage $60 million in energy improvements, and developments that would receive upgrades would be Bromley-Heath, Charlestown, Commonwealth, Franklin Field, Holgate, Lenox Street, Old Colony, Pasciucco, Roslyn, Torre Unidad, Washington Street, and Whittier Street. However, I didn't see anything else for these sites which appeared related to the energy improvements. We need to discuss further with BHA.

Response: Due to the recent turmoil in the financial markets it appeared, for a while this winter, that BHA might need to contribute as much as $15M in order to leverage the planned $60M in energy improvements. $10M had already been previously budgeted from the CFFP bond proceeds and annual CFP. Therefore, early planning drafts of the Stimulus budget had included up to $5M in order to ensure the success of the ESCO program. However, recent financial agreements indicate that the original $10M contribution from BHA should be sufficient.

Comment: Bathroom and Plumbing Upgrades: BHA indicated in 3/09 that $10 million would be used to upgrade and modernize over 600 bathrooms at Charlestown, Mary Ellen McCormack, and Old Colony, complementing work already underway under the CFFP bond. $5.5 million is set aside for this at Charlestown (p. 2, under Plumbing and A/E, additional 213 units) and $4.076 million at McCormack (p. 9, under Plumbing and A/E, additional 152 units), but there is nothing for Old Colony, and the total number of units affected would be 365, rather than 600. In addition, $400,000 ($200,000 for each site) is set aside for temporary relocation costs. This should be discussed because of the dropping of Old Colony & the reduction in units.

Response: As discussed in previous meetings with the RAB and others regarding the CFFP bond projects, the investigative design work for the bathroom project at Old Colony has resulted in the project evolving into a greater emphasis on apartment ventilation. Therefore, the Stimulus money to be used for Phase 2 at Old Colony is defined as an HVAC (a trade term for Heating, Ventilating and Air-Conditioning) budget line rather than a Plumbing line. The Stimulus-funded Phase 2 is expected to fund ventilation at an additional 227 units.

Comment: HVAC and Heating Upgrades: BHA indicated in 3/09 that, in addition to the energy performance contracting, it would use $5 million to complete boiler replacements and upgrades at Charlestown, Lenox, Commonwealth, Cathedral, Bellflower, and Peabody. $1.04 million is set aside for this at Charlestown (p. 2, under HVAC and A/E, replace 5 boilers), $280,000 at Lenox St. (p. 3, under HVAC and A/E, replace 2 boilers, separate DHW heating and storage), $790,000 at Cathedral (p. 4, under HVAC, replace boilers at 10 story building), $540,000 at Bellflower (p. 40, under HVAC and A/E, replace all boilers), $590,000 at Peabody (p. 42, under HVAC & A/E, replace all boilers). There's nothing at Commonwealth in this category, but there is a provision for $825,000 for removal of underground storage tanks at 6 buildings (p. 41, under UST and A/E). Since the amounts don't total up and Commonwealth appears to be different, worth discussing.

Response: There is a regular CFP-funded heating project just getting started in design which had been planned to replace the worst of Commonwealth's heating plant. Due to limited funding, Phase 2 of this work was scheduled several years in the future. Preliminary planning drafts for the new Stimulus money included being able to move Phase 2 forward. However, early design and estimating now indicate that the original Phase 1 project will be able to include the entire development without additional

funding. For now, we have left the original Phase 2 funding in CFP FY11 to cover any shortfalls; this money can hopefully be re-programmed at a later date.

Comment: Security Camera Preparation: BHA indicated in 3/09 that $1 million would be spent to make elevators at 5 family developments and elevators and lobbies at 24 elderly/disabled developments ready to receive security cameras. The total costs here, however, seem to be higher (see p. 1 of the Annual Statement, which has a total of $1,794,000 in hard and soft costs associated with security).This is reflected as follows in the Capital Spending Summary:

Cathedral (p. 4, under A/E & Security): $342.500
Whittier (p. 5, under A/E & Security): $ 95,000
Alice Taylor (p. 7, under A/E & Security): $215,000
Commonwealth Family (p. 41, under A/E & Security):$220,500
Commonwealth Elderly (p. 46, under A/E & Security): $ 44,000
Holgate (p. 14, under A/E & Security): $29,000
Foley (p. 15, under A/E & Security): $ 44,000
Washington St. (p. 18, under A/E & Security): $ 44,000
Martin Luther King (p. 22, under A/E & Security): $ 29,000
Eva White (p. 23, under A/E & Security): $ 29,000
Walnut Park (p. 24, under A/E & Security): $ 44,000
Amory Street (p. 25, under A/E & Security): $ 44,000
Torre Unidad (p. 27, under A/E & Security): $ 44,000
Rockland (p. 28, under A/E & Security): $ 44,000
Codman Apartments (p. 29, under A/E & Security): $ 29,000
Heritage (p. 30, under A/E & Security): $ 44,000
St. Botolph (p. 31, under A/E & Security): $ 44,000
Pasciucco (p. 32, under A/E & Security): $ 44,000
Lower Mills (p. 33, under A/E & Security): $ 29,000
Ausonia (p. 35, under A/E & Security): $ 44,000
Hassan (p. 36, under A/E & Security): $ 44,000
Patricia White (p. 38, under A/E & Security): $ 44,000
Roslyn Apts. (p. 39, under A/E & Security): $ 44,000
Bellflower (p. 40, under A/E & Security): $ 29,000
Peabody (p. 42, under A/E & Security): $ 44,000
Hampton House (p. 47, under A/E & Security): $ 29,000
Frederick Douglass (p. 48, under A/E & Security): $ 29,000
Washington Manor (p. 49, under A/E & Security): $ 29,000

It should be noted that Bromley-Heath was supposed to be on this list; however, there are no such items listed for Bromley-Heath. This should be discussed.

Response: The Stimulus funding was unexpected and comes with unusually short deadlines for submission and implementation. Therefore initial planning drafts have been replaced with continuously more informed plans; this includs scope of work details and cost estimates. As with all capital projects the scope, costs and method of implementation will continue to be further developed as the bidding documents are prepared.

Comment: Roof Replacement: BHA indicated in 3/09 that there would be roof replacement at 10 buildings at Lenox Street and 7 buildings at Charlestown for a cost of $3 million. This is shown for Charlestown (p. 2, under Roofs & A/E, $1,470,000, for 5 buildings) and for Lenox (p. 3, under Roofs & A/E, $1,675,000, roofs for all buildings, and use of photovoltaic cells). We may want to discuss the reduction in the number of roofs being handled at Charlestown (don't know if this was a change in cost projections).

Response: The exact number of roofs at Charlestown which require full replacement is still being determined, but the final count will be between 5 and 7. It is BHA's intention to replace all of the remaining older roofs at this development.

Comment: Walnut Park building envelope: BHA indicated in 3/09 that there would be $700,00 spent to repair the building envelope. This is reflected on p. 24 ($770,000 total, including A/E).

Response: BHA agrees.

Comment: Elevator modernization: BHA indicated in 3/09 that there would be $3.8 million spent for elevator modernization at Whittier Street, Washington Street, Rockland, Hassan, Roslyn, and Peabody. None of these are listed. This is worth discussing.

Response: Elevator modernizations are complex projects involving long lead times for ordering of new equipment, long downtimes for each elevator under repair to be out of service, and potential dislocation of residents during the construction period (particularly for handicapped or elderly residents). Sometimes related systems such as electrical, fire alarm or emergency power systems add unexpected requirements. It was decided that elevator modernization at these sites did not lend itself to the short obligation and expenditure deadlines of the Stimulus grant. These projects will be prioritized within the typical CFP program which allows a fuller planning period with more resident involvement.

Comment: In addition to the 8 initiatives listed in 3/09, it appears that the following items are listed which were not part of the breakdown given to the RAB in 3/09:

A/ **Capital Planning System**: BHA has ascribed a certain amount for each development of the cost to collect and input capital data into DHCD Capital Planning System. The total amount comes to a little bit over $1 million. It would be helpful to understand exactly how this works, since DHCD obviously does not provide funding for federal developments; however, it may be that DHCD has developed a planning tool which it is useful to adapt to the federal developments.

Response: DHCD has spent several years working with consultants to develop a web-based Capital Planning System for the state-funded developments. The structure of the system is capable of handling many more developments. DHCD has offered to maintain the overall system (which they would have to do for their own portfolio anyway) and allow LHAs to enter data and use the system for their federal developments as well. BHA would fund the initial data collection and entering for the federal developments as well as periodic updates as capital projects were completed.

Comment: B/ **Other HVAC work, Charlestown**: There is $100,00 in non-energy related equipment listed as an HVAC item for Charlestown, separate from the boiler work. [It may be that this fits under one or more of the initiatives above, but without more information, we can't know that.]

Response: Although not expected to be needed, this line at both Charlestown and Franklin Field is a "placeholder", or contingency, for any additional funding which may be needed to complete the Energy Performance contract. If not required, the funds will be re-programmed.

Comment: C/ **Site work, Old Colony**: There is $215,000 in site (and related A/E) work for Old Colony, listed as additional drainage and waterproofing to area surrounding Building XY at 290 Old Colony Avenue. [It may be that this fits under one or more of the initiatives above, but without more information, we can't know that.]

Response: This line will fund a change order to an existing site contract replacing underground storm and sewer pipes at Old Colony. The change order will add additional investigation and drainage and waterproofing improvements to alleviate the water infiltration at the Old Colony Teen Center in the basement of Building XY.

Comment: D/ **Other HVAC work, Franklin Field**: There is $100,00 in non-energy related equipment listed as an HVAC item for Franklin Field. [It may be that this fits under one or more of the initiatives above, but without more information, we can't know that.]

Response: See item B above.

Comment: E/ **Vehicles**: In the Authority-wide column (p. 1 of 49), there's an indication that $100,000 is to be spent to replace 4 vehicles.

Response: The Capital Construction Department will be replacing two hazardous 13-year old vehicles as well as adding two more vehicles due to the heavy increase in design meetings and construction that will be underway across the city for the next several years.

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

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

	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.

		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.

		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.

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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
	CLERKS(ARRA projects)		0	660,000	0	0
	CONSULTANTS(Development)	**Statement**	100,000	100,000	100,000	100,000
	Consultant-Total		**565,000**	**1,225,000**	**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		351,856	1,854,857	410,582	563,219
	DEBT SERVICE					
	CFFP BOND		3,679,382	6,740,881	6,740,156	6,743,519
	TOTAL		**5,546,238**	**10,210,738**	**8,522,738**	**7,685,738**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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
	Construction-Total	**Annual**	**0**	**0**	**0**	**1,500,000**
	A/E	**Statement**				
	BUILDING ENVELOPE				60,000	
	A/E-Total		**0**	**0**	**60,000**	**0**
	TOTAL		**0**	**0**	**60,000**	**1,500,000**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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		
	Construction-Total	**Annual**	**50,000**	**50,000**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**50,000**	**50,000**	**0**	**0**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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			300,000		
		Statement				
	Construction-Total		**0**	**1,050,000**	**400,000**	**0**
	A/E					
	HVAC		60,000			
	BUILDING ENVELOPE			60,000		
	A/E-Total		**60,000**	**60,000**	**0**	**0**
	TOTAL		**60,000**	**1,110,000**	**400,000**	**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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**				
	ELEVATORS		960,000			
	ELECTRICAL	**Annual**		130,000		
	ROOFS		15,000	15,000		
	Construction-Total	**Statement**	**975,000**	**145,000**	**0**	**0**
	A/E					
	BASEMENTS					
	ELECTRICAL		25,000			
	HVAC					
	ROOFS		6,000			
	A/E-Total		**31,000**	**0**	**0**	**0**
	TOTAL		**1,006,000**	**145,000**	**0**	**0**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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					
	NON-RESIDENTIAL	**Annual**		75,000		
	Construction-Total		**0**	**75,000**	**0**	**0**
		Statement				
	A/E					
	ELECTRICAL					
	NON-RESIDENTIAL		7,000			0
	A/E-Total		**7,000**	**0**	**0**	**0**
	TOTAL		**7,000**	**75,000**	**0**	**0**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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
2-54	**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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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)

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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)

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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)

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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 1B: Summary (Continuation)

PHA Name/Number: Boston Housing Authority MA002 | Locality: Boston, Massachusetts | ☐ Original 5-Year Plan | ☒ Revision No: 1

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**

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

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

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	CLERKS(ARRA projects)		660,000
	CONSULTANTS(Development)		100,000	CONSULTANTS(Development)		100,000
	Consultant-Total		**565,000**	**Consultant-Total**		**1,225,000**
	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		351,856	CONTINGENCY		1,854,857
	DEBT SERVICE			***DEBT SERVICE***		
	CFFP BOND		3,679,382	CFFP BOND		6,740,881
	TOTAL		**5,546,238**	**TOTAL**		**10,210,738**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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

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 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	**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		

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

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

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		
	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**
	LENOX STREET			**LENOX STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	PLUMBING		50,000	PLUMBING		50,000
	Construction-Total		**50,000**	**Construction-Total**		**50,000**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**50,000**	**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		

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

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 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	**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		

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

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	**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		

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 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	**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		

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

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 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	**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		

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 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	**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		

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

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 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	**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		

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 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	**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		

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

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	**COMMONWEALTH (Family)**			**COMMONWEALTH (Family)**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		750,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STORM & SEWER			STORM & SEWER		300,000
	Construction-Total		**0**	**Construction-Total**		**1,050,000**
	A/E			***A/E***		
	HVAC		60,000	HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		60,000
	A/E-Total		**60,000**	**A/E-Total**		**60,000**
	TOTAL		**60,000**	**TOTAL**		**1,110,000**
	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		

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 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	**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		

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

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	**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		

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 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	**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		

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

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	**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		

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 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	Quantity	Estimated Cost	Work Statement for Year 5 FFY 2013	Quantity	Estimated Cost
	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		

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

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 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	**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***		
	ELEVATORS		960,000	ELEVATORS		
	ELECTRICAL			ELECTRICAL		130,000
	ROOFS		15,000	ROOFS		15,000
	Construction-Total		**975,000**	**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		**1,006,000**	**TOTAL**		**145,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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 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	**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		

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

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	**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**

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

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	**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**

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

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	**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		
	NON-RESIDENTIAL			NON-RESIDENTIAL		75,000
	Construction-Total		**0**	**Construction-Total**		**75,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	NON-RESIDENTIAL		7,000	NON-RESIDENTIAL		
	A/E-Total		**7,000**	**A/E-Total**		**0**
	TOTAL		**7,000**	**TOTAL**		**75,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

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 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	**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		

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

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	**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		

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 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	**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		

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

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	**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					

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

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	**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					

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

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	**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**

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

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

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

		Subtotal of Estimated Cost				

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

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**

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

Part II: Supporting Pages -- Physical Needs Work Statement(s)						
PHA Name/Number: Boston Housing Authority MA002		Locality: Boston, Massachusetts				
		Subtotal of Estimated Cost				

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

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					

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 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	**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					

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

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 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					

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

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	**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					

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

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					

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 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	**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					

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

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					

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 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	**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
Office of Public and Indian Housing

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

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
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
[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-R002-502-03
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
[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-R002-501-04	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.
[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-R002-502-04	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

[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-R002-502-07	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.
[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-R002-502-08	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
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-R002-502-05	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
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-R002-502-06	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
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 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**		**-**

[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]	
	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**	

[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]**	
ORCHARD PARK									
2-05				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-P002-501-04 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**	

[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]	
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**	

[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]	
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**	

[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 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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
BICKFORD STREET									
2-25				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-P002-501-04 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**	

[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]	
	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**	

[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]	
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**	

[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]	
	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**	

[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]	
	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**	

[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]	
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**	

[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									
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**	

[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]	
	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**	

[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]	
	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**	

[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]	
	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**	

[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]	
	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**	

[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]	
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**	

[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]	
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**	

[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]	
	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**	

[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]	
	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**	

[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]	
	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**	

[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]	
	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**	

[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]	
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**	

[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]	
	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**	

[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]	
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**	

[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]	
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**	

[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]**	
EVANS STREET									
2-55				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-P002-501-04 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**	**-**	

[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]	
	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**	

[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]	
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**	

[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]**	
	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**	

[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]	
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**	

[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]	
	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**	

[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]	
	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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
	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**	

[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]	
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**	**-**	

[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]	
	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**	

[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]	
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**	

[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]**	
	MISSION								
2-03				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-P002-501-05 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**	

[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]	
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-P002-501-05 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**	

[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]	
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**	

[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]	
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-P002-501-05 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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
BICKFORD STREET									
2-25				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-P002-501-05 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**	

[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]**	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
WASHINGTON									
2-35				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-P002-501-05 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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	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**	

[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]**	
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**	

[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]**	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]**	
BICKFORD STREET									
2-25				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]**	
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**	

[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]**	
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**	

[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]**	
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**	

[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]	
	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**	

[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]**	
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**	

[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]	
	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**	

[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]	
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**	

[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									
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**	

[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]**	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]**	
	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**	

[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]	
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**	

[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]**	
	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**	

[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]	
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**	

[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]**	
	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**	

[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]**	
	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**	

[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]**	
	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**	

[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]	
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**	

[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]**	
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**	

[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]	
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**	

[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]**	
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**	

[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]	
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**	

[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]**	
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**	

[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]	
	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**	

[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]**	
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**	

[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]	
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**	

[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]	
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**	

[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									
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**	

[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]	
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**	

[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 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**	

[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]	
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.
[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]	
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**	

[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]**	
	MISSION								
2-03				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]**	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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-P002-501-07 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**	

[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]	
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**	

[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]	
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**	

[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]**	
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**	

[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]**	
	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**	

[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]	
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**	

[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]	
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**	

[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]	
BICKFORD STREET									
2-25				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]	
MARGARET COLLINS									
2-26				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: 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**	

[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]	
ASHMONT									
2-28				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]	
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**	

[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]	
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**	

[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]**	
	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**	

[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]**	
DAVISON									
2-34				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]	
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**	

[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]	
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**	

[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]**	
	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**	

[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]**	
	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**	

[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]**	
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**	

[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]**	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]**	
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**	

[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]**	
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**	

[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]**	
	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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]**	
	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**	

[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]	
SPRING STREET									
2-70				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]	
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**	

[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]**	
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**	

[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]	
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**	

[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								
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:	**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]	
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**	

[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]**	
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**	

[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]**	
	MISSION								
2-03				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]**	
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**	

[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]	
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**	

[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]**	
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**	

[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]**	
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**	

[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]**	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]	
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**	

[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]**	
BICKFORD STREET									
2-25				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]**	
MARGARET COLLINS									
2-26				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: 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**	

[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]**	
ASHMONT									
2-28				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]**	
	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**	

[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]**	
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**	

[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]	
	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**	

[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]**	
DAVISON									
2-34				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]**	
WASHINGTON									
2-35				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]**	
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**	

[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]**	
CARROLL APARTMENTS									
2-37				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]**	
	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**	

[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]**	
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**	

[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]**	
EVA WHITE									
2-41				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]**	
	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**	

[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]**	
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**	

[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]**	
	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**	

[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]	
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**	

[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]**	
	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**	

[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]**	
	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**	

[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]**	
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**	

[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]**	
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**	

[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]**	
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**	

[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]**	
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**	

[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]**	
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**	

[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]**	
	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**	

[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]**	
SPRING STREET									
2-70				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]	
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**	

[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]**	
	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**	

[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]**	
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**	

[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]	
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**	

[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]**	
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**	

[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]	
	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**	

[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]**	
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-P002-501-08 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**	

[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]	
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**	

[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]**	
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**	

[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]**	
	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**	

[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]**	
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**	

[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:** 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**	

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: Approved	Revised[1]	Difference	Total Actual Cost: Obligated[2]	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**	

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 Approved	Total Estimated Cost Revised[1]	Total Estimated Cost Difference	Total Actual Cost Obligated[2]	Total Actual Cost Expended[2]	Status of Work
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
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**	

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]	
	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**	

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]	
	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**	

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]	
	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**	

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]	
	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

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

    (b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

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. Sirvase mandarlo traducir.
ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG
XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO ẤY
Ceci est important. Veuillez faire traduire.
本通知很重要。请将之译成中文。
នេះគឺជាដំណឹងល្អ សូមមេត្តាបកប្រែជូនផង

Final ~~1~~7/14/09

TABLE OF CONTENTS

Chapter 1 – Introduction and Policy Page

1.1 Introduction – BHA Mission Statement 1
1.2 Statement of Nondiscrimination 1
1.3 Accessibility and Plain Language 4
1.4 Broad Range of Incomes and Deconcentration 5
1.5 Civil Rights Protection Plan 10

Chapter 2 – Marketing and Outreach

2.1 Marketing Policy 11
2.2 Marketing Requirements 11
2.3 Marketing and Outreach Strategies 12

Chapter 3 – Preliminary Applications and Processing

3.1 Application Forms 21
3.2 Development Choices 21
3.3 Processing Applications for Admission 22

Chapter 4 – Establishing and Maintaining Waiting Lists For The Public Housing Programs

4.1 Waiting List Management 24
4.1.4 Applicant Appeals 28
4.2 Priorities and Preferences 32
4.3 Organization of the Waiting List 34
4.4 Application of Priorities and/or Preferences 35
4.5 Administrative Transfers 49
4.6 Change in Priorities and/or Preference Status While on the Waiting List 49
4.7 Applicant Family Break-Up Policy 50

ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FOR THE PUBLIC HOUSING PROGRAMS
TABLE OF CONTENTS

Chapter 5 – Determination of Eligibility

5.1	Preliminary Eligibility	54
5.2	Final Eligibility	56
5.3	Screening	57
	5.3.6 (2) Mitigating Circumstances	97
5.4	Confidentiality of Applicants' Files	97
5.5	Personal Care Attendants (PCAs)	98
5.6	Citizenship, Non-Citizen Status and Restrictions on Assistance to Non-Citizens (Federal Program Only)	99

Chapter 6 – Assignments

6.1	Apartment Occupancy Guidelines	103
6.2	Offers and Good Cause or Reasonable Accommodation	104
6.3	Occupancy of Apartments with Accessible or Adapted Features	113

Chapter 7 – Transfer Policy

7.1	General Transfer Policy	116
7.2	Transfer Categories	117
7.3	Good Cause or Reasonable Accommodation	120
7.4	Verification of Reason for Transfer	120
7.5	Denial of Transfer Requests	121
7.6	Transfers on the Waiting List	121
7.7	On-Site Under or Over Housed Transfers	122
7.8	Transfers at Residents' Expense	122
7.9	Transfer Waiver	122
7.10	Continued Occupancy for Veterans	123
7.11	Consequences of Rejection of Approved Transfer by Resident	123

ADMISSIONS AND CONTINUED OCCUPANCY POLICY
FOR THE PUBLIC HOUSING PROGRAMS

TABLE OF CONTENTS

Chapter 8 – Residual Tenancy Policy

8.1	Qualifications for Residual Tenancy	125
8.2	Residual Tenancy and Income	126
8.3	Rent During Use and Occupancy Period	126
8.4	Limitations of Policy	126
8.5	Residual Tenancy – Right of Appeal	127

Chapter 9 – Other Occupancy Provisions

9.1	Lease Provisions	128
9.1.1	Leasing of Apartments	128
9.1.2	Length of Lease	128
9.1.3	Policy Regarding Additions of Persons to the Lease and Change of Head of Household	129
9.1.4	Other Occupancy Provisions	131
9.2	Annual and Interim Redeterminations General Policy	132
9.2.1	Verification of Income, Assets, Income Deductions and Income Exclusions	134
9.3	Self-Sufficiency Income Exclusions	141
9.4	Community Service and Economic Self-Sufficiency Policy	142
9.5	Inspections	149
9.6	Lease Termination Procedures	150

Chapter 10 – Miscellaneous Provisions

10.1	Deprogramming Apartments	152
10.2	Supported Housing Programs	152
10.3	Designated Housing Program	153
10.4	Elderly Preference	153
10.5	Resident Custodians and Special Assignment Laborers	154
10.6	Occupancy by Police Officers	155
10.7	Pet Policy	157
10.8	Waiver Provision	157

Chapter 11 – Definitions 158

End of Section

CHAPTER 1: INTRODUCTION AND POLICY

1.1 Introduction

Boston Housing Authority's Mission Statement: It is the mission of the Boston Housing Authority ("*BHA*" or "*the Authority*") to provide stable, quality affordable housing for low- and moderate-income persons; to deliver these services with integrity and mutual accountability; and to create living environments which serve as catalysts for the transformation from dependence to economic self-sufficiency.

This Admissions and Continued Occupancy Policy (ACOP) describes the admission, occupancy and transfer policies by which the BHA determines eligibility for admission, selects prospective residents, assigns apartments, admits residents, and processes transfers, in a fair and nondiscriminatory manner.

This ACOP is applicable to BHA Public Housing Developments only. The BHA's Hope VI Program developments utilize a separate HUD approved admissions and occupancy system which can be obtained from the property management agent for those developments.

1.2 Statement of Nondiscrimination

1.2.1 Compliance with Federal and State Laws

It is the policy of the BHA to comply fully with existing Federal and State laws[1] protecting the individual rights of applicants, residents, or staff and any laws subsequently enacted.

1.2.2 Civil Rights and Fair Housing

The Authority does not discriminate because of race, color, sex, sexual orientation, religion, age, handicap, disability, national origin, ethnicity, familial status or marital status, in the leasing, rental, sale or transfer of apartments, buildings, and related facilities, including land that it owns or controls.[2]

---

[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

  - The Authority-wide average income: 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.

3.2.1Monitoring

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 that was the Applicant's last permanent residence, 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 an~~d~~ 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, and (4) that the unit was the Applicant's last permanent residence. The following documentation is a non-exhaustive list of documentation that may be used, in conjunction with Priority documentation ~~to~~ that establishes 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 or necessary 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:

<u>Federal Housing Programs:</u>

• 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

Field Cod

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.

---

[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. **<u>Information not subject to change</u>** – 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.

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;

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

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:** S
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09	**Federal FY of Grant**
	Replacement Housing Factor Grant No:	**Approval:**

Type of Grant

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

1	Total Non-CFP Funds	-			
2	1406 Operations (May not exceed 20% of line 20)	-	-	-	-
3	1408 Management Improvements	1,000,000		-	-
4	1410 Administration	2,000,000		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	1,205,000			
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	950,000		-	-
10	1460 Dwelling Structures	17,655,000		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	100,000		-	-
14	1485 Demolition	-		-	-
15	1492 Moving to Work Demonstration	-		-	-
16	1495.1 Relocation Costs	400,000		-	-
17	1499 Development Activities*	10,000,000		-	-
18a	1501 Collateralization or Debt Service paid by PHA	-			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-			
19	1502 Contingency (may not exceed 8% of line 20)	19,733		-	-
20	**Amount of Annual Grant (Sum of lines 2-19)**	33,329,733		-	-
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	62,000		-	-
24	Amount of line 20 Related to Security - Hard Costs	1,732,000			
25	Amount of line 20 Related to Energy Conservation Measures	6,385,000		-	-

Signature of Executive Director	Date	Signature of Public Housing Director/Office of Native American Programs Administrator	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	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
	AUTHORITY WIDE								
2-00	OPERATION	1406		-					
2-00	AUTHORITY WIDE-MIP FUNDS	1408				-	-	-	
2-00	MIS	1408		-		-	-	-	
2-00	PUBLIC SAFETY	1408		-		-	-	-	
2-00	STAFF TRAINING	1408		-		-	-	-	
2-00	INTERNAL AUDIT	1408		-		-	-	-	
2-00	ELDERLY SERVICES	1408		-		-	-	-	
2-00	OCCUPANCY	1408		-		-	-	-	
2-00	FAMILY SERVICES	1408		-		-	-	-	
2-00	COMMUNITY SERVICES	1408		-		-	-	-	
2-00	GRIEVANCE PANEL	1408		-		-	-	-	
2-00	RISK MANAGEMENT	1408		-		-	-	-	
2-00	RENT COLLECTION	1408		-		-	-	-	
2-00	VACANCY REHAB	1408		-		-	-	-	
2-00	YOUTH SERVICES	1408		-		-	-	-	
2-00	ADMINISTRATIVE	1410	6% of grant	2,000,000		-	-	-	
2-00	AUDIT	1411		-		-	-	-	
2-00	ARCH / ENG(USTs)	1430		-		-	-	-	
2-00	ARCH / ENG (Lead)	1430		-		-	-	-	
2-00	ARCH / ENG (Environmental)	1430		-		-	-	-	
2-00	ARCH / ENG (Building Envelope)	1430		-		-	-	-	
2-00	CONSULTANTS	1430		-					
2-00	CONSULTANTS(504 Compliance)	1430							
2-00	CONSULTANTS(Development)	1430		-					
2-00	ENVIROMENAL REMEDIATION	1450		-		-	-	-	
2-00	LEAD PAINT ABATEMENT	1460		-		-	-	-	
2-00	ASBESTOS ABATEMENT	1460		-		-	-	-	
2-00	VACANT UNIT REHAB	1460				-	-	-	
2-00	OFFICE EQUIPMENT	1475		-		-	-	-	
2-00	COMPUTERS	1475		-		-	-	-	
2-00	VEHICLES	1475	Replace 4 vehicles	100,000		-	-	-	
2-00	RELOCATION	1495		-		-	-	-	
2-00	RELOCATION(Lead)	1495				-	-	-	
2-00	RELOCATION(504 Compliance)	1495		-		-	-	-	
2-00	DEBT SERVICE	9000		-		-	-	-	
2-00	CONTINGENCY	1502		19,733		-	-	-	
				2,119,733		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
	CHARLESTOWN								
2-01	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	110,000		-	-	-	
2-01	ARCH / ENG HVAC	1430		40,000		-	-	-	
2-01	ARCH / ENG PLUMBING	1430		300,000		-	-	-	
2-01	ARCH / ENG ROOFS	1430		70,000		-	-	-	
2-01	HVAC	1460	Non-energy related equipment	100,000		-	-	-	
2-01	HVAC	1460	Replace five boilers	1,000,000		-	-	-	
2-01	PLUMBING	1460	Replacement of all risers, fixtures and finishes to complete bathroom modernization at an additional 213 units (extension of CFFP project)	5,200,000		-	-	-	
2-01	ROOFS	1460	Replacement of roofs at Buildings 1,2,3,6 and 7	1,400,000		-	-	-	
2-01	RELOCATION	1495	Temporary relocation of 213 families	200,000		-	-	-	
				8,420,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
LENOX STREET									
2-04	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	29,000		-	-	-	
2-04	ARCH / ENG HVAC	1430		30,000		-	-	-	
2-04	ARCH / ENG ROOFS	1430		75,000		-	-	-	
2-04	HVAC	1460	Replace two boilers, separate DHW heating and storage	250,000		-	-	-	
2-04	ROOFS	1460	Replace roofs on all buildings w/ energy-efficient "white" roofs in tandem w/ installation of photo-voltaic collectors	1,600,000					
				1,984,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	42,000		-	-	-	
2-06	ARCH / ENG HVAC	1430		40,000		-	-	-	
2-06	ARCH / ENG SECURITY	1430		5,000		-	-	-	
2-06	HVAC	1460	Replace boilers at 10-story buildings	750,000		-	-	-	
2-06	SECURITY	1460	Make all elevators and lobbies security camera ready	337,500		-	-	-	
				1,174,500		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	20,000		-	-	-	
2-11	ARCH / ENG SECURITY	1430		5,000		-	-	-	
2-11	SECURITY	1460	Make all elevators security camera ready	90,000		-	-	-	
				115,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
BEECH STREET									
2-13	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	27,000		-	-	-	
2-13	RE-DEVELOPMENT	1499	to assist in re-development of Phase I which includes 100 affordable rental units and community center space	10,000,000		-	-	-	
				10,027,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	37,000		-	-	-	
2-14	ARCH / ENG SECURITY	1430		5,000	-	-	-	-	
2-14	SECURITY	1460	Make all elevators and lobbies security camera ready	210,000	-	-	-	-	
				252,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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 / HEATH									
2-19	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	83,000		-	-	-	
				83,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	100,000		-	-	-	
2-23	ARCH / ENG PLUMBING	1430		328,000		-	-	-	
2-23	PLUMBING	1460	Replacement of all risers, fixtures and finishes to complete bathroom modernization at an additional 152 rowhouse units (extension of CFFP project)	3,648,000		-	-	-	
2-23	RELOCATION	1495	Temporary relocation of 152 families	200,000		-	-	-	
				4,276,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	85,000		-	-	-	
2-24	ARCH / ENG SITE	1430		15,000	-	-	-	-	
2-24	ARCH / ENG HVAC	1430		20,000	-	-	-	-	
2-24	SITE	1450	Additional drainage and waterproofing to area surrounding Building XY at 290 Old Colony Avenue	200,000	-	-	-	-	
2-24	HVAC	1460	Replace ventilation fans at addititional 227 units (extension of CFFP project)	125,000	-	-	-	-	
				445,000	**-**	**-**	**-**	**-**	

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:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	4,400					
						-	-	-	
				4,400		**-**	**-**	**-**	

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:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	5,700		-	-	-	
				5,700		**-**	**-**	**-**	

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:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	5,500					
						-	-	-	
				5,500		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
HOLGATE									
2-29	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	8,200		-	-	-	
2-29	ARCH / ENG SECURITY	1430		1,000					
2-29	SECURITY	1460	Make all elevators security camera ready	28,000					
				37,200	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
2-30	ARCH / ENG SECURITY	1430		2,000	-	-	-	-	
2-30	SECURITY	1460	Make all elevators security camera ready	42,000	-	-	-	-	
				54,000	**-**	**-**	**-**	**-**	

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:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	6,500					
						-	-	-	
				6,500		**-**	**-**	**-**	

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:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	5,000					
				5,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	8,300		-	-	-	
2-35	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-35	SECURITY	1460	Make all elevators security camera ready	42,000	-	-	-	-	
				52,300		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	8,500					
				8,500	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	6,500					
						-	-	-	
				6,500		**-**	**-**	**-**	

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:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	4,500					
						-	-	-	
				4,500		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	11,000		-	-	-	
2-40	ARCH / ENG SECURITY	1430		1,000	-	-	-	-	
2-40	SECURITY	1460	Make all elevators security camera ready	28,000	-	-	-	-	
				40,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
2-41	ARCH / ENG SECURITY	1430		1,000					
2-41	SECURITY	1460	Make all elevators security camera ready	28,000					
				39,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
WALNUT PARK									
2-42	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	17,000		-	-	-	
2-42	ARCH / ENG BUILDING ENV	1430		70,000		-	-	-	
2-42	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-42	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
2-42	BUILDING EXTERIOR	1460	Emergency repairs of masonry building envelope throughout	700,000		-	-	-	
				831,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	22,000		-	-	-	
2-45	ARCH / ENG SECURITY	1430		2,000	-	-	-	-	
2-45	SECURITY	1460	Make all elevators security camera ready	42,000	-	-	-	-	
				66,000	**-**	**-**	**-**	**-**	

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:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000					
				10,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
TORRE UNIDAD									
2-49	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	20,000		-	-	-	
2-49	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-49	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
				64,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
ROCKLAND									
2-50	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	7,000		-	-	-	
2-50	ARCH / ENG SECURITY	1430		2,000					
2-50	SECURITY	1460	Make all elevators security camera ready	42,000					
				51,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
2-51	ARCH / ENG SECURITY	1430		1,000		-	-	-	
2-51	SECURITY	1460	Make all elevators security camera ready	28,000		-	-	-	
				39,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	30,000		-	-	-	
2-52	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-52	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
				74,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	13,000		-	-	-	
2-53	ARCH / ENG SECURITY	1430		2,000					
2-53	SECURITY	1460	Make all elevators security camera ready	42,000					
				57,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	
PASCIUCCO									
2-54	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
2-54	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-54	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
				54,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	
LOWER MILLS									
2-57	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	18,000		-	-	-	
2-57	ARCH / ENG SECURITY	1430		1,000		-	-	-	
2-57	SECURITY	1460	Make all elevators security camera ready	28,000		-	-	-	
				47,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	16,000		-	-	-	
				16,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	
AUSONIA									
2-61	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
2-61	ARCH / ENG SECURITY	1430		2,000					
2-61	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
				54,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
2-62	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-62	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
				54,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	11,000					
						-	-	-	
				11,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	23,000		-	-	-	
2-71	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-71	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
				67,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	12,000		-	-	-	
2-72	ARCH / ENG SECURITY	1430		2,000					
2-72	SECURITY	1460	Make all elevators security camera ready	42,000					
				56,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	12,000		-	-	-	
2-77	ARCH / ENG SECURITY	1430		1,000					
2-77	ARCH / ENG HVAC	1430		40,000					
2-77	SECURITY	1460	Make all elevators security camera ready	28,000	-	-	-	-	
2-77	HVAC	1460	Replace all boilers	500,000	-	-	-	-	
				581,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	28,000		-	-	-	
2-82	ARCH / ENG UST	1430		75,000		-	-	-	
2-82	ARCH / ENG SECURITY	1430		8,000		-	-	-	
2-82	UST	1450	Remove and Replace USTs at six buildings and any related site remediation	750,000		-	-	-	
2-82	SECURITY	1460	Make all elevators security camera ready	212,500		-	-	-	
				1,073,500	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
2-83	ARCH / ENG SECURITY	1430		2,000					
2-83	ARCH / ENG HVAC	1430		40,000					
2-83	SECURITY	1460	Make all elevators security camera ready	42,000					
2-83	HVAC	1460	Replace all boilers	550,000	-	-	-	-	
				644,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	35,000		-	-	-	
2-89	HVAC	1460	Non-energy related equipment	100,000		-	-	-	
				135,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	10,000		-	-	-	
				10,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	3,000					
				3,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised1	Difference	Total Actual Cost Obligated2	Expended2	Status of Work
	COMMONWEALTH ELDERLY								
2-95	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	12,000		-	-	-	
2-95	ARCH / ENG SECURITY	1430		2,000		-	-	-	
2-95	SECURITY	1460	Make all elevators security camera ready	42,000		-	-	-	
				56,000	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	8,000		-	-	-	
2-98	ARCH / ENG SECURITY	1430		1,000					
2-98	SECURITY	1460	Make all elevators security camera ready	28,000					
				37,000		**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	7,900		-	-	-	
2-126	ARCH / ENG SECURITY	1430		1,000					
2-126	SECURITY	1460	Make all elevators security camera ready	28,000					
				36,900	**-**	**-**	**-**	**-**	

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:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	S

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	CAPITAL PLANNING SYSTEM / NEEDS ASSESSMENT	1408	Collect and input capital data into DHCD Capital Planning System	8,000		-	-	-	
2-127	ARCH / ENG SECURITY	1430		1,000					
2-127	SECURITY	1460	Make all elevators security camera ready	28,000					
				37,000	**-**	**-**	**-**	**-**	

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.

Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

(617) 988-4000
TDD (800) 545-1833 t.420

BOSTON HOUSING AUTHORITY

Leased Housing Division Administrative Plan for Section 8 Programs

William E. McGonagle
Interim Administrator

As Amended July 14, 2009

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION AND POLICY 1

1.1 Introduction 1

1.2 Statement of Nondiscrimination 1
1.2.1 Compliance with Federal and State Laws 1
1.2.2 Civil Rights and Fair Housing 1
1.2.3 Fair Admissions 2
1.2.4 Reasonable Accommodation 2
1.2.5 Domestic Violence 2

1.3 Accessibility and Plain Language 4
1.3.1 Accessible Facilities and Programs 4
1.3.2 Plain Language Paperwork 5
1.3.3 Forms of Communication other than Plain Language Paperwork 5
1.3.4 English Language Ability 5

CHAPTER 2: ADVERTISING AND OUTREACH 6

2.1 Advertising and Outreach 6
2.1.1 Marketing Policy 6
2.1.2 Marketing Purposes. 6
2.1.3 Marketing Requirements 6
2.1.4 Affirmative Marketing 7
2.1.5 Encouraging Participation in Areas of Low Poverty Concentration 9

CHAPTER 3: APPLICATIONS AND ADMISSION 11

3.1 Applications and Processing 11
3.1.1 Application Forms 11
3.1.2 Processing and Maintenance 11
3.1.3 Assignment of Application Client Control Number 11

3.2 Waiting List Administration 11
3.2.1 Generally 11
3.2.2 Opening and Closing the Waiting List 12
3.2.3 Updating the Waiting List 12
3.2.4 Selection Methods 13
3.2.5 Removal of an Application from Waiting Lists 13
3.2.6 Conversion of Project-Based to Tenant-Based Voucher 15
3.2.7 Applicant Family Break-up 15

3.3 Priority and Preference Admissions 18
3.3.1 Definition of Priority 19
3.3.2 Definition of Preference 19
3.3.3 Verification of Priority or Preference Status 19

3.3.4 Granting of Priorities and/or Preferences 19
3.3.5 Priority Categories 20
3.3.6 Admission Preference 31
3.3.7 Standard Applicants 34
3.3.8 Point System 34

3.4 Special Admissions 35

CHAPTER 4: COMMUNICATIONS AND VERIFICATION 36

4.1 Communication Preference 36
4.1.1 Communication between Applicants and the BHA 36
4.1.2 Communication between a Participant and the BHA 36

4.2 Misrepresentation of Information or Fraud 37

4.3 Verification Requirements 37
4.3.1 Verification Documentation 37
4.3.2 Verification Preference 37
4.3.3 Validity of Documentation and Verification 39
4.3.4 Third Party Verifications 40

4.4 Missed Appointments 40

CHAPTER 5: DETERMINATION OF ELIGIBILITY 42

5.1 Number of Vouchers Issued 42

5.2 Threshold Eligibility Requirements (Sections 5.2.1- 5.2.3) 42
5.2.1 A Family as defined by the BHA 42
5.2.2 Income eligible as defined by HUD 42
5.2.3 Past Balances Due to any Publicly Assisted Housing Program 43

5.3 Eligibility Interview (Final Eligibility) 43
5.3.1 Purpose. 43
5.3.2 Scheduling Eligibility Interview Appointment 43
5.3.3 Reassignment of Applicant to Different Priority Category 44
5.3.4 Misrepresentation of Information or Fraud 45

5.4 Family Composition 45
5.4.1 Verification of Family Composition 46
5.4.2 Determining Family Unit Size (BHA Subsidy Standards) 48

5.5 Income Eligibility and Targeting 51
5.5.1 Income Eligible Family 51
5.5.2 Targeting Requirements 52
5.5.3 Determining and Verifying Family Income 53
5.5.4 Zero Income 58

5.6 Review of Citizenship and Eligible Immigration Status 58

5.6.1 What Evidence Will Be Required. 58

5.7 Review of Criminal Offender Record Information (CORI) 60
5.7.1 Use and Maintenance of CORI 61

5.8 Required Release Forms 61

5.9 Briefing Session 62
5.9.1 Issuing Vouchers 62
5.9.2 Conducting Briefing Sessions 62

CHAPTER 6: DENIAL OF VOUCHER AND APPLICANT APPEALS 65

6.1 Denial of a Voucher 65
6.1.1 Definitions 65
6.1.2 Mandatory Denial 65
6.1.3 Discretionary Denial 66
6.1.4 Denial of Eligibility and Notice to Applicant 68
6.1.5 Consideration in Certain Denials 69

6.2 Informal Reviews for Applicants 70
6.2.1 Right to an Informal Review 70
6.2.2 Time to Request an Informal Review 70
6.2.3 Scheduling the Informal Review 71
6.2.4 Applicant Rights during the Informal Review 71
6.2.5 Due Process Requirements 71
6.2.6 Informal Review Decisions 72
6.2.7 Reversal of BHA's Determination of Ineligibility 72
6.2.8 Confirmation of the BHA's Determination of Ineligibility 72

CHAPTER 7: FINDING AND LEASING APPROVABLE HOUSING 74

7.1 Searching for Housing 74
7.1.1 Assisting the Family in Responding to Suspected Discrimination 74

7.2 Voucher Term Length, Tolling, Extension, Expiration and Withdrawal 74
7.2.1 Term Length 74
7.2.2 Expiration 74
7.2.3 Withdrawal 74
7.2.4 Voucher Suspension Policy 75
7.2.5 Extension of Search Time 75

7.3 Requests for Tenancy Approval 76
7.3.1 Intake of Requests 76
7.3.2 BHA Leasing Schedule 77
7.3.3 Providing Information to Prospective Owners 77
7.3.4 Disapproval of Owners 77

7.4 Preparing the Housing Assistance Payments (HAP) Contract and Lease 79
7.4.1 Determinations and Verification 79

7.4.2 Variations from the BHA Model Lease 79
7.4.3 Signing the HCVP HAP Contracts....80

CHAPTER 8: RENT 83

8.1 Commonly Used Rent Terms 83

8.2 Determination of Contract Rents 84
8.2.1 Mandatory Redetermination....84
8.2.2 Permitted Redetermination 84

8.3 Reasonable Rent....84
8.3.1 Point System....84
8.3.2 Assessment of Private Market Value Rents (Comparables) 85
8.3.3 Owner certification of comparability 87

8.4 Maximum Initial Rent Burden....87

8.5 Rent Exceptions....87

8.6 Rent Increases 87
8.6.1 General Procedure and Policy 87
8.6.2 Participant Approval required after BHA Approval....88
8.6.3 The rent will not be increased unless: 88
8.6.4 Date of Rent Increase. 89

8.7 Written Notice of Rent Share Change 89
8.7.1 Effective Dates of Rent Share Increases and Decreases....89

8.8 Tenant Share of Rent....90
8.8.1 BHA determination....90
8.8.2 Total Tenant Payment....90
8.8.3 Maximum Subsidy 90
8.8.4 Tenant payment to Owner....91
8.8.5 Limit of BHA responsibility. 91
8.8.6 Utility reimbursement 91

8.9 Error Correction....92
8.9.1 Mistake discovered after Lease signed. 92
8.9.2 Retroactive only when BHA is at fault. 92

CHAPTER 9: INSPECTIONS (INITIAL, INTERIM, AND ANNUAL) 94

9.1 Inspection Performance Requirements 94
9.1.1 Generally 94
9.1.2 Quality Control 95

9.2 Initial Inspections 95
9.2.1 Apartment cannot be inspected. 95
9.2.2 Deny Request for Tenancy Approval 95

9.2.3 Length of Validity (Initial Inspection) 95
9.2.4 Time Provided for Repairs 96
9.2.5 Inspection Notice Requirements 96
9.2.6 Initial Inspection Failure 96

9.3 Annual Inspections 96
9.3.1 Scheduling Inspections (Annual) 96
9.3.2 Denial of Inspector's Access to Unit 97
9.3.3 Length of Validity 97

9.4 Interim Inspections 97

9.5 Inspection Failure (Annual and Interim) 98
9.5.1 Time Parameters for Corrections of Inspections Violations 98
9.5.2 Stopping and Resuming Payments after Interim or Annual Inspection 98
9.5.3 Re-inspection (Follow-up inspection) 98
9.5.4 HAP Contract Termination Criteria 99
9.5.5 Notice of Subsidy Termination 100
9.5.6 HQS Violations 100

9.6 Lead Paint Policy 100
9.6.1 Part I – New and Relocating Tenants 101
9.6.2 Part II - Annual and Interim Recertification 102

CHAPTER 10: RENEWAL 105

10.1 Annual Recertification 105
10.1.1 Appointment for Recertification 105
10.1.2 Determining Family's Appropriate Unit Size and Subsidy. 106
10.1.3 Additions to Family Composition 106
10.1.4 Removal of Members from Family Composition 108
10.1.5 Change the Head of Household / Co-Head of Household 108

CHAPTER 11: CONTINUED PARTICIPATION 110

11.1 Interim Recertification 110
11.1.1 Circumstances Requiring an Interim Recertification 110
11.1.2 Family Request for Interim Recertification 110

11.2 Termination of HAP Contract 110
11.2.1 Grounds for Termination 110
11.2.2 Owner breach of obligations 111

11.3 Restriction on Number of Relocates 111
11.3.1 Initial Lease Term 111
11.3.2 Exceptions to the Restriction 111
11.3.3 Issuance of a Voucher 112

11.4 Change of Ownership 112

11.5 Eviction 112

11.6 Family Absence from a Unit 112
11.6.1 Absence of up to Thirty (30) Days 112
11.6.2 Absence Greater Than Thirty (30) Days 112
11.6.3 Absence may not Exceed 180 Days 113

11.7 Family Break-Up Policy 113
11.7.1 Court Determination 113
11.7.2 BHA Determination 113
11.7.3 Notice of Proposed Subsidy Allocation 114
11.7.4 Right to Appeal BHA's Proposed Subsidy Allocation 114
11.7.5 Procedure for Informal Hearings Regarding Family Break–Up 114
11.7.6 Assistance Pending the Exhaustion of Right of Review 115
11.7.7 Recertification of Family's Income and Change in Rent Share 115
11.7.8 Non-Household Members Who Advance a Claim on Behalf of Minor or Incapacitated Household Members 115

11.8 Residual Family Policy 116
11.8.1 Qualifications for Residual Family 116
11.8.2 Calculation of Rent Once Residual Applicant Approved 116
11.8.3 Limitations of Policy 116
11.8.4 Residual Family – Right of Appeal 117

11.9 Ineligible for Continued Assistance 117
11.9.1 Income Ineligible 117
11.9.2 Resumption of the Subsidy 117
11.9.3 Termination of subsidy 117

CHAPTER 12: PORTABILITY 118

12.1 Portability Requirements for Applicant Families 118
12.1.1 Applicant Families Residing Outside of Massachusetts 118
12.1.2 Applicant Families within BHA Jurisdiction 118

12.2 When an Assisted Family Moves Into the BHA Jurisdiction 119
12.2.1 BHA Procedure for Receiving Families 119
12.2.2 Absorb or Administer 119
12.2.3 Extensions and Suspensions of a Portable Voucher 120
12.2.4 On-going Responsibilities of the Receiving PHA 121

12.3 When an Assisted Family Moves out of the BHA Jurisdiction 121
12.3.1 Family Interest in Portability 121
12.3.2 Decision to Move Outside BHA Jurisdiction 121
12.3.3 Selecting the Receiving PHA 122
12.3.4 Limitations on Moving 122

12.4 Portability Terminations 122

12.5 Claims by Another PHA 122

12.6 Portability Billing Requirements....123
12.6.1 Summary of Portability Billing Deadlines....123

CHAPTER 13: TERMINATION OF ASSISTANCE....125

13.1 Definitions....125
13.1.1 Drug Related Criminal Activity....125
13.1.2 Violent Criminal Activity....125
13.1.3 Termination Due to Domestic Violence....125

13.2 Mandatory Termination....125
13.2.1 Eviction for Lease Violations....125
13.2.2 Consent Forms....125
13.2.3 Evidence of Citizenship....125
13.2.4 Manufacture of Methamphetamine....126

13.3 Discretionary Termination....126
13.3.1 Consideration of Circumstances....126
13.3.2 Eviction from Federally Assisted Housing....127
13.3.3 Termination of Assistance....127
13.3.4 Debt to Housing Authority....127
13.3.5 Fraud....127
13.3.6 Drug Related Criminal Activity....127
13.3.7 Alcohol Abuse....128
13.3.8 Behavior towards BHA staff....128
13.3.9 Violation of Family Obligations....128

13.4 Termination of Assistance Due to Lack of Adequate Funding....128
13.4.1 Background....128
13.4.2 Excluded Families....129
13.4.3 Determining Families to be Terminated....129
13.4.4 Resumption of Terminated Subsidies....129

13.5 Family Obligations....129
13.5.1 Tenants Informed of Family Obligations....129
13.5.2 HCVP Family Obligations....130

13.6 Procedure for Terminating Assistance....133
13.6.1 Consideration of Circumstances....133
13.6.2 Proposed Termination Notice....133
13.6.3 Failure to Respond to Termination Notice....134
13.6.4 Reinstatement after Failure to Request a Hearing....134
13.6.5 Private Conference....134

13.7 Informal Hearings for Participant Families....134
13.7.1 When an Informal Hearing must be offered to a Family....134
13.7.2 When an informal hearing is not required....135
13.7.3 Notice to the Family to Request an Informal Hearing....135
13.7.4 Expeditious Hearing Process....135
13.7.5 Hearing Procedures....136

CHAPTER 14: PROGRAMS ADMINISTERED BY THE LEASED HOUSING DIVISION AND SPECIAL HOUSING TYPES 139

14.1 Family Unification Program 139
14.1.1 General Description 139
14.1.2 Goals of the FUP 139
14.1.3 DSS Role in the FUP 139
14.1.4 Placement Definitions that Qualify Families for FUP 139
14.1.5 Identifying Eligible Family Unification Program Families 140

14.2 Non-Elderly Disabled Housing Program (Mainstream Program) 140

14.3 Family Self-Sufficiency (FSS) Program 141
14.3.1 Introduction 141
14.3.2 Eligibility and Recruitment 141
14.3.3 Individual Training & Service Plan (IT&SP) and FSS Contract 142
14.3.4 Monitoring/Case Management 142
14.3.5 Escrow Account 142
14.3.6 Portability 143
14.3.7 FSS Contract Compliance 144
14.3.8 FSS Contract Completion 145
14.3.9 FSS Program Coordinating Committee 146

14.4 Designated Housing Vouchers 146
14.4.1 Families Eligible for Designated Housing 146

14.5 Skinner Program 146

14.6 Special Housing Types 147
14.6.1 Shared Housing 147
14.6.2 Cooperative Housing 148
14.6.3 Manufactured Home 148
14.6.4 Single Room Occupancy Housing 149
14.6.5 Group Homes 149
14.6.6 Congregate Housing 150

14.7 HUD-VASH Program 150
14.7.1 Background 150
14.7.2 Identification of HUD-VASH Vouchers 151
14.7.3 Family Eligibility and Selection 151
14.7.4 Civil Rights and Reasonable Accommodation 151
14.7.5 Income Eligibility 151
14.7.6 Initial Term of the Voucher 151
14.7.7 Initial Lease Term 151
14.7.8 Ineligible Housing 152
14.7.9 Portability of HUD-VASH Vouchers 152
14.7.10 Case Management Requirements 152
14.7.11 Transfer from HUD-VASH to Tenant-Based Assistance 153
14.7.12 Project Based-Assistance of HUD-VASH Vouchers 153
14.7.13 Section Eight Management Assessment Program 154
14.7.14 Reporting Requirements 154

CHAPTER 15: PROJECT-BASED VOUCHER (PBV) PROGRAM 155

15.1 General 155
15.1.1 BHA Administration of the PBV Program 155
15.1.2 Description of the PBV Program 155
15.1.3 Goal of the PBV Program 155
15.1.4 Maximum Amount of PBV Assistance 155

15.2 Selection of PBV Owner Proposals 155
15.2.1 Owner Proposal Selection Procedures 156
15.2.2 Subsidy Layering Review (SLR) Prohibition of Excess Public Assistance 156
15.2.3 Cap on Number of PBV Units in each Building 157
15.2.4 Site Selection Standards 159
15.2.5 BHA PBV Site Selection Policy 161
15.2.6 Environmental Review 161
15.2.7 BHA-owned Units 162

15.3 Dwelling Units 163
15.3.1 Housing accessibility for persons with Disabilities 163
15.3.2 Inspecting Units 163
15.3.3 Requirements for Rehabilitated and Newly Constructed Units 165
15.3.4 Purpose and content of the Agreement to enter into HAP Contract 165
15.3.5 Conduct of New Construction and Rehabilitation Work 166
15.3.6 Completion of Housing 167

15.4 Housing Assistance Payments Contract 169
15.4.1 Purpose of HAP Contract 169
15.4.2 HAP Contract information 169
15.4.3 When HAP Contract is Executed 170
15.4.4 Term of HAP Contract 170
15.4.5 HAP Contract Amendments 172
15.4.6 Condition of Contract Units 172
15.4.7 Owner Responsibilities 173
15.4.8 Owner Certification 173

15.5 Occupancy 174
15.5.1 How Participants are Selected 174
15.5.2 Waiting List Administration 175
15.5.2 BHA Information for Accepted Family 185
15.5.3 Leasing of Contract Units 185
15.5.4 Referral of Applicants to BHA and Filling Vacant Units **Error! Bookmark not defined.** **Error! Bookmark not defined.**
15.5.5 Tenant Screening and Eligibility ..... **Error! Bookmark not defined.** **Error! Bookmark not defined.**
15.5.6 Lease 186
15.5.7 Owner Termination of Tenancy and Eviction 188
15.5.8 Security deposit: amounts owed by tenant 188
15.5.9 Overcrowded, under-occupied, and accessible units 189
15.5.10 Family right to move 190
15.5.11 When occupancy may exceed 25-percent cap 191

15.6 Rent to Owner 191
15.6.1 Determining the Rent to Owner 191
15.6.2 Redetermination of Rent to Owner 193
15.6.3 Reasonable Rent 194
15.6.4 Other Subsidy: Effect on Rent to Owner 195
15.6.5 Rent to Owner: Effect of Rent Control and Other Rent Limits 196
15.6.6 Payment to Owner 196
15.6.7 Vacancy Payment 197
15.6.8 Tenant Rent; Payment to Owner 197
15.6.9 Other Fees and Charges 198

CHAPTER 16: HOMEOWNERSHIP OPTION 201

16.1 INTRODUCTION 201
16.1.1 Why Participation in the Family Self-Sufficiency Program? 202
16.1.2 Keys to a Successful Section 8 Homeownership Program 204

16.2 Eligibility 204
16.2.1 How to Qualify for Homeownership Assistance 204
16.2.2 Family be a First-Time Homeowner 205
16.2.3 Minimum Income Requirement 206
16.2.4 Family Employment 208
16.2.5 Participation in the BHA's Family Self-Sufficiency Program 208
16.2.6 Other Eligibility Criteria 209

16.3 Application Process 210

16.4 Homeownership Counseling 211

16.5 Briefing Session 212

16.6 Homeownership Voucher Term 213

16.7 Requirement for an Attorney and Recommendation for a Buyer's Agent 213

16.8 Eligible Homes 213

16.9 Down Payments 213

16.10 Inspections 214

16.11 Financing and Purchasing Requirements 215

16.12 Homeownership Housing Assistance Payment (HAP) 216

16.13 Continued Participation 218

16.14 Statement of Homeowner Obligations 218

16.15 Maximum Term of Assistance 220

16.16 Relocation with Homeownership Assistance 220

16.17 Defaults 221

16.18 Prohibition of Ownership in a Second Residence 221

16.19 Automatic Termination of Homeownership Assistance 221

16.20 Single Downpayment Assistance Program 221

CHAPTER 17: GENERAL ADMINISTRATIVE PROCEDURES 224

17.1 Fraud and Criminal Acts Against the BHA 224
17.1.1 Fraud Defined 224
17.1.2 Fraud by a Family 224
17.1.3 Owner Fraud and Program Abuse 224

17.2 Special BHA Analyses 225
17.2.1 Analysis of Utility Costs 225
17.2.2 Analysis of Rental Opportunities 225
17.2.3 Housing Assistance Payments Register Review 225
17.2.4 Revising the Payment Standard; Affordability Adjustments 225

17.4 Periodic Review of Administration 226

17.5 Administration of Vouchers in Accordance with HUD NOFA. 226

CHAPTER 18: GLOSSARY 227

Appendix A: MODERATE REHABILITATION ADMINISTRATIVE PLAN

CHAPTER 1: INTRODUCTION AND POLICY

1.1 Introduction

It is the goal of the Boston Housing Authority ("BHA" or "the Authority") to make rental subsidies accessible so interested and eligible families can afford safe, decent, and sanitary housing; to provide these housing services with integrity and mutual accountability; and create housing situations which will serve as catalysts for the transformation from dependence to economic self-sufficiency.

This Administrative Plan describes Admission, Participation, and Termination policies by which the BHA determine eligibility, selects prospective Participants, approves Apartments and Owners, determines rents, and terminates subsidies, in a fair and non-discriminatory manner.

This Administrative Plan applies to all programs funded by the Housing Choice Voucher Program ("HCVP") Annual Contributions Contract, and including Family Self-Sufficiency ("FSS"), Homeownership, Mainstream, and the Project-Based Voucher ("PBV") and Certificate programs, Designated Housing Vouchers, Enhanced Vouchers, and Relocation Vouchers. Appendix A of this Administrative Plan covers the Moderate Rehabilitation Program.

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, Participants, or staff, as well as any laws subsequently enacted.

1.2.2 Civil Rights and Fair Housing

The BHA 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 of Apartments in connection with the HCVP.[2]

---

[1] Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 C.F.R. 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 C.F.R. part 107; Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 C.F.R. part 8; the Age Discrimination Act of 1975 and the implementing regulations at 24 C.F.R. part 146; and the implementing regulations at 24 C.F.R. parts 100,108,110, and 121. Title II of the Americans with Disabilities Act and the implementing regulations at 28 C.F.R. part 35 and M.G.L. Chapter 151B.

[2] See M.G.L. Chapter. 151B, § 4 and 42 U.S.C. § 3601

The BHA shall not, because of race, color, sex, sexual orientation, religion, ethnicity, age, handicap, disability, national origin, familial status, or marital status:

(a) Deny to any Family the opportunity to apply for housing, or deny to any qualified Applicant the opportunity to lease housing suitable to his/her needs;

(b) Provide housing which is different from that provided to others except as required or permitted by law and in accordance with this Administrative Plan;

(c) Subject any person to segregation or disparate treatment;

(d) Restrict a person's access to any benefit enjoyed by others in connection with a program covered by this Administrative Plan;

(e) Treat a person differently in determining eligibility or other requirements for Admission except in accordance with this plan;

(f) Deny a person access to the same level of services available to other similarly situated individuals; or

(g) Deny a person the opportunity to participate in the Resident Advisory Board ("RAB") or any similar successor group that is an integral part of programs covered by this Administrative Plan.

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 that have a Head of Household or Co-Head of Household who is a Disabled Person).

Each Applicant in a particular group or category must be treated on an individual basis in the eligibility procedure set forth in this plan.

1.2.4 Reasonable Accommodation

The BHA shall change or modify its policies or procedures as a Reasonable Accommodation for a Disabled Person where it is necessary to provide that person with an equal opportunity to use and enjoy programs covered by this Administrative Plan and BHA facilities, policies, and procedures. The BHA will make Reasonable Accommodations in accordance with the BHA's Reasonable Accommodation in Rental Assistance Policies and Procedures ("RARAPP").

1.2.5 Domestic Violence

It is the policy of BHA to assist victims of Domestic Violence, Dating Violence, or Stalking who are otherwise eligible for the HCVP, to access and retain safe and affordable housing. The BHA follows the provisions

listed below and those in the BHA Violence Against Women Act (VAWA) Policy when considering the denial or termination of assistance of a victim of Domestic Violence, Dating Violence, or Stalking. See also BHA VAWA Policy.

(a) That an Applicant or Participant is or has been a victim of Domestic Violence, Dating Violence, or Stalking, is not an appropriate basis for denial of program assistance or for denial of admission, if the Applicant otherwise qualifies for assistance in accordance with this plan.

(b) An incident or incidents of actual or threatened Domestic Violence, Dating Violence, or Stalking will not be construed as a serious or repeated violation of the Lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

(c) Criminal Activity directly relating to Domestic Violence, Dating Violence, or Stalking, engaged in by a member of a tenant's household or any guest or another person under the household member's control shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate member of the tenant's Family is the victim, or threatened victim of that Domestic Violence, Dating Violence, or Stalking.

(i) Notwithstanding clause (c), an Owner may bifurcate a Lease under this section, in order to evict, remove or terminate assistance to any individual who is a tenant or a lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating the assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

(ii) Nothing in clause (c) may be construed to limit the authority of the BHA or the Owner, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the Household members where there is a Family Break-up. See also Section 11.7; Family Break-up Policy.

(iii) Nothing in clause (c) limits any otherwise available authority of an Owner to evict or the BHA to terminate assistance to a tenant for any violation of a Lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided the Owner does not subject an individual who is

or has been a victim of Domestic Violence, Dating Violence, or Stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

(iv) Nothing in clause (c) may be construed to limit the authority of an Owner or BHA to evict or terminate the assistance of any tenant or lawful occupant if the Owner or BHA can demonstrate an actual or imminent threat to other tenants or those employed at providing service to the property if that tenant is not evicted or the program assistance is terminated.

(d) *Verification of Status as a Victim of Domestic Violence.*

When a Family member seeks to avoid an adverse decision by the BHA on the grounds of being the victim of Domestic Violence, Dating Violence or Stalking, the BHA will require verification of the claimed incident or incidents. Verification must provided within 14 business days (*i.e.,* 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action. 14 day period may be extended for good cause.

The following documentation will be accepted for purposes of such verification:

(i) A HUD-approved form;(ii) Documentation signed and attested under penalty of perjury by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the Domestic Violence, Dating Violence or Stalking, or the effects of the abuse, described in such documentation; or

(iii) A Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

(iv) Other forms of verification as deemed acceptable by the BHA.

1.3 Accessibility and Plain Language

1.3.1 Accessible Facilities and Programs

Except as otherwise provided, no Disabled Person shall be denied the benefits of, excluded from participation in, or otherwise subjected to

discrimination because the BHA's facilities or programs are inaccessible to a person with a disability.[3]

1.3.2 Plain Language Paperwork

Documents intended for use by Applicants/Participants will be presented in accessible formats for those with vision or hearing impairments and they will be written simply and clearly to enable Applicants/Participants with learning or cognitive disabilities to understand as much as possible. Requests for accommodation with respect to BHA documents that may be required in an alternative format should be made to the Authority's Telecommunications Device for the Deaf ("TDD") phone number, Teletypewriter ("TTY") phone number, Office of Civil Rights, Occupancy Department, Leased Housing Division, 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/Participants 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/Participant to receive, interpret and explain housing materials. The BHA will pay for sign language interpreters for the hearing impaired. The BHA is not required to provide individually prescribed devices or readers for personal use or study.[4]

1.3.4 English Language Ability

If an Applicant/Participant can not understand or read English, BHA staff will read and explain documents that they would normally hand to the Applicant/Participant to be read or filled out. An Applicant/Participant who cannot read or understand English may need to be provided with an interpreter who can explain any policies or procedures. The BHA will take reasonable steps to assure meaningful access by persons with limited English ability. Such steps will include translation of common written materials into those languages frequently spoken by Applicants/Participants.

---

[3] Id.
[4] See 24 C.F.R. § 8.6(a)(1)

CHAPTER 2: ADVERTISING AND OUTREACH

2.1 Advertising and Outreach

2.1.1 Marketing Policy

It is the policy of the BHA to conduct advertising and outreach as needed to maintain an adequate application pool. As necessary, the BHA will inform present and potential Owners about the various programs through appropriate media channels. In its marketing efforts, it is the policy of the BHA to comply fully with existing Federal and State laws protecting the individual rights of Applicants, Participants, or staff as well as any laws subsequently enacted.[5]

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; deconcentration; an insufficient pool of Applicants; or any other factor which may require marketing efforts to further HCVP and BHA 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.

2.1.2 Marketing Purposes.

(a) To encourage participation and educate Owners of suitable units, especially those located outside of areas of low income or Minority concentration.[6]

(b) To inform real estate organizations and groups of interested property Owners about the HCVP Program and its many benefits.

(c) To maintain an adequate pool of Applicants.

2.1.3 Marketing Requirements

The following requirements apply to BHA marketing efforts:

(a) *Fair Housing.* Materials must comply with the Fair Housing Act requirements with respect to wording, logo, size of type, etc.

(b) *Accurate Descriptions*. Materials shall accurately describe each program, its application process, waiting list, estimated wait time, and Priority and Preference structure.

---

[5] See also section 1.2 of this Administrative Plan– "Statement of Nondiscrimination" and all subsections

[6] See 24 C.F.R. § 982.54(d)(6)

(c) *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.

(d) *Eligibility*. Marketing materials will be clear to Applicants and Applicant families, including those with physical and/or mental disabilities.

(e) *Reasonable Accommodations*. Marketing materials will include notice of the BHA responsibility to provide Reasonable Accommodations for Disabled Persons if required because of disability.

2.1.4 Affirmative Marketing

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 waiting lists.

(a) *Print Media.* As necessary, the BHA will utilize regional publications to conduct outreach to accomplish goals and to facilitate outreach to those groups identified under section 2.1.2. The publications that the BHA will use include, but are not limited to:

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	256 Marginal Street	East Boston	02128

Journal/Travel N.E.			
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 Prince St	Boston	02113
Regional Review (North End)	PO Box 1187	Saugus	01906
Sampan	200 Tremont Street	Boston	02116
Sing Tao	130 Lincoln St	Boston	02111
South Boston Online	490 Broadway	South Boston	02127
South Boston Tribune	PO Box 6	South Boston	02127
South End News	631 Tremont Street	Boston	02118
Spare Change	1151 Massachusetts Avenue	Cambridge	02138
Wade Publications, LTD	PO Box 400811	N. Cambridge	02140
West Roxbury Bulletin	1842 Center Street	West Roxbury	02132
West Roxbury Transcript	PO Box 9113	Needham	02492
World Journal	75 Kneeland Street	Boston	02111

2.1.5 Encouraging Participation in Areas of Low Poverty Concentration

The Boston Fair Housing Commission administers the MetroList Program. MetroList is a rental listing service that provides Applicants/Participants with access to information about rental housing throughout the Metropolitan Boston area. Many Owners and managers throughout the Boston area are required to list new and recently vacated units with MetroList. In addition, private Owners and property management companies are encouraged to list available units with MetroList on a regular basis. MetroList places the listings in a computer database. Furthermore, counselors are available at MetroList to assist Applicants/Participants in filling out applications and communicating with Owners and building managers.

The BHA encourages Owners to advertise with MetroList through the use of informational seminars and outreach workshops. These workshops also provide information on federal, State, and city programs that provide financial assistance for improvements and repairs. MetroList receives listings from a number of communities, many of which are in areas of low poverty concentration. The BHA also refers Participants to the MetroList.

The BHA has prepared maps that show various areas with housing opportunities outside areas of poverty or Minority concentration. The BHA has also assembled information about the characteristics of those areas that may include information about job opportunities, schools, transportation and other services in these areas. The BHA will use the maps and area characteristics information when briefing Voucher Holders about the full range of areas where they may look for housing.

CHAPTER 3: APPLICATIONS AND ADMISSION

3.1 Applications and Processing

3.1.1 Application Forms

Preliminary application forms are available at the BHA's Central Office, located at 52 Chauncy Street, Boston, in its John F. Murphy Housing Service Center, located at 56 Chauncy Street, Boston, and at other locations, as determined by the BHA. 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, ***if*** the waiting list for the program they want to apply to is open. The BHA will only accept applications by mail or hand delivery. The BHA will not accept applications by fax or email.

3.1.2 Processing and Maintenance

It is the BHA's policy to accept, process, and maintain applications in accordance with applicable BHA policy and federal regulations. The BHA will notify the Applicant upon receipt of an application whether the BHA is ordering its Waiting list by random or by a chronological a selection approach. See section 3.2.4. An Applicant shall be given a date and time stamped receipt that informs the Applicant of his/her responsibility to notify the BHA of any change of address or Family Composition and to respond to application update requests sent to them. Failure to update the BHA may result in removal of the application from the waiting list. See section 3.2.5

3.1.3 Assignment of Application Client Control Number

Each Application will be assigned a client control number when completed and received by the BHA.

3.2 Waiting List Administration

3.2.1 Generally

The BHA must select Participants from a BHA waiting list, unless they are Special Admissions. See section 3.4. The BHA will maintain a single waiting list for its HCVP tenant-based assistance program. The BHA will also maintain separate, site-based, waiting lists for each development in its Project-Based Voucher program. An Applicant who meets the preliminary qualifications may add their name to any or all waiting lists. Each waiting list must contain the following information about each Applicant:

(a) Applicant name;

(b) Family Composition (to determine the number of bedrooms the Family qualifies for under the BHA Subsidy Standards described in section 5.4.3);

(c) Whether the Family has any Elderly or Disabled members;

(d) Date and time of application;

(e) Racial and ethnic designation of each Family member;

(f) Client Control Number (see section 3.1.3); and

(g) Any approved Preference or Priority (see section 3.3).

3.2.2 Opening and Closing the Waiting List

(a) ***Opening the Waiting List***. The BHA will give at least two weeks advance public notice that a Family may apply for housing assistance before opening the waiting list. The notice must state where and when a Family should apply. The notice shall also state any limitations on the criteria for the type of Family that may apply. The notice shall be circulated in a local newspaper of general circulation, by minority media, and any other means that the BHA finds suitable. The notice shall also state the time limitation of the application period. Once a waiting list is open, the BHA must accept applications from a Family for whom the waiting list is open. Any opening of the waiting list will be publicized in accordance with the Marketing and Outreach requirements described in Chapter 2 of this Administrative Plan.

If the waiting list is open for special programs it will only be open for the purpose of accepting applications for the special programs.

(b) ***Closing a Waiting List.*** The BHA may close a waiting list anytime that the BHA determines that the Applicant pool is large enough to fill the estimated amount of available Vouchers for the next twelve (12) months. The BHA may close an entire waiting list or close only a portion, keeping part of the waiting list open to a certain Priority, or for any special programs.

During the period when the waiting list is closed, the BHA will not maintain a list of individuals who wish to be notified when the waiting list is reopened.

3.2.3 Updating the Waiting List

The BHA will update its waiting list periodically. The BHA will perform waiting list updates by removing, in accordance with section 3.2.5, the name of any Applicant:

(a) Who is no longer interested; OR

(b) No longer qualifies for housing; OR

(c) Cannot be reached by mail sent to address provided by the Applicant (i.e., mail is returned to the BHA by the post office).

3.2.4 Selection Methods

Regardless of the selection method that the BHA uses, each application will be assigned an application client control number as described in section 3.1.3.

(a) ***Lottery or Random Selection Approach***. The BHA may order its waiting list based on a random selection method. Once the application period is over and all applications are submitted, the BHA will randomly order the applications on its waiting list.

(1) *Limitation on number of applications submitted.* If the BHA believes it will receive far more Applicants than it will be able to assist within a reasonable period, then the BHA will make selection rules in advance to limit the number of applications placed on the waiting list. When the application deadline passes, the BHA will randomly select the previously determined number of applications from a pool of all applications submitted. The BHA will then randomly order the selected applications on the waiting list.

(b) ***Chronological Selection Approach***. The BHA may order a waiting list based on the date and time the application is received. The BHA will assign a chronological application client control number and date and time stamp the application when the Applicant completes the application at a BHA application-taking location.

3.2.5 Removal of an Application from Waiting Lists

An Applicant may appeal the BHA's decision to remove their application from a waiting list by requesting an informal review. A request for an appeal must be made **in writing** and must be received by the BHA within twenty (20) calendar days of the date of the notice removing the Applicant from the waiting list. The BHA will hold the files of Applicants removed from any waiting list for three (3) years.

An Applicant will be removed from the waiting lists of all programs they have selected by using the following procedure:

(a) ***Withdrawal of an Application***. The circumstances that result in the withdrawal of an Applicant's name from any or all waiting lists include:

(1) The Applicant requests **in writing** that his/her name be removed; **OR**

(2) The BHA has made reasonable efforts to contact the Applicant to determine continued interest or to schedule an interview, but has been unsuccessful in reaching the Applicant. A reasonable effort to contact the Applicant shall include, but not be limited to, 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; **OR**

(3) If an Applicant fails to keep an appointment and fails to notify the BHA**,** within ten (10) days after the date of the appointment**,** of his/her inability to keep an appointment, or the Applicant fails to supply documentation to the BHA in accordance with section 5.3.2(d); **OR**

(4) Being Denied Assistance (see Chapter 6: Denial of Voucher and Applicant Appeals).

***Note*:** If an Applicant is otherwise eligible for the tenant-based HCVP but is denied assistance for a specific project-based program because the Applicant does not meet the specific requirements for a supportive services program, the Applicant will retain their position on the tenant-based HCVP waiting list.

(5) Withdrawal Upon Becoming Housed

(i) When an Applicant becomes housed, the BHA will withdraw the Applicant from all BHA waiting lists for which the Applicant no longer qualifies for as a result of becoming housed.

(b) **Consideration of Circumstances Leading to Withdrawal** The BHA will consider a Mitigating Circumstance in determining whether the Application should be withdrawn as described above in section 3.2.5(a). Such mitigating circumstances could include a health problem, a lack of transportation, or Domestic Violence, Dating Violence, or Stalking that affected the Applicant's ability to comply with the BHA's requirements or prevented the BHA from contacting the Applicant. The Authority will also consider a Reasonable Accommodation that may be necessary for an Applicant who is a Disabled Person to keep an appointment or provide information. Consideration of a Mitigating Circumstance does not relieve the Applicant of the responsibility to provide required information or notify the BHA in writing.

(c) **Notice of Withdrawal or Ineligibility**. The BHA will send a written notice to an Applicant who is removed from a waiting list. The notice will:

(1) Inform the Applicant of the reasons for being withdrawn from the waiting list or being determined Ineligible;

(2) Advise the Applicant of the right to dispute the BHA determination of ineligibility or withdrawal by requesting an informal review within twenty (20) calendar days of the date of the notice. A request for an informal review must be in writing and must state the reason(s) for the request;

(3) Advise the Applicant that if s/he has a Disability, or is a victim of Domestic Violence, 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;

(4) Advise the Applicant of the right to contest criminal record information in accordance with federal law if that is a basis for determination of ineligibility;

(5) Provide a description of BHA's informal review process and advise the Applicant that s/he has a right to be represented by an attorney or other individual at the informal review, to review the contents of their file in advance of the hearing, to submit additional documentation and evidence at the hearing, and to request a Reasonable Accommodation.

3.2.6 Conversion of Project-Based to Tenant-Based Voucher

Upon completion of one year in the Project Based Voucher ("PBV") program, a Participant in good standing may choose to select a tenant-based Voucher. If a Voucher is not immediately available, an eligible PBV Participant will be placed on a waiting list by date and time of tenant-based Voucher request. As soon as a tenant-based Voucher becomes available, the BHA will grant the tenant-based Voucher to the eligible PBV Participants who has requested a tenant-based Voucher by date and time of request. An eligible Participant who has completed one year in the PBV program shall be granted a tenant-based Voucher before any Applicant on a waiting list is granted a Voucher.

3.2.7 Applicant Family Break-up

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) 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.

(i) 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.

(ii) 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.

(d) 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.

(e) Eligibility and Requirements

Any adult granted the Application through the Applicant Family Break-Up Policy is subject to fulfill all preliminary and final eligibility requirements governed by this Administrative Plan or its successor.

3.3 Priority and Preference Admissions

The following system of Priorities and/or Preferences will be used for new admissions.

Process Overview:

A third party must verify all requests for Priority Status. 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 determination of Eligibility.

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 detailing the information still needed to complete the review for Priority status and the submission deadline.

Applicants who do not qualify for Priority status based on a review of the documents submitted are sent (or given) a notice 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 Department of Grievances and Appeals.

Applicants will be sorted on each waiting list in accordance with any approved Priority and/or Preference(s). The ranking categories utilized by the BHA are outlined below.

3.3.1 Definition of Priority

Priority is a housing-related situation that affects an Applicant's present residential status. The BHA gives points to an Applicant with a Priority that ranks an Applicant higher on each waiting list than an Applicant 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.

3.3.2 Definition of Preference

The BHA gives preference to an Applicant on the waiting list if they qualify for one of the Preference categories listed below. See section 3.3.6. Preference points are cumulative and are added to the Applicant's 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.

3.3.3 Verification of Priority or Preference Status

The BHA will provide to each potential Applicant a description of all Priorities and Preferences that may be available. BHA will verify the Priority during the application process as part of the determination of eligibility (See section 5.2).

3.3.4 Granting of Priorities and/or Preferences

It is BHA policy that a Priority and/or Preference, as well as date and time of the application, establish placement position on a waiting list. The BHA will grant Priority and/or Preference to Applicants who are Eligible,

Qualified, and meet the definitions of the Priorities and/or Preferences (see section 3.3.5) at the time they are certified for Admission.[7] Applicants can apply for Priority status at anytime the waiting list is open.

3.3.5 Priority Categories

(a) **Super Priority.** The BHA will admit an Applicant to the Section 8 program before all other Applicants on the waiting list if:

(1) The Applicant resides in BHA public housing, AND;

(i) The Applicant Family is being temporarily displaced due to BHA rehabilitation and modernization programs; or

(ii) The Applicant or a member of the Applicant Household is in imminent danger of life threatening injuries due to providing testimony or information regarding criminal activity to a local law enforcement agency; or

(iii) The Applicant or a member of the Applicant Household is a victim of physical harassment, extreme or repeated vandalism to personal property and/or extreme and/or repeated verbal harassment, intimidation or coercion which places them in imminent danger and that cannot be expeditiously remedied in any other way; or

(iv) The Applicant or a member of the Applicant Household has been or is currently a victim of Domestic Violence, Dating Violence, or Stalking, and has a reasonable belief of risk of imminent harm if he or she remains in the current Unit and no other BHA public housing sites are an appropriate alternative, or

(v) The BHA cannot approve the Applicant's request for Reasonable Accommodation at any of the BHA's public housing sites because the request would be unreasonable, an undue financial burden, or a fundamental alteration of the program and the Applicant's Request for Reasonable Accommodation could be resolved by being assisted under the HCVP.

---

[7] If the Applicant is denied priority status and requests an informal review, the hearing officer at the review will determine the priority status at the time of certification and not at the time of the hearing. The BHA will take into consideration the individual circumstances of each Applicant.

(2) Verification Requirements:

Applicants will be asked to provide reliable documentation to show that their Family qualifies for Super-Priority as outlined in section 3.3.5(a)(1). Such verification may include the following items:

(i) A letter(s) from a Qualified Healthcare Provider describing an Applicant's physical or mental condition and specifying housing conditions required because of the condition;

(ii) 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. Documentation should verify that the 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 also describe how the accommodation being requested will overcome or alleviate those limitations;

(iii) Police reports;

(iv) Civil Rights incident reports;

(v) Copies of restraining orders;

(vi) Information on maintenance conditions;

(vii) Any other documentation that provides the BHA with evidence of Super Priority criteria.

(b) VISIONS Priority

The BHA will grant this priority to an Applicant who is referred to BHA from the City of Boston's Rental Housing Resource Center ("RHRC") as part of the Vouchers in Support of Negotiated Settlements ("VISIONS") Program.

The VISIONS priority will be limited to 25 Applicants on an initial trial basis.

(1) **The VISIONS Program**

The VISIONS Program was created by the RHRC to preserve tenancies by utilizing a limited number of Section 8 tenant-based vouchers. The RHRC will use the available

Section 8 vouchers as a negotiating tool to preserve tenancies in the City of Boston. At its discretion, the RHRC will determine where to use the Section 8 vouchers. If the RHRC, through negotiations with a property Owner, and/or a tenant organization, determines that Section 8 assistance should be granted to tenants of the subject property, the RHRC will then refer the tenants selected in accordance with its procedures to the BHA to be screened for eligibility under the Housing Choice Voucher program.

(2) **Tenant Selection**

It is the responsibility of the RHRC to select Applicants to be referred to the BHA in accordance with relevant federal, State, and local fair housing laws.

(3) **Limitation on Number of Vouchers Issued**

The VISIONS Priority is limited to the issuance of 25 Vouchers and subject to funding availability. Once the voucher is issued to a tenant, the limited pool of vouchers will be reduced accordingly, regardless of the voucher holder's relocation or termination. The BHA will permanently close the waiting list for the VISIONS Priority category once 25 vouchers have been issued to Applicants who received the VISIONS priority. The BHA will not make any exceptions to the limitation of the number of vouchers that can be issued to persons with the VISIONS Priority. The availability of vouchers through the VISIONS priority may be reevaluated depending on availability of funding and the initial success of this pilot program.

(4) **Referral Procedure**

Referrals to BHA from the RHRC must be accompanied by copies of the negotiated agreement between the Owner, the RHRC, and the tenant association which states the number of vouchers that will be issued, any outreach notices that were sent to potential Applicants, and all completed Applications that were required by the RHRC.

(5) **Eligibility Requirements of a Referred Applicant**

Once an Applicant is referred to BHA, the Applicant is subject to the same eligibility standards as required by the Section 8 HCVP regulations and this Administrative Plan. An Applicant that is denied HCVP assistance will not count against the 25 VISIONS Priority vouchers.

(6) **Opening and Closing the Waiting List for VISIONS Priority**

At anytime, in accordance with this Administrative Plan, the BHA may decide to close the waiting list for the VISIONS Priority category. It is also entirely within the discretion of the BHA to decide when to re-open the waiting list for the VISIONS program in accordance with the procedures set forth in this Administrative Plan.

(7) **Voucher Issuance Subject to Funding Availability**

The issuance of a Voucher to an Applicant who receives the VISIONS Priority is subject to funding availability.

(8) **Points**

For the purpose of placement on the HCVP waiting list, an Applicant with the VISIONS Priority will be granted 50 points.

(c) St. Joseph's Cooperative Priority One Category: Conversion of Existing 10(c) Program Units to Section 8 Housing Choice Vouchers

(1) **Purpose**

The purpose of the St. Joseph's Priority One Category ("St. Joseph's Priority") is to provide Section 8 Housing Choice Vouchers to the nine Families who reside at the St. Joseph's Cooperative, 86 Crispus Attucks Place, Roxbury, MA 02119, and are assisted under the HUD 10(c) Program.

(2) **Background**

The Section 10(c) program predates the Section 8 program, and is akin to the Section 23 program. The 10(c) program provides fixed Basic Annual Contributions ("BACs") for each Unit based on bedroom size. Program regulations do not provide for an increase in BAC payments as they do for units in other similar HUD programs. The HUD field office has no authority to increase BAC payments established in the Assistance Agreement between St. Joseph's and the BHA.

St. Joseph's and the BHA signed the original Assistance Agreement for a 20 year term on June 3, 1970. HUD guidance on the subject of the 10(c) program references "Lease Adjustment Funds", which is funding similar to an operating subsidy and helped to fund deficits that occurred when the fixed BAC payments together with other program reserves such as rental income and operating reserves

were insufficient to meet the operating costs of the units. The “Lease Adjustment Funds” were requested from HUD headquarters during the budget submission process and came out of a special funding pool which, according to HUD, may no longer exist due to the obsolescence of the Section 10(c) Program. HUD has also stated that St. Joseph’s may be one of the last Section 10(c) Programs nationally; all others having been either terminated or converted to Section 8 vouchers.

In light of the lack of funding remaining for rent increases in the Section 10(c), program HUD has requested that BHA offer Section 8 Vouchers to those persons who still reside in units assisted by the 10(c) program.

(3) **Limitations of St. Joseph’s Priority Category**

Only those persons who reside in units at St. Joseph’s Cooperative, 86 Crispus Attucks Place, Roxbury, MA 02119, whom are assisted under the HUD 10(c) Program are eligible to receive the St. Joseph’s Priority.

(4) **Advertisement and Outreach**

The BHA will directly contact the residents who reside in the 9 units assisted by the 10(c) Program located at St. Joseph’s Cooperative, 86 Crispus Attucks Place, Roxbury, MA 02119. The BHA will also publicly announce the opening and closing of the waiting list for the St Joseph’s Cooperative Priority One Category in accordance with this Administrative Plan.

(5) **Eligibility of St. Joseph’s Residents**

A resident of St. Joseph’s who responds to BHA’s initial outreach will be contacted for an eligibility appointment in accordance with the Administrative Plan.

An Applicant who receives the St. Joseph’s Priority will be considered Continuously Assisted for the purposes of income eligibility, meaning that the Applicant’s income must not exceed the HUD *low income limit*, which is set at 80 percent of the area median income. See also Section 5.5.1(b), 5.5.2(a)

An Applicant who receives the St. Joseph’s Priority on the Housing Choice Voucher Program Tenant-based Waiting List is subject to the same eligibility standards as required by the Section 8 HCVP regulations and this Administrative Plan.

(6) **Points**

For the purpose of placement on the HCVP waiting list, an Applicant with the St Joseph's Priority will be granted 50 points.

(d) Priority 1

The BHA grants Priority 1 status to an Applicant whose verified circumstances, during the final eligibility interview (see section 5.3) and prior to execution of the Lease, fall within one of the following categories:

(1) **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:

(i) A copy of the incident report from the local Fire Department or other appropriate agency who deals with disasters; **and**

(ii) 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**

(iii) Verification from the Fire department, the Inspectional Services Department, the Health Department or other appropriate agency that the dwelling Unit is now uninhabitable; **and**

(iv) The cause of the disaster if known (***Note***: 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 the BHA).

(2) **Displacement Due to Domestic Violence**, which is defined as displacement from an address where the Applicant is/was the tenant of record due to continuing actual or threatened physical violence (including sexual abuse) directed against one or more of the Household Members.

Verification must include:

(iii) Submission of a fully completed "Certificate of Involuntary Displacement Due to Domestic Violence"; **OR**

(iv) 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.

(v) Verification *will not* be considered valid unless it:

- Supplies the name of the threatening or abusive Household Member or other legal occupant of the dwelling Unit,
- 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) or continuing nature if the Applicant is still residing in the dwelling where the violence has occurred or is occurring, **or**
- Indicates that the Applicant was displaced because of the threats and/or violence and that the Applicant is in imminent danger where he/she now resides.

(iv) The Applicant must supply the name and address of the abuser **AND** provide documentation that the Applicant is/was a tenant of record

(3) **Victim of hate crime**. The Applicant or a member of the Household has been a victim of one or more hate crimes AND the Applicant Family 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:

(i) Submission of a fully completed "Certificate of Involuntary Displacement by Hate Crimes" or documentation from a law enforcement agency that the Applicant or a Household Member was a victim of such crime(s); **and**

(ii) Has vacated the dwelling because of such crime(s); **or** experienced fear associated with such crime(s) and the fear has destroyed the peaceful enjoyment of their current dwelling Unit.

(4) **Avoidance of reprisal/witness protection**: Relocation is required because: An Applicant provided information or testimony on criminal activities to a law enforcement agency; and based upon a threat assessment, a law enforcement agency recommends the relocation of the Applicant Family to avoid or minimize risk of violence against Applicant Family as reprisal for providing such information.

Verification requirements:

(i) 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**

(ii) Documentation that, following a threat assessment conducted by the law enforcement 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 Family member(s) are themselves the victims of such crimes and have provided information or testimony to a law enforcement agency.

(5) **Court-ordered no-fault eviction**: An eviction pursuant to an Order for Judgment (or Agreement for Judgment) issued by a court because of:

~~(vi)~~• Landlord action beyond the Applicant's ability to control to prevent; **and**

Formatted: Indent: Left: 2", Bulleted + Level: 1 + Aligned at: 0" + Tab after: 0.25" + Indent at: 0.25", Tab stops: 2.25", List tab + Not at 0.25" + 2.5"

~~(vii)~~• The action occurred despite the Applicant having met all lawfully imposed Lease conditions; **and**

~~(viii)~~• Displacement was not the result of failure to comply with United States Department of Housing and Urban Development ("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.

Formatted: Indent: Left: 2", Bulleted + Level: 1 + Aligned at: 0" + Tab after: 0.25" + Indent at: 0.25", Tab stops: 2.25", List tab + Not at 0.25" + 2.5"

Formatted: Indent: Left: 2", Bulleted + Level: 1 + Aligned at: 0" + Tab after: 0.25" + Indent at: 0.25", Tab stops: 2.25", List tab + Not at 0.25" + 2.5"

Verification Requirements (***ALL*** documents are required and failure to establish any one of the following elements will result in denial of Priority status):

(i) Submission of a fully completed "certificate of Involuntary Displacement by Landlord Action"; **and**

(ii) A copy of the Notice to Quit issued by the landlord or property manager; **and**

(iii) A copy of the Summons and Complaint available from the court; **and**

(iv) A copy of the Answer or other response(s) filed by the Applicant in court in response to the Complaint, if any; **and**

(v) A copy of the Judgment of the Court (or an Agreement for Judgment, Order for Judgment and Findings of Fact, or Default Judgment); **and**

(vi) If applicable, a copy of the execution issued by the court.

(vii) The information contained in the above-referenced documents must clearly establish to the satisfaction of the BHA that:

- The action taken by the landlord or property manager was beyond the Applicant's ability to control or prevent;
- The action by the landlord or property manager occurred despite the Applicant having met all previously imposed conditions of occupancy;

- Displacement was not the result of failure to comply with HUD or 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.

(6) **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:

(i) 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**

(ii) The precise reason(s) for such displacement

(8) **Other Government Action**: An Applicant 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:

(i) 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**

(ii) The precise reason(s) for such displacement

(9) **For Disabled Persons only, inaccessibility of a critical element of their current dwelling unit**: A Household Member 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 Family member with the disability.

Verification Requirements:

(i) The name of the Family member who is unable to use the critical element;

(ii) A written statement from a Qualified Healthcare Provider verifying that a Family 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

(iii) A statement from the landlord or official of a government or other agency providing service to such Disabled Person 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.

(10) **Homelessness**: A Household lacks a fixed, regular and adequate nighttime habitation OR the primary nighttime dwelling is one of the following:

- A supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters and transitional housing);
- A public or private place not designed for, or ordinarily used as, a regular sleeping place for human beings.

Note: Persons living with current BHA Participants or living with tenants in private or subsidized housing DO NOT qualify as homeless.

Verification Requirements:

(i) Submission of a "Certificate of Homelessness" fully completed by an appropriate source and 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); or

(B) A public or private place not designed or used as a regular sleeping place for human beings.

(ii) 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.

(11) **Graduates of Project-Based Units Who Have Fulfilled Supportive Service Goals**: A participant in a transitional housing program for Elderly or Disabled Persons which includes a supportive services component (for example the Shelter Plus Care Program) shall be considered to be imminently in danger of homelessness. Such a program participant shall be eligible as a Priority One Applicant if:

(1) The person has been a tenant in such a program for not less than twelve (12) months; and

(2) The person no longer requires the or completed the program's services (as determined by the program service provider); and

(3) As a result must relocate from such housing.

3.3.6 Admission Preference

An Applicant may only apply for a Preference when the waiting list is open.

Preference points are cumulative and are added to Priority points (if any) to determine an Applicant's position on a BHA waiting list. An Applicant may qualify for more than one Preference at a time.

A Priority One Applicant with a Preference will be ranked above a Priority One Applicant with no Preferences. Preferences are cumulative, so an Applicant with more than one Preference (e.g., Veterans and Displaced) will be ranked higher within his or her Priority category than an Applicant with only one Preference.

The Preference categories are described below:

(a) ***Elderly/Non-Elderly Disabled Person Preferences***

The Boston Housing Authority offers two Preference point categories for Elderly/Non-Elderly Disabled Persons. Applicants may only receive points from one of the following two Preference point categories. This Preference shall be ranked in the following order:

(1) ***Chronically Homeless/Non-Elderly Disabled Preference***

The BHA has an admission Preference for those who meet HUD's definition of Chronic Homelessness. HUD defines a chronically homeless person as an unaccompanied (single) homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

(i) Verification Requirements

(A) Disabling condition must be documented by a Qualified Health Care Provider; or

(B) Must verify homelessness as required in section 3.3.5(a)(10) and 3.3.6(d) of this Administrative Plan.

(2) ***Single Elderly or Disabled Person Preference***.

The Boston Housing Authority has an Admissions preference for a single person Applicant, who is Elderly or Disabled over other single persons. An Applicant will be given preference over an Applicant who is a Single Person who is not an Elderly or Disabled person within each waiting list Priority category.

Note: A single woman who is pregnant at the time of admission, or a Single Person who has secured or is in the process of securing the custody of any individual(s) below the age of 18, will not be considered a Single Person for the purposes of this preference.

(b) ***Veterans Preference***

A Veteran is anyone who is defined as a veteran in M.G.L ch. 4, § 7, clause 43. The word "veteran", as used in this Administrative Plan 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. Applicant Households may only receive points from one of the following point categories.

The Veterans Preference shall further be ranked in the following order:

(i) *Disabled Veterans*. Among Applicants equally in need (i.e., within the same housing Priority category), first Preference shall be given to families of a disabled Veteran whose

disability has been determined by the Veteran's Administration to be service-connected.

(ii) *Families of a Deceased Veteran*. Among Applicants equally in need, second Preference shall be given to an Applicant of a deceased Veteran whose death has been determined by the Veteran's Administration to be service-connected.

(iii) *All other Veterans.* Among Applicants equally in need, third Preference shall be given to families of all other Veterans who are not disabled or deceased.

Verification Requirement:

- Applicants claiming a Veteran's Preference must provide 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.

(c) **Working Families Preference**

(1) Definition of a Working Family:

A Family whose Head of Household or other adult member is employed full time and who has been employed for the last six months at the time of application. Full time is defined as working at least 32 hours a week.

(2) An Applicant shall be given the benefit of the Working Family preference if the head ***and*** spouse, or sole member is age 62 or older, or is a Disabled Person.

(3) Verification Requirements:

(i) Four most recent pay stubs; or

(ii) Verification from employer that Family meets the definition of a working Family.

(d) **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 that was the Applicant's last permanent residence, 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 an~~d~~ 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, and (4) that the unit was the Applicant's last permanent residence. The following documentation is a non-exhaustive list of documentation that may be used, in conjunction with Priority documentation ~~to~~ that establishes 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 or necessary by BHA.

Formatted: Indent: Left: 2", Numbered + Level: 1 + Numbering Style: a, b, c, … + Start at: 1 + Alignment: Left + Aligned at: 1" + Tab after: 1.5" + Indent at: 1.5", Tab stops: Not at 1.5"

(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.

3.3.7 Standard Applicants

Standard Applicants are Applicants that qualify for any Priority category..

3.3.8 Point System

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

Super Priority Applicants	**75 points**
VISIONS / St. Joseph's Priority	**50 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:

Chronically Homeless Preference (single, non-elderly)	**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 Preference	**1 points**

3.4 Special Admissions

Applicants may be admitted to the Housing Choice Voucher program even though they are not on the BHA's waiting list if they are part of a group targeted by HUD for special assistance. Applicants admitted as "Special Admissions" according to this section will not be counted against the income targeting requirement that a minimum of 75% of new Admissions to the BHA's Section 8 program have Family income that is thirty percent (30%) or below the Area Median Income as established by HUD. (See 24 C.F.R. § 982.203(b) for examples of assistance targeted by HUD).

CHAPTER 4: Communications and Verification

"Communication" includes both standard forms used by the BHA to obtain information from an Applicant/Participant or an Owner and information provided to an Applicant/Participant or an Owner about the program. It is the goal of the BHA to communicate well with Owners and Applicant/Participants because they are less likely to commit errors, fraud, or abuse when they have a much better understanding of program requirements and BHA expectations.

The following chapter describes the standards of communication and verification required and expected of the BHA, an Applicant or Participant, and an Owner.

4.1 Communication Preference

The BHA prefers that all communication between Families and the BHA and between Owners and the BHA be in writing. The BHA will attempt to create well designed forms to effectuate proper communication to Families and Owners and to collect all required information. The BHA will communicate with persons who have limited English ability in accordance with section 1.3.4 of this Administrative Plan.

4.1.1 Communication between Applicants and the BHA

It is the responsibility of each Applicant to inform the BHA in writing of any change in address, telephone number, Family Composition, change in Priority and or Preference, 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 a Homeless Applicant, the address of a social service agency may be used for BHA contacts; however, if the Applicant finds housing, the address must be reported to the BHA. Failure to report a change may result in withdrawal from the waiting list.

BHA will communicate with an Applicant by first class mail, except when an Applicant who is a Disabled Person requests some other form of communication (e.g., a telephone call, communication with a designated third party, etc.). A person who is Homeless and an Applicant may request that the BHA communicate with a designated third party. Failure to respond to BHA communication in the required time period may result in withdrawal of an Applicant from all waiting lists.

4.1.2 Communication between a Participant and the BHA

A Participant should communicate with the BHA in writing. It is the responsibility of the Participant to report a change in income or Family Composition in accordance with this Administrative Plan. A Participant also has an obligation to supply all required documentation for eligibility and Recertification purposes. It is in the best interest of the Participant to retain copies of any communication with BHA.

Failure to respond to BHA communication in the required time period may result in termination of the Participant's subsidy in accordance with Chapter 13 of this Administrative Plan.

4.2 Misrepresentation of Information or Fraud

The BHA considers falsification, misrepresentation, or failure to disclose information related to Admission, initial eligibility, participation, or Recertification grounds for denying Admission or terminating assistance from the HCVP. If the BHA determines that an Applicant has acted as described above, the Applicant will be precluded from re-applying for assistance with the BHA for three years from the date of the determination.

4.3 Verification Requirements

The BHA must verify and document all information concerning an Applicant/Participant's Family Composition, Annual Income, Priority status, and Preferences.

4.3.1 Verification Documentation

The BHA will maintain all documents related to eligibility/Recertification in the Applicant/Participant's file folder. Documentation used as part of the verification process may include but is not limited to:

(a) Copies of documents, where law or regulation does not require the original.

(b) Verification forms completed and signed by third parties and/or Applicant/Participant.

(c) Upfront Income Verification (UIV)

UIV is the verification of a Family's income, before or during a Recertification, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals. The BHA will maintain UIV data according to applicable Federal, State, and local law and BHA policy.

(d) Reports of all relevant interviews, telephone conversations or personal contact with or regarding the Applicant/Participant 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.

(e) All correspondence received for or on behalf of the Applicant.

4.3.2 Verification Preference

The BHA will accept verification of eligibility information in the following order of preference:

(a) **Upfront Income Verification (UIV)**

The BHA will use UIV procedures to obtain verification of tenant-reported (unreported or underreported) income.

(1) Types of Income that may be verified through UIV:

(i) Gross Wages and Salaries (Including overtime pay, commission, fees, tips, bonuses, and other compensation for personal services)

(ii) Unemployment Compensation

(iii) Welfare Benefits

(iv) Social Security Benefits (including Federal and State benefits, Black Lung benefits, and dual benefits)

(A) Social Security

(B) Supplemental Security Income (SSI)

(2) The BHA may obtain UIV through the following methods:

(i) Computer matching agreement with a federal, state, local government agency, or a private agency; or

(ii) Use of HUD's Tenant Assessment Subsystem ("TASS") or Enterprise Income Verification ("EIV"); or

(iii) Submission of direct request for income verifications to a federal, State, or local government agencies or a private agency.

(3) UIV Standards

(i) If UIV income data is less than **current** tenant-provided documentation, the BHA will use tenant-provided documents to calculate anticipated annual income.

(ii) If UIV income data is more than **current** tenant-provided documentation, the BHA will use UIV income data to calculate anticipated Annual Income **unless** the tenant provides the PHA with

documentation of a change in circumstances (i.e. change in employment, reduction in hours, etc.). Upon receipt of acceptable tenant-provided documentation of a change in circumstances, the PHA will use tenant-provided documents to calculate anticipated annual income.

(b) **Written Third Party Verification**

Written verification by a third party is always preferred. The BHA will also accept Third Party Verification from reputable online systems, including EIV and TASS, which may verify employment income or other sources of regular income. See also section 4.3.4 for more information on Third Party Verification.

(c) **Oral Third Party Verification**

Independent verification of income and/or expenses by contacting the individual income/expense source(s) supplied by the Applicant/Participant, via ***telephone*** or in-person visit. BHA staff will document in the tenant file, the date and time of the telephone call, the name of the person contacted and telephone number, along with the confirmed verified information.

This verification method is commonly used in the event that the independent source does not respond to the BHA's faxed, mailed, or e- mailed request for information in a reasonable time frame, i.e., ten (10) business days.

The BHA will also use ***telephone verifications*** when written third-party verification is incomplete or unclear.

(d) **Verification by Applicant/Participant supplied documents.**

The BHA will review documents submitted by the Applicant when: (i) 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 (ii) third-party fax or telephone verification is impossible. BHA may copy documents into the Applicant's file or list the documents and the information contained in them.

(e) **Verification by Applicant/Participant certification**.

With the approval from the Administrator or his/her designee, the BHA may choose to accept an affidavit from an Applicant regarding housing and employment history only when verification by a third party or verification by documents is impossible to obtain.

4.3.3 Validity of Documentation and Verification

(a) **Information Supplied by Applicant/Participant**. Documents supplied by an Applicant/Participant should be dated within sixty days (60) of the eligibility/Recertification interview[8].

(b) **Verification at Recertification**. Verification obtained for Recertification must be no older than 120 days at the effective date.

(c) **Information not subject to change**. BHA will verify this information (e.g. verification of age or place of birth) only once during the eligibility/Recertification process.

(d) **Verification of Eligibility must be no more than 60 days from Voucher issuance**. The BHA must receive information verifying that an applicant is eligible within the period of 60 days before the BHA issues a voucher to the Applicant. 24 C.F.R. § 982.201(e)

(e)_ **Maximum Family Share at initial Occupancy.** At initial occupancy the Family Share must not exceed 40 percent of the Family's gross income. The determination of adjusted monthly income must be based on verification information received by the BHA no earlier than 60 days before the BHA issues a voucher to the family.

4.3.4 Third Party Verifications

BHA will send third party verifications directly to the third party. The BHA may fax a verification form to a third party and request a return fax to the BHA after the form is completed. Each BHA verification form sent to a third party will include the following:

(a) Authorization from the Applicant to release the information on the BHA's General Release Form (HUD 9886) or Income Verification Form, and

(b) BHA Third-Party Verification form.

4.4 Missed Appointments

The BHA considers it a failure to attend an appointment and is not required to hold a scheduled meeting if an individual is more than one-half (1/2) an hour late for a scheduled appointment.

---

[8] See HUD Verification Guidance for the Public Housing And Housing Choice Voucher Programs (March 2004)

The BHA does not consider it a failure to keep an appointment if an individual contacts the BHA prior to the appointment to reschedule or has a reasonable excuse for missing the appointment. The BHA may use discretion to determine whether or not an excuse is reasonable. The BHA may ask the Family to supply documentation to verify their inability to attend the appointment.

CHAPTER 5: DETERMINATION OF ELIGIBILITY

5.1 Number of Vouchers Issued

At its discretion, the BHA will consider the Annual Contributions Contract ("ACC") commitment, funding availability, leasing schedule, turnover rate, historical leasing success rates, and similar factors to determine how many Vouchers should be issued.

5.2 Threshold Eligibility Requirements (Sections 5.2.1- 5.2.3)

The Applicant will be denied assistance and withdrawn from the waiting list based on information on the preliminary application if the Applicant does not meet all of the following requirements. In determining final eligibility, the BHA will consider Mitigating Circumstances including, but not limited to, being the victim of Domestic Violence, Dating Violence, or Stalking, and any request for a Reasonable Accommodation on account of a Disability. To remain on the waiting list, the Applicant must be:

5.2.1 A Family as defined by the BHA

(a) ***Definition of a Family***

(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;

(2) This definition includes single persons.[9]

(3) Other persons, including foster children, Personal Care Attendants ("PCA")[10], and members temporarily absent (including children temporarily assigned to foster care[11]), may be considered a part of the household if they are living or will live regularly with the Household.

5.2.2 Income eligible as defined by HUD

---

[9] Single persons include: a single man; 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.

[10] Personal Care Attendants do not have rights of tenancy, nor can they be considered the remaining member of a resident household unless they are found to be a licensed PCA and select one of the options in Chapter 5, section 5.4.2(g).

[11] See 24 C.F.R. § 5.403.

Persons meeting BHA income qualifications are those whose Annual Income at the time of Admission, does not exceed the income limits for occupancy established by the HUD. Income limits are posted separately in BHA offices (see sections 5.5 – 5.6). These income limits do not apply to families who are Continuously Assisted. See also section 5.5.1 for further explanation of income eligibility.

5.2.3 Past Balances Due to any Publicly Assisted Housing Program

The Applicant must not owe uncollected rent and/or miscellaneous charges**,** such as court costs, constable fees, or other related fees arising during the Applicant's receipt of benefits from any program administered by the BHA or Other Publicly Assisted Housing Program[12].

(a) 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.

(b) The BHA will have the discretion to enter into an agreement for past due balances in the case of a transfer or relocation of BHA public housing resident.

5.3 Eligibility Interview (Final Eligibility)

5.3.1 Purpose.

The purpose of the eligibility interview is to determine the Applicant's anticipated gross income, Family Composition, and appropriate Voucher Unit Size, Immigration status, Criminal Offender Record Information, and verify Priority and Preference status. The same standards to determine the Applicant's income and Family Composition in the initial eligibility interview will be used to determine the Participant's income and Family Composition for any subsequent eligibility determination or Recertification. (See Chapter 8: Renewal).

5.3.2 Scheduling Eligibility Interview Appointment

---

[12] Other Publicly Assisted Housing Program – means residence in any housing program assisted under M.G.L. ch. 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)

The Applicant must attend the eligibility interview and bring the requested information to the BHA.

(a) ***Letter of Interest***. The BHA will send a letter to an Applicant selected from the waiting list. The letter will tell the Applicant to contact the BHA and schedule a date and time for an eligibility interview with the BHA. The letter also informs the Applicant of the verified information that must be provided to the BHA in order to determine eligibility.

(b) ***Failure to respond to the Letter of Interest***. The BHA will send a letter of withdrawal (see section 3.2.5(c)) to an Applicant who does not respond to the letter of interest. If the Applicant responds to the Withdrawal letter within 10 days after failing to respond to the initial letter of interest, the BHA will schedule a final eligibility interview with the Participant. Failure to attend the final eligibility interview will result in being withdrawn from the waiting list (see section 3.2.5(c)).

(c) ***Failure to Attend the Eligibility Interview***. If the Applicant schedules an eligibility interview and misses the interview without contacting the BHA, the BHA will send the Applicant a letter of withdrawal. If the Applicant notifies the BHA in advance of the need to reschedule the appointment or contacts the BHA within 10 days of the missed appointment, the BHA will reschedule. The rescheduled eligibility interview will be considered a second and final appointment. If the Applicant misses the second and final interview, the Applicant will be sent a letter of withdrawal. (see section 3.2.3(c)).

(d) ***Deadline to supply documents***. If the Applicant does not supply all the necessary documentation at the eligibility interview, the BHA will give the Applicant up to twenty (20) days to supply all documentation to the BHA. The BHA may grant an Applicant a ten (10) day extension for good cause to supply information to the BHA. If the Applicant fails to meet the deadline to supply documents, they will be withdrawn from all waiting lists (see section 3.2.5).

(e) ***Reasonable Accommodation***. If the Applicant fails to Respond to the Letter of Interest, fails to attend the eligibility interview, or fails to supply information to the BHA, and the failure is due to Domestic Violence, Dating Violence, or Stalking or a documented Disability, the BHA may decide not to withdraw the Applicant from the waiting list (see also RARAPP).

5.3.3 Reassignment of Applicant to Different Priority Category

An Applicant will be placed in a different Priority category if the BHA determines:

(a) the Applicant's Priority status is incorrect at the time of the eligibility interview, and

(b) the Applicant is eligible for another Priority and the waiting list is open for that Priority

If, at the time of the eligibility interview, the Applicant is not eligible for any Priority category for which the waiting list is open and the waiting list is not open for standard Applicants, the Applicant will be withdrawn from the waiting list.

If the Applicant is eligible for a new Priority status and the waiting list is open for that Priority, the Applicant will be placed on the waiting list according to the date of the eligibility interview and not the date of the original application.

5.3.4 Misrepresentation of Information or Fraud

The BHA considers falsification, misrepresentation, or failure to disclose information related to Admission, initial eligibility, participation, or Recertification grounds for denying Admission to or terminating assistance from the HCVP. If the BHA determines that the Applicant has acted as described above, the Applicant will be precluded from re-applying for assistance with the BHA for three years from the date of the determination.

5.3.5 Limitation on Number of Eligibility Determinations

For each Applicant, the BHA shall only be required to determine Section 8 eligibility once every twelve (18) months unless the Applicant was denied for one or more of the following reasons:

(a) Lack of citizenship status;

(b) Past due balance owed to a publicly assisted housing program;

(c) Lack of priority status;

(d) Family income exceeds the applicable limits;

(e) Reasons directly related to substance abuse and the Applicant has now successfully completed a rehabilitation program;

(f) As a reasonable accommodation.

5.4 Family Composition

The BHA will verify Family Composition at the eligibility interview and at any interim or annual Recertification appointment.

5.4.1 Verification of Family Composition

The BHA must obtain the following information for all Applicants as applicable:

(a) **Photo Identification for the Head of Household and the Co-Head of Household**. One of the following forms of photo identification for the Head of Household and the Co-Head of Household only:

(1) Driver's License;

(2) Registry of Motor Vehicles picture ID;

(3) Passport;

(4) Student or Employer ID; or

(5) Other Photo ID acceptable to the BHA.

(b) **Proof of Birth**. One of the following proof-of-birth documents (shown in order of preference) for all Applicant Family members:

(1) Original and copies of Birth certificates;

(2) Passports;

(3) Original INS documents for eligible Non-Citizens;

(4) Other records deemed appropriate by BHA (DDG214, Statement from Social Security Administration, Original Baptismal Records); or

(5) A medical letter documenting pregnancy as well as anticipated date of birth will be required for all unborn children listed on the application.

(c) **Proof of Relationships**. One of the following proof-of-relationship documents for all Minor children or situations involving the care of adults under guardianship:

(1) Birth certificates;

(2) Court records of adoption;

(3) Court records of guardianship; or

(4) Other written documentation such as written designation from the Minor Child's parent.

(d) **Social Security Numbers**. One of the following documents may be accepted to verify Social Security Numbers (SSN):

(1) Original Social Security Card;

(2) Original Report from the Social Security Administration documenting the availability/non-assignment of a SSN (BHA will make a copy for the file); or

(3) A written statement from the Social Security Administration documenting the assigned SSN.

Family members under the age of six (6) years old do not need to provide a SSN.

No SSN or verification needs to be provided for individuals who certify that they have not been assigned a SSN. However, proof must be provided to show that no SSN was assigned.

(e) **Status as an Elderly Person**. The BHA will accept Proof of Birth (see subsection (b) above) of the Head and/or Co-Head of Household indicating an age of 62 years or older to verify that person's status as an Elderly Person.

(f) **Status as a Disabled Person**. 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 an Applicant or a Participant. However, the BHA can require verification where it is claimed that a Family member is a Disabled Person for two purposes:

(1) For the purpose of applying for Admissions Preferences and Priorities (see section 3.3.6); and

(2) For the purpose of calculating Household income and rent.

In addition, when an Applicant or Participant requests a Reasonable Accommodation on account of a disability, the BHA may require documentation as to the disability and the need to be served by an accommodation or modification. An Applicant or Participant may choose not to disclose the fact of a disability and request an accommodation; however, in this case, the BHA is not obligated to provide any such accommodation.

The following documentation will be accepted for purposes of verifying the status of a Family member as a Disabled Person:

(1) Evidence that the Applicant or Participant's sole source of income is SSI benefits, SSDI benefits or disability retirement income (see income verification below); or

(2) A certification from a Qualified Health Care Provider verifying that the Applicant or Participant meets the criteria of a Disabled Person for the Federal Housing Program (see Definitions for eligibility of Disabled Persons).

5.4.2 Determining Family Unit Size (BHA Subsidy Standards)

The following BHA Subsidy Standards have been established to determine the number of bedrooms needed for Families of different sizes and compositions. For each Family the BHA will determine the appropriate number of bedrooms under the BHA Subsidy Standards. The Family Unit Size number is entered on the Voucher issued to the Family.

The following factors are used to determine the Family Unit Size:

(a) The Head of Household (and spouse or domestic partner, if applicable), shall be entitled to one bedroom.

(b) Two persons under the age of twenty-five (25) who are of the same sex shall only be entitled to one bedroom. However, if the two persons are of different generations in their family, they will not be required to share a room.

(c) The BHA shall inform the Applicant/Participant that s/he may elect to have a Child share a bedroom with another Child of the opposite sex, if the Children's combined ages are twelve (12) or less, in order to be eligible for a smaller Voucher Unit Size.

(d) The BHA may assign an additional bedroom as a Reasonable Accommodation to a Disabled Family member.

(e) A single pregnant woman, as documented by a physician, with no other persons will be treated as a two-person Family. A pregnant woman whose Family includes other children will not be assigned an additional bedroom until the sex of the Child is determined and documented by a physician (either before or after birth). Once the sex of the Child is documented the BHA will assign the Family an additional bedroom if they are eligible.

(f) A Child who is temporarily away from the home because of placement in foster care (as documented by the Department of Social Services) is considered a member of the Family in determining Family Unit Size.

(g) Personal Care Attendant

Any Personal Care Attendant, approved to live in the Unit to care for a Family member who is Disabled or is at least 50 years of age (near-Elderly), will be counted in determining the Family Unit Size.

(1) ***Definition***:

A Personal Care Attendant ("PCA") is defined as a person who:

(i) Is determined by BHA based upon medical documentation from a Qualified Healthcare Provider to be essential to the care and wellbeing of an Elderly or Disabled Person or persons; ***AND***

(ii) May or may not reside with the Elderly or Disabled Person or persons; ***AND***

(iii) Is not obligated to support the Elderly or Disabled Person or persons; **AND**

(iv) In the case of a live-in PCA, would not be living in the Apartment except to provide the necessary supportive care; ***AND***

(v) Has no right to the Apartment as a Residual Tenant except as provided in section 11.8, ***AND***

(vi) Does not have his/her income included in the Elderly or Disabled Participant's Household for the purposes of determining total Family income and rent except as provided in section 11.8.

(2) **Personal Care Attendant Policy**

(i) Any PCA must meet the definition of a PCA as stated above.

(ii) A PCA can be a Single Person or a person with a Household (*Example*: a PCA may have his/her own children that reside with them).

(iii) No addition of a PCA and his/her Household, if applicable, shall result in overcrowding of the Apartment.

(iv) No PCA and his/her Household, if applicable, has the right to the Apartment as a Residual Tenant except as provided in Section (vii)(B) below.

(v) Any PCA and his/her Household, if applicable, must sign a waiver of residual residency status except as provided in (vii)(B) below.

(vi) Any PCA and his/her Household, if applicable, must meet the BHA's Eligibility Requirements.

(vii) Any PCA and his/her Household, if applicable, will be counted as a member of the Participant's Household composition for the purposes of determining the appropriate Apartment size ONLY.

(viii) A relative who satisfies the definition above will be notified in writing that s/he may be qualified as a PCA and may choose one of the following two options:

(A) 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

(B) S/he can qualify as a PCA, have his/her income included as part of the total Household income and retain rights as a remaining member of the Household.

(ix) Unless a PCA resides with the Family, the Family Unit Size for any family consisting of a single person must be either a zero or one-bedroom Unit, as determined under the BHA Subsidy Standards.

(h) Exceptions to the Subsidy Standards

Exceptions to the above Subsidy Standard policies may be made if the BHA determines that such an exception is justified by the sex, age, health, Disability, handicap, relationship of the Family members, or other personal circumstances. However, for a Single Person who is not a Disabled Person, or an Elderly Person, such exception will not override (g)(2)(ix) above.

(i) When a Family May Rent an Apartment Larger than the Voucher Size

The Family may select a larger Apartment if the Family is willing to pay the difference between the rent and the approved subsidy and doing so would not require the Family to pay more than 40% of the Family's Monthly Adjusted Income for rent and utilities. The requested rent must be reasonable in comparison to similar unassisted units.

(j) When a Family May Rent an Apartment Smaller than the Voucher Size

The Family may select a smaller Unit than that which is listed on the Voucher in the following instances:

(i) The Head of Household, if single, chooses to share a bedroom with another member of the Family of the same sex or with a child of the opposite sex of less than three years of age; or

(ii) There is at a least one bedroom or living/sleeping room of appropriate size for each two persons; or

(iii) The State Sanitary Code requirements are met if on member of the Family is using or will use the living area as a sleeping area instead of a bedroom.

(k) Changes in an Applicant's Family Composition.

If the Family's composition has changed since their initial application, the Family must provide verification of the change. Changes in Family Composition must be reported within thirty (30) days from the date of the change. (See also sections 11.1.1(a), 10.1.3 and 10.1.4 for more regarding changes in Family Composition). The BHA will issue a Voucher of the appropriate bedroom size based upon the Family's current composition except in cases where the relationship, age, sex, health, disability or handicap of the Family members warrants the assignment of a larger Voucher Size than that which would result from a strict application of the above criteria. These exceptions must be documented and approved by Administrator or his/her designee.

5.5 Income Eligibility and Targeting

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 HUD. The BHA posts Income limits separately in BHA offices and on its web site (www.bostonhousing.org).

5.5.1 Income Eligible Family

To be income eligible the Family must be a Family in any of the following categories:

(a) A Family with an annual gross income equal to or less than 50% of Area Median Income (which is also known as "very low-income");

(b) A low-income Family that is Continuously Assisted under the 1937 Housing Act;

(c) A low-income Family that currently resides in a BHA state subsidized public housing development, but is being displaced due to modernization or rehabilitation or other reasons due to no

fault of the Family and the Family was initially eligible for BHA state subsidized public housing;

(d) A Family residing in "expiring use" developments where the Family's household income does not exceed 80% of Area Median Income (or "low- income");

(e) A Family residing in developments which are eligible for the receipt of enhanced Vouchers according to applicable law, may be eligible for the Section 8 program as long as the Applicant's household gross income does not exceed 95% of area median income.

(f) A low-income Family that qualifies for Voucher assistance as a non-purchasing Family residing in a HOPE 1 or Hope 2 project. (Section 8(o)(4)(D) of the 1937 Act (42 U.S.C. § 1437f(o)(4)(D));

(g) A low- or moderate-income Family that is displaced as the result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low income housing as defined in 24 C.F.R. § 248.101.

(h) A low-income Family that qualifies for Voucher assistance as a non-purchasing Family residing in a project subject to a Participant homeownership program under 24 C.F.R. § 248.173.

5.5.2 Targeting Requirements

The BHA will conduct "income targeting" as required by applicable law[13] to ensure that 75% of all Section 8 tenant-based program waiting list Admissions go to Extremely Low-Income Families (those with incomes at or below 30% of the area median income). Income targeting requirements do not apply to Special Admissions (see section 3.6).

(a) ***"Continuously Assisted" families*** are not subject to the aforementioned targeting requirements and need not be at 50% of Area Median Income or below to be eligible, as long as their income is low enough to qualify for some level of subsidy assistance.

The BHA considers a Family to be Continuously Assisted under the 1937 Housing Act if the Family is already receiving assistance under any 1937 Housing Act program when the Family is admitted to the Certificate or Voucher program.

A brief interruption between assistance under one of these programs and Admission to the Certificate or Voucher program

[13] See 24 C.F.R. section 982.201(b)(2)(i)

shall not be considered a break in the continuity of assistance as long as:

(1) The Family was qualified to enter the subsequent program at the time participation in the prior program was terminated; and

(2) The interruption of assistance was not caused by the Family's willful violation of program regulations; or

(3) The termination of assistance under the earlier program was not due to the Family's violation of program regulations.

5.5.3 Determining and Verifying Family Income

During the eligibility interview and/or Recertification interview, the Applicant/Participant must certify any income, Assets, income deductions and income exclusions pertaining to an Applicant/Participant's Household. In conjunction with Applicant/Participant reported income, ***Upfront Income Verification (UIV)*** or ***third party verification*** is required to determine income eligibility and amount of the subsidy.

Income eligibility. The BHA bases Income eligibility for the program on annual gross Family income without taking into account any deductions.

Subsidy and monthly rent calculation*.* The monthly rent is determined by adding together gross income from all sources for all Family members, including income from Assets, and reducing that income by allowable deductions and income exclusions, in accordance with Federal (HUD) regulations.
See Section 4.3.3 for length of eligibility of income documentation and verification.

Projections of Annual Income shall be based on the best available information, with due consideration to the past year's income of all Family members, current income and effective date, and shall include projections for each income recipient in the household.

All forms of income, deductions, exclusions and Assets must be verified in accordance with BHA policy and HUD requirements. The following is a non-exhaustive list of information that may be accepted to verify income:

(a) **Income from Employment**

(1) *Upfront Income Verification (UIV) (See section 4.3.2*(a))

(2) A completed employment verification form (third party verification) stating the gross wages of the employee, including history or anticipated amounts of overtime or bonus to be earned by the employee, or

(2) Pay stubs showing gross income for each pay period and all deductions taken for four consecutive weeks;

(3) The income of workers employed on an irregular basis will be estimated based on verification of the best information available, with due consideration to earning ability and work history.

(4) Up to $480 of earned income of an 18-year-old or older Full-time student will be counted. The student must verify full time status with a statement on the letterhead of an accredited educational institution stating that the student is enrolled as a Full-time student at that institution.

(5) The BHA may also require the tenant to produce additional information from the Internal Revenue Service (IRS) when annual income cannot be determined from the previous sources listed in this section. The BHA may request that the tax information be sent directly to the BHA using tax form 4506-T.

(b) **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.

(c) **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

(d) **Income from operation of a business or profession**

(1) Most recent audited financial statement of income and loss;

(2) Most recent tax return showing income and/or loss from the operation of a business or profession.

(e) **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.

(f) **Income from Assets**

(1) *Definition of Assets*. Assets consist of bank accounts, trust funds, investments in stocks, bonds, certificates of deposit or money market funds, individual retirement accounts, and Keough accounts, life insurance, real property (buildings or land), or capital investments.

(2) *Actual vs. Imputed Income*. 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.

(3) 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.

(4) Estimated bank withdrawal penalties, fees, and settlement costs used to determine cash value will be determined in accordance with the Code of Federal Regulations.

(5) In the case of tenants who own real estate, the property tax assessment will be used to determine the fair market value of real estate.

(6) If the Family claims to have inaccessible Assets or a trust that is not revocable or under the control of any Family member, it is up to the Family to prove such inaccessibility with reasonable, sufficient, valid documentation. Any income distributed from the a trust or any other inaccessible asset will be considered when determining the Family's annual income.

(7) Types of verification that will be accepted for purposes of determining the value and income received from an asset include:

(i) Third Party Income Verification form filled out by a financial institution;

(ii) Original passbook for passbook savings accounts;

(iii) 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

(iv) Appraised valuations of any non-essential personal Assets such as jewelry, coin collections, antiques or classic cars.

(g) **Verification of childcare expenses or care of Disabled Family Member deductions.** This deduction is available for any ***reasonable*** childcare expenses to enable a Family member to be employed or to further his or her education. Such expenses are amounts anticipated to be paid by the Family for the care of children under 13 years of age during the period for which Annual Income is computed, but only where such care is necessary to enable a Family member to actively seek employment, be gainfully employed, or to further his or her education. The deduction will not be granted for any amount that is reimbursed.

The BHA does not consider Child Care Expenses to be reasonable if the expense exceeds 50% of the gross income derived from the job enabled by the child care.

The BHA does not consider Child Care Expenses to be reasonable if another Adult capable of providing childcare, who resides in the household, is not working or is not in school (Legally separated spouses or spouses who have abandoned their families will be considered permanently, not temporarily absent).

Verification required:

(1) 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 and proof of payment (e.g., cancelled check, money order receipt, IRS-1099 Form, etc.).

(h) **Verification of Medical Deductions**. This deduction is available to an Elderly or Disabled Family (i.e., in which the Head of Household or spouse is 62 years of age or older or is a Disabled Person). The BHA requires third party verification of the following un-reimbursed medical expenses for any Family member 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) A printout of prescription costs from a pharmacy accompanied by proof of payment by a Family member;

(4) Medical or dental bills for a Family member paid and proof of payment by a Family member.

(i) **Verification of Disability Assistance Expenses**

This deduction is available for ***un-reimbursed*** attendant care and auxiliary apparatus expenses for each member of the Family who is a Disabled Person, to the extent necessary to enable any member of the Family (including but limited to the member who is a Disabled Person) 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.

(j) **Verification of Permanent Residence at a Hospital**

The income of a Family member confined to a long-term health care facility, as well as the deductions for their care may be excluded from consideration.

(k) **Disallowance of an Increase in Annual Income for Participant Families with Disabled Members**

If a Family's income increases as a result of employment of a Participant Family member who is a Disabled Person who has not been employed for one or more years prior to employment, the BHA will not count the increase in income due to the employment for a 12 month period. During the second 12-month period after the new employment the BHA will only count 50% of the income.

The earned income disallowance is limited to a lifetime 48-month period for each Disabled Family member; that is, the disallowance applies for a maximum of 12 months of full exclusion of incremental increase, and a maximum of 12 months of phase-in exclusion during the 48-month period starting on the date of the initial exclusion.

If the period of increased income does not last for 12 consecutive months, the disallowance period may be resumed at any time within the 48-month period, and continued until the disallowance has been applied for a total of 12 months of each disallowance (the initial 12-month full exclusion and the second 12-month phase-in exclusion).

No earned income disallowance will be applied after the 48-month period following the initial date the exclusion was applied.

5.5.4 Zero Income

When an Adult Family member reports zero income, the BHA will require the Household to complete a budget or statement of financial responsibility. An investigation may also include ordering a credit report on the Family member. If the Family member owns a motor vehicle, a telephone, or has other evidence of some form of expenditures reflecting income, the Family member will be asked to explain the source of funds supporting such cash expenditures

In addition, the Family 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.

(a) Frequency of Zero Income Recertification

The BHA may require a zero income Participant to recertify every month, but at a minimum will require quarterly Recertifications, until an Annual Income is determined.

5.6 Review of Citizenship and Eligible Immigration Status

Each Applicant/Participant'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 subsidized housing is affected by Citizen or Non-Citizen status. At least one Household Member must be a Citizen or Eligible Non-Citizen.

5.6.1 What Evidence Will Be Required.

Evidence of U.S. Citizenship or "Eligible Immigration Status" will be required to be submitted for all Family members regardless of their age, except as indicated below. **If you choose not to contend that you are a Citizen or have eligible immigration status you must** complete a form electing not to contend to such status

(a) **<u>If You Are a U.S. Citizen:</u>**

A signed Declaration of U.S. Citizenship

(b) **<u>If You Are a Non-Citizen Who is Age 62 or Over</u>:**

A signed Declaration of "Eligible Immigration Status". You will also need to provide a "proof of age" document.

(c) **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*: INS I-94 Form; with one of the following annotations:

(i) "Admitted as Refugee pursuant to Section 207;"

(ii) "Section 208" or "Asylum;"

(iii) "Section 243(h)" or "Deportation stayed by Attorney General;" or

(iv) "Paroled pursuant to Section 2112(d)(5) of the INAA."

(3) *Arrival /Departure Record*: INS I-94 Form, not annotated, accompanied by one of the following documents:

(i) A final court decision granting asylum to which no appeal was taken;

(ii) A letter from an INS Asylum Officer granting asylum (if application was filed on or after October 1, 1990) or from an INS District Director (if application filed before October 1, 1990);

(iii) A court decision granting the withholding of deportation; or

(iv) A letter from an INS Asylum Officer granting withholding of deportation (if application was filed on or after October 1, 1990).

(4) *Temporary Participant Card*: INS I-688 Form, which must be annotated with the notation of either "Section 245A" or "Section 210;"

(5) *Employment Authorization Card*: 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;" or

(6) Receipt from the INS indicating Application for Issuance of a Replacement Document.

(d) Eligible Immigration Status for all Non-Citizen Family members must be verified through the INS unless there is an election not to contend or all Family members are 62 years of age or older and have submitted proof of age and a declaration of eligible non-Citizen status.

5.7 Review of Criminal Offender Record Information (CORI)

The BHA uses criminal conviction records obtained from law enforcement agencies to screen Applicants for eligibility to the HCVP. All Applicants are advised in writing that criminal activity by any Applicant may be a cause for denial to the Section 8 Program. To determine eligibility the BHA reviews a Criminal Offender Record Information ("CORI") report from the Massachusetts Criminal History Systems Board ("CHSB"), or a similar entity in another state, if the Applicant has not been residing in Massachusetts for the past two (2) years. The BHA will pay costs associated with obtaining criminal record reports.

The BHA will request CORI for an Applicant who is fourteen (14) years of age or older in accordance with State and federal law..

For the purposes of CORI certification, the BHA must verify the identity of the Applicant with a form of government-issued photographic identification (if photographic identification is unavailable the BHA may accept proof of birth). The BHA will obtain the following information on the CORI request form to ensure the correct identity of the Applicant:

- Full Name;
- Maiden name or Alias;
- Date of Birth;
- Place of Birth;
- Social Security Number (requested but not required);
- Mother's maiden name;
- Former addresses;
- Sex;
- Height;
- Weight; and
- Eye Color
- Other information as required under State or federal law.

If the BHA obtains criminal record information showing that an Applicant Family member has been convicted of a crime relevant to eligibility, the BHA will notify the Applicant of the proposed denial and provide the subject of the record and the Applicant a copy of such information, and an opportunity to dispute the accuracy and relevance of the information. The BHA may also consider evidence that any criminal activity was directly related to or resulting from incidents of Domestic Violence, Dating Violence, or Stalking as Mitigating Circumstances. The BHA will send the Applicant a letter offering the Applicant the opportunity to

provide information by mail to dispute, resolve, or mitigate the criminal record information. The BHA will also provide the Applicant and the subject of the criminal record with a copy of the criminal record and let the Applicant know which portion of the record appears to make the Family ineligible. Upon receipt of additional information from the Applicant, the BHA will review the information and inform the Applicant of the decision.

5.7.1 Use and Maintenance of CORI

The BHA will use, maintain, and destroy CORI in accordance with 803 CMR § 5.00

No BHA employee shall disseminate or retain CORI for any purpose other than that expressly permitted by law. No BHA employee shall disseminate CORI to any individual other than an individual involved in the Applicant Certification process who is expressly authorized to have access to CORI.

CORI shall be destroyed when the Applicant to whom it pertains has been housed or has received a subsidy. If an Applicant has been determined ineligible for housing or subsidy, the Applicant's CORI shall be destroyed three (3) years from the date of the application's rejection, or after all administrative and judicial proceedings concerning the rejection are exhausted, whichever is later.

An Applicant shall be determined eligible on the basis of all other HCVP criteria before eligibility is determined on the basis of CORI.

5.8 Required Release Forms

All Adult Family 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 Family member;
- Non-Citizen Rule– Verification of Consent for all Family members;
- One copy of the **CORI Release of Information** form advising the Family member that CORI will be used on all persons fourteen (14) and over; and
- The **Privacy Act Notice**.

Note: Refusal to sign these forms or other documents required to process the application, complete Recertification, or conduct screening will result in the withdrawal of the application or termination of the subsidy. 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 who has failed to provide requested documentation or to identify sources who can provide documentation which demonstrates the ability of the Family to comply with the essential obligations of the Lease or meet other eligibility requirements.

5.9 Briefing Session

If the Applicant is determined eligible for the HCVP, the BHA will provide a letter inviting them to a briefing session.

If the Applicant is ineligible, the BHA will give them a letter stating the reason for ineligibility and informing the Family of their right to request an informal review of the determination or a reasonable accommodation. The letter will also include a description of the process for obtaining such a review. Failure to attend the briefing session will result in withdrawal from the waiting list.

5.9.1 Issuing Vouchers

At the briefing session, the BHA will issue the Family a Voucher. The size of the Voucher will be in accordance with the BHA Subsidy Standards.

5.9.2 Conducting Briefing Sessions

The BHA will provide briefing sessions when necessary. Applicants may supply their own interpreter, but the BHA will take reasonable steps to assure meaningful access by Disabled Persona and persons with limited English ability in accordance with section 1.3.4 of this Administrative Plan. At the briefing session the Voucher will be issued to the Family. The instructor will orally brief the Family and supply them with an information packet regarding the rules of the program.

(a) ***Oral Briefing***. When the BHA selects a Family to participate in a tenant-based program, the BHA will give the Family an oral briefing. The briefing must include information on the following subjects:

(1) A description of how the program works;

(2) Family and Owner responsibilities; and

(3) Where the Family may Lease a Unit, including renting a dwelling Unit inside or outside the BHA Jurisdiction;

(4) For a Family that qualifies to Lease a Unit outside the BHA Jurisdiction under Portability procedures, the briefing must include an explanation of how Portability works. The BHA may not discourage the Family from choosing to live anywhere in the BHA Jurisdiction, or outside the BHA Jurisdiction under Portability procedures;

(5) If the Family is currently living in a high poverty census tract in the BHA's Jurisdiction, the briefing must also explain the advantages of moving to an area that does not have a high concentration of poor families;

(6) In briefing a Family that includes any Disabled person, the BHA must take appropriate steps to ensure effective communication in accordance with 24 C.F.R. § 8.6.

(b) ***Information packet***. When a Family is selected to participate in the program, the BHA will give the Family a packet that includes information on the following subjects:

(1) The term of the Voucher, and BHA policy on any extensions or suspensions of the term. If the BHA allows extensions, the packet must explain how the Family can request an extension;

(2) How the PHA determines the amount of the Housing Assistance Payment for a Family, including:

(i) How the PHA determines the Payment Standard for a Family; and

(ii) How the PHA determines the Total Tenant Payment for a Family.

(3) How the BHA determines the maximum rent for an assisted unit;

(4) Where the Family may Lease a Unit. For a Family that qualifies to Lease a Unit outside the BHA Jurisdiction under Portability procedures, the information packet will also include an explanation of how Portability works and the list of city of towns that the BHA services;

(5) The HUD-required “tenancy addendum” that must be included in the Lease;

(6) The form that the Family uses to request BHA approval of the assisted tenancy, and an explanation of how to request such approval;

(7) A statement of the BHA policy on providing information about a Family to prospective Owners;

(8) BHA Subsidy Standards, including when the BHA will consider granting exceptions to the standards;

(9) The HUD brochure on how to select a unit;

(10) Information on federal, State and local fair housing and equal opportunity laws, and a copy of the housing discrimination complaint form;

(11) A list of landlords or other parties known to the BHA who may be willing to Lease a Unit to the Family, or help the Family find a Unit;

(12) Notice that if the Family includes a Disabled Person, the Family may request a current listing of accessible units known to the BHA that may be available;

(13) BHA informal hearing procedures. This information must describe when the BHA is required to give a Participant the opportunity for an informal hearing; and

(14) The BHA Family Break-Up Policy and the Residual Family Policy.

CHAPTER 6: Denial of Voucher and Applicant Appeals

6.1 Denial of a Voucher

6.1.1 Definitions

(a) **Denial** means a BHA action which denies listing on the BHA waiting list, denying or withdrawing a Voucher, refusing to enter into a HAP Contract or approve a Lease or refusing to process or provide assistance under Portability procedures.

(b) **Drug Related Criminal Activity** means:

(i) The manufacture, sale, distribution, or use, or the possession with intent to manufacture, sell or distribute a controlled substance, as defined in section 102 of the Controlled Substances Act (21 U.S.C. § 802);

(ii) The use or possession (other than with intent to manufacture, sell or distribute) of a controlled substance, except that such use or possession must have occurred within one year before the date that the PHA provides notice to an Applicant to deny Admission pursuant to 24 C.F.R. § 982.553.

(c) **Violent Criminal Activity**: means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or to be reasonably likely to cause, serious bodily injury or property damage.

(d) **Denial Due to Domestic Violence.** The BHA will not deny the assistance of a Family solely for the reason of being a victim of Domestic Violence, Stalking, or Dating Violence, unless there is an actual or imminent threat to other tenants or those employed at or providing service to the property if that tenant is not denied the assistance. See also section 1.2.5.

6.1.2 Mandatory Denial

The Family <u>must</u> be denied a Voucher, even if they are otherwise eligible:

(a) If any Family Member fails to sign and submit Consent forms for obtaining information in accordance with this Administrative Plan and 24 C.F.R. part 5, subpart B and F.

(b) If any Family Member fails to submit required evidence of citizenship or eligible immigration status (or non-contending forms) in accordance with 24 C.F.R. part 5, subpart F and Section 5.6 of this Administrative Plan.

(c) If any Family Member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the Premises of federally assisted housing, the BHA will permanently prohibit Admission to the Section 8 program.

(d) If any Family Member is subject to a lifetime registration requirement under a State sex offender registration program in Massachusetts or any other State.

(e) If any Family Member has been evicted from federally assisted housing within the last three years for Drug Related Criminal Activity. However, the BHA may admit the Family if the BHA determines:

(1) That the evicted Family Member who engaged in the drug-related criminal activity has successfully completed a supervised drug rehabilitation program.

(2) That the circumstances for leading to eviction no longer exist (for example, the criminal Family Member has died or is serving a lengthy prison term).

(f) If the Family member is currently engaged in illegal use of a drug.

(g) If the BHA determines that there is reasonable cause to believe that a Family member's illegal drug use or a pattern of illegal drug use may threaten the health, safety, or right to peaceful enjoyment of the Premises by other residents.

(h) If the BHA determines that it has reasonable cause to believe that a Family member's abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the Premises by other residents.

6.1.3 Discretionary Denial

The BHA may deny a Family a Voucher, even if they are otherwise eligible, if any Family member:

(a) ***Owes uncollected rent and/or miscellaneous charges,*** such as, court costs, constable fees, or other related fees arising during the Applicant's receipt of benefits from any program administered by the BHA or Other Publicly Assisted Housing Program.

(b) Has failed to reimburse the BHA or another PHA for rent or any other amount paid to an Owner under a contract or Lease provision;

(c) Has committed fraud, bribery, or any other corrupt or criminal act in connection with any state or federal housing assistance program;

(d) Has violated any Family obligation under the Section 8 Program as stated in 24 C.F.R. § 982.551 or listed in section 13.4.2;

(e) Has breached an agreement to repay a debt to the BHA;

(f) Any Family member is currently engaged in, or has engaged in during a reasonable[14] time before the Admission:

(1) Drug Related Criminal Activity;

(i) The BHA may not deny assistance due to use or possession of a controlled substance by a Family member if the Family member can demonstrate that s/he has an addiction, has a record of an addiction, or is regarded as having an addiction to a controlled substance, and is recovering or has recovered from such addiction and does not currently use or possess a controlled substance. The BHA may require a Family member who has engaged in the illegal use of a controlled substance to submit evidence of participation in, or successful completion of, a treatment program as a condition to being allowed to reside in the Unit (see also section 6.1.5(c)).

(2) Violent Criminal Activity;

(3) Other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the Premises by other residents or persons residing in the immediate vicinity; or

(4) Other criminal activity which may threaten the health or safety of the Owner, property management staff, or persons performing a contract administration function on behalf of the BHA (including a BHA employee or a BHA contractor, subcontractor, or agent).

(g) Has engaged in or directed abusive, threatening or violent behavior toward BHA personnel;

(h) Has been evicted from federally assisted housing in the last five years; or

[14] For the purposes of this provision, reasonable will depend on the individual circumstances.

(i) If a PHA has ever terminated assistance under the program for any member of the Family.

6.1.4 Denial of Eligibility and Notice to Applicant

(a) O*pportunity to Mitigate criminal record prior to denial of eligibility*. If the BHA would otherwise deny Admission based upon information contained in an accessed criminal record, the BHA will give the Applicant Family an opportunity to mitigate or dispute the accuracy and relevance of that record in accordance with 24 C.F.R. § 982.553(d). See also section 6.1.5.

If the BHA obtains criminal record information showing that an Applicant Family member has been convicted of a crime relevant to eligibility, the BHA will notify the Applicant of the proposed denial and provide the subject of the record and the Applicant a copy of such information, and an opportunity to dispute the accuracy and relevance of the information. The BHA will send the Applicant a letter offering the Applicant the opportunity to provide information by mail to dispute, resolve, or mitigate the criminal record information. The BHA will also provide the Applicant and the subject of the criminal record with a copy of the criminal record and let the Applicant know which portion of the record appears to make the Family ineligible. Upon receipt of additional information from the Applicant, the BHA will review the information and inform the Applicant of the decision. (See also section 5.7 for more information on criminal record reports)

(b) *Notice of Denial to Applicant.* When the BHA determines, based on a preponderance of the evidence, that an Applicant Family is ineligible for one of the reasons stated above, the BHA will notify the Applicant in writing that the BHA is denying assistance for the program. The BHA will notify the Applicant of the reason for the decision and the information relied upon in reaching the decision. The notice will include:

(1) The ground(s) for denial;

(2) That the Applicant has twenty (20) days, or thirty (30) days for action taken under HUD non-citizen rule cases, to request in writing an informal review with the BHA to review denial;

(3) That the Applicant shall have a right at the informal review (see section 6.2) to review their file at the review or prior to the review, to present a defense to the adverse information, present evidence or information which might warrant an approval for Section 8 Assistance;

(4) That if an Applicant believes the adverse information is incorrect and wishes to pursue modification or correction of

the criminal record, (s)he can request that the BHA keep the Applicant's application open for 90 days for such purpose;

(5) That the Applicant has a right to request that the BHA consider a Reasonable Accommodation in evaluating said Applicant's eligibility if (s)he is disabled or handicapped as defined in 29 U.S.C. § 706(8)(B) or other applicable law.

(c) *Withdrawal*. If an Applicant is deemed ineligible for the Section 8 Program, they will be withdrawn from all Section 8 waiting lists.

6.1.5 Consideration in Certain Denials

(a) *Consideration of circumstances generally*. The BHA has the discretion to consider all of the circumstances in each case including, but not limited to, the seriousness of the offense, the extent of the criminal history, the extent of participation by Family members, and the effects that denial will have on Family members not involved in the alleged activity.

(b) *Reasonable Accommodation*. The BHA shall consider a request for Reasonable Accommodation by an Applicant who has a disability or handicap, has a record of a disability or handicap, or is perceived as having a disability or handicap. The BHA will follow its Reasonable Accommodation Policy to determine whether or not an Accommodation should be made for an Applicant who is a Disabled Person.

(c) *Mitigating Circumstances*. The BHA shall consider mitigating circumstances such as active participation in, or completion of, a supervised drug treatment program.

(d) *Admission of a portion of the Family*. The BHA may, in its discretion, admit only a portion or certain members of the Family to the HCVP, if there is sufficient evidence that the Family member who engaged in the alleged activity will not reside in the Unit or if the Head of Household certifies that the Family Member who engaged in the alleged activity will not reside in the Unit.

(e) *Project based vs. tenant-based assistance*. The BHA may consider whether the Applicant is to receive project based assistance, which has as one of its components supportive services that may be appropriate for the Applicant.

(f) *Domestic Violence.* The BHA may consider an incident or incidents directly related to Domestic Violence, Dating Violence, or Stalking as mitigating circumstances when the incident or incidents of Domestic Violence, Dating Violence, or Stalking is directly related to the reason for denial.

6.2 Informal Reviews for Applicants

6.2.1 Right to an Informal Review

Applicants who are determined Ineligible for Admission, issued a Notice of Withdrawal, or denied Priority status or Preference(s) 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);

(b) Advises the Applicant of his/her right to contest the decision in an informal review provided a written request for a hearing is received within twenty (20) calendar days of the date the Notice of Denial is issued. The 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 the CORI information in accordance with Federal and/or State law if that is the basis for determination of Ineligibility;

(d) Advises the Applicant that if s/he has a disability, not previously disclosed, that the disclosure of such condition would lead to the consideration of Mitigating Circumstances and/or a Reasonable Accommodation, if related to the disability. Advises the Applicant that if s/he requests a Reasonable Accommodation at the time of or after requesting an informal hearing, the hearing officer will make the decision regarding the accommodation;

(e) Advises the Applicant that if s/he has been the victim of Domestic Violence, Dating Violence, or Stalking, that such situations could be considered as Mitigating Circumstances if they are directly related to the negative information. Advises the Applicant that if s/he requests consideration of Mitigating Circumstances at the time of or after requesting an informal hearing, the hearing officer will make the decision regarding the circumstances;

(f) Provides a description of BHA's informal review process and advises Applicants that they have the right to be represented by an attorney or other individual at the informal review, review the contents of their file in advance of the hearing, and the right to submit additional documents and evidence and to testify at the review;

(g) The hearing officer may consider mitigating circumstances or a reasonable accommodation presented at the hearing when determining whether or not to deny the assistance of an applicant.

6.2.2 Time to Request an Informal Review

The time to request an informal review shall be twenty (20) days from the date of notice of withdrawal, denial of assistance to the Family, denial of Priority and/or Preference, denial of a place on the appropriate waiting list, or denial of issuance of a Voucher, except in Non-Citizen Rule cases where the time period shall be thirty (30) days from the date of the notice of denial of assistance for any Family member. The BHA will grant a request for a hearing when an Applicant submits a late request, but submits evidence of compelling circumstances, such as a health condition or Domestic Violence, Dating Violence, or Stalking, that prevented the Applicant from requesting a hearing within twenty (20) days.

6.2.3 Scheduling the Informal Review

When the BHA receives the Applicant's written request the Department of Grievances and Appeals ("DGA") will schedule an informal review.

(a) *Notice of Informal Review.* The DGA will notify the Applicant in writing of the date, time and place of the review. The BHA will send the notice to the Applicant's address of record. The notice shall also restate the Applicant's rights to present evidence and testify, review their file, request a Reasonable Accommodation or interpreter and right to be represented by an attorney or other individual at the hearing. The review 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 review, the hearing officer will make the decision regarding the accommodation.

(b) *Default.* The BHA will withdraw an Applicant from the waiting list if the Applicant does not attend the informal review and did not attempt to reschedule twenty-four (24) hours prior to the review. The BHA will reschedule an informal review when a Participant submits evidence of compelling circumstances that prevented the Participant attending the hearing on the scheduled date.

6.2.4 Applicant Rights during the Informal Review

During the hearing, the BHA will put forth its evidence in support of a determination of Ineligibility, Withdrawal, or denial of Priority status or Preference(s). The Applicant will have an opportunity to present evidence and testimony rebutting the basis for the BHA's determination.

6.2.5 Due Process Requirements

The informal review will conform to the following due process requirements:

(a) An employee of the BHA who did not participate in the original decision must conduct the review.

(b) The hearing officer must base the decision 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 remanded to the Leased Housing Division or Occupancy Department for reconsideration due to submission of new evidence.

(c) The Applicant and/or his/her representative has a right to inspect the file prior to the review, provided the Applicant provides BHA with written authorizations permitting the representative to have access to the contents of the Applicant's file and/or CORI.

(d) Either the Applicant or the BHA may request after close of the review that the record remain open for a reasonable time for submission of new evidence. At the discretion of the hearing officer, the date may be only extended for good cause (such as the inability of the Applicant for reasons outside his/her control to provide a particular document by the requested date). Written notice of the record being held open, the cause for an extension if any, and the date the record will close will be given to the Applicant and kept in the BHA case file.

6.2.6 Informal Review Decisions

After the informal review, all Applicants will be sent an "**Informal Review Decision**" from the BHA hearing officer. This notice shall:

(a) Provide a summary of the review;

(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;

6.2.7 Reversal of BHA's Determination of Ineligibility

If the BHA ***reverses*** the determination to deny the Applicant assistance or Priority or Preference status, the application will return to its appropriate place on the waiting list(s) for all programs previously selected by the Applicant. The BHA will restore the status or position in accordance with the determination.

6.2.8 Confirmation of the BHA's Determination of Ineligibility

(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 eighteen (18) months after the decision of Ineligibility is confirmed. This period of time may permit the Applicant and/or Household Member to correct the behavior or situation that resulted in

rejection. A shorter period, as determined by the Authority, to be appropriate under the circumstances of the rejection, or any new Application, may be allowed.

(b) Applicants who are withdrawn may submit a new Application at any time provided a waiting list is open.

(c) Applicants denied Priority Status, Preference(s), or 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.

CHAPTER 7: FINDING AND LEASING APPROVABLE HOUSING

7.1 Searching for Housing

The Housing Choice Voucher (Voucher) is the Family's authorization to search for housing. The Family receives the Voucher after the BHA selects the Family from the waiting list, determines the Family's eligibility for assistance, and conducts the program briefing. Upon issuance of a Voucher, the housing search process begins. Once the Family selects a potential Apartment, the BHA begins its process of approving or denying the assisted tenancy.

The Leasing Officer will refer a Family to special BHA housing counseling programs, if available, and non-BHA housing search assistance as appropriate. The BHA will make an Apartment listing and maps of Boston available at its central office located at 52 Chauncy St. and online at www.bostonhousing.org

7.1.1 Assisting the Family in Responding to Suspected Discrimination

When the Family believes it may have been discriminated against while attempting to find or lease a Unit, the Leasing Officer will instruct the Family to complete the HUD Discrimination Complaint Form and also file a complaint with the Massachusetts Commission Against Discrimination ("MCAD"). The BHA provides both forms to all Applicants at their briefing session. If necessary, the Leasing Officer will help the Family to complete the required discrimination forms. The Leasing Officer may also refer the Family to the BHA Office of Civil Rights for assistance in filing a discrimination complaint. Finally, the Family will be provided with the address and phone numbers of agencies which may be able to provide legal assistance including, but not limited to: Greater Boston Legal Services, the Lawyers Committee for Civil Rights, and the Greater Boston Fair Housing Center.

7.2 Voucher Term Length, Tolling, Extension, Expiration and Withdrawal

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 C.F.R. § 982.551 or section 13.4 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). If these circumstances are verified, 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) 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. Under these circumstances, the BHA may extend the Voucher term for a reasonable number of days, as determined by the BHA.

(4) If the Voucher Holder was not able to actively search for housing due to incident(s) of Domestic Violence, Dating Violence, or Stalking. Under these circumstances, the BHA will extend the Voucher term for a number of days equal to the amount of time the Voucher Holder was not able to search for housing.

(c) *Pending discrimination action*. In cases of alleged discrimination in which the Family has filed a complaint with HUD, MCAD, or a municipality's Fair Housing Commission, or has filed 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.

7.3 Requests for Tenancy Approval

7.3.1 Intake of Requests

The Family must submit the Request for Tenancy Approval ("RTA") and Rent Roll forms to their Leasing Officer. The Head of Household and the Apartment Owner or the Owner's authorized agent must sign these

documents. The BHA will only accept and process one RTA per Voucher Holder at a time.

7.3.2 BHA Leasing Schedule

The BHA will have a leasing schedule which will indicate to the Owner and the Family what date a Lease, inspection approval, and all required HUD paperwork must be completed, so the Family can be leased up the following month. The BHA has discretion to make exceptions to the leasing schedule where the Family provides proof of extenuating circumstances.

7.3.3 Providing Information to Prospective Owners

Upon request, the BHA will provide the prospective HCVP Owner with the following information provided that the Family signs an authorization of release of information form:

(a) the Family's current and prior address as shown in BHA records; and

(b) the name and address (if known to the BHA) of the Owner at the Family's current and prior address;

This information will only be provided when an authorization for the release of information is completed and signed by the Participant. Requests for this information are submitted together with the Request for Tenancy Approval. This request will indicate the Owner's name and the address to which the BHA must send the information. This information will <u>not</u> be given over the telephone.

The BHA does not screen tenants with respect to their Family history or suitability for tenancy. Screening is the responsibility of the Owner.

7.3.4 Disapproval of Owners

(a) The BHA must not approve an assisted tenancy if the BHA has been informed that the Owner has been debarred, suspended or subject to limited denial of participation under 24 C.F.R. part 24.

(b) When directed by HUD, the BHA must not approve an assisted tenancy if:

(1) The Federal Government has initiated an administrative or judicial action against the Owner for violation of the Fair Housing Act or other Federal equal opportunity requirements or if such action is pending.

(2) A court or administrative agency has determined that the Owner has violated the Fair Housing Act or other federal equal opportunity requirements.

(c) The BHA may use its discretion to deny approval of an assisted tenancy for any of the following reasons:

(1) The Owner has violated obligations under a HAP Contract;

(2) The Owner has committed fraud, bribery, or any other corrupt criminal act in connection with any federal housing program;

(3) The Owner has engaged in any Drug Related Criminal Activity or any Violent Criminal Activity;

(4) The Owner has a history of non-compliance with HQS (chronic sub-standard conditions) for units Leased under the tenant-based programs, or with applicable housing standards for units Leased with project-based Section 8 assistance or Leased under any other federal housing program;

(5) The Owner has failed to terminate the tenancy or notify the BHA of the termination of a tenant's units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the Household, a guest or another person under the control of any member of the Household that:

(i) Threatens the right to peaceful enjoyment of the Premises by other residents; or

(ii) Threatens the health or safety of other residents, of employees of the BHA, or of Owner employees or other persons engaged in management of the housing; or

(iii) Threatens the health or safety of, or the right to peaceful enjoyment of their residences, by persons residing in the immediate vicinity of the Premises; or

(iv) Is Drug-Related Criminal Activity or Violent Criminal Activity.

(6) The Owner has a history or practice of renting units that fail to meet State or local housing codes, or;

(7) The Owner has not paid State or local real estate taxes, fines or assessments.

(d) The BHA must not approve a Unit if the Owner is the parent, child, grand-parent, grandchild, sister, brother, of any member of the

Family, unless the BHA determines that approving the Unit would provide a Reasonable Accommodation for a Family member who is a Disabled Person. This restriction applies at the time a Family initially receives tenant-based assistance for occupancy of a particular Unit, but does not apply to BHA approval of a new tenancy with continued tenant-based assistance in the same Unit.

(1) In cases where the Owner and a prospective tenant Family member bear the same last name, the BHA may, at its discretion, require the Family and or Owner to verify (i.e. birth certificates, marriage license etc.) that they are not related to each other in any way.

(e) Nothing in this section is intended to give any Owner any right to participate in the program.

(f) For the purposes of this section an Owner includes a principal or other interested party with respect to the Unit.

7.4 Preparing the Housing Assistance Payments (HAP) Contract and Lease

7.4.1 Determinations and Verification

(a) Upon inspection approval and acceptance of the negotiated rent amount, the Leasing Officer will do the following:

(1) Designate the Lease initiation date in accordance with the BHA Leasing Schedule (see section 7.3.2);

For example: For a Lease initiation date of February 1st the BHA must receive an Inspection approval on or before January 3rd. If the inspection approval is received after January 3rd, then the Lease initiation date will be March 1st.

(2) Make sure the correct "Utility Allowance" was provided on the Rent Approval Form and the Family's share of the rent and utilities;

(3) The Leasing Officer will encourage the Owner to use the BHA's HCVP model Lease. The HCVP model Lease is available on the BHA web site www.bostonhousing.org). If the Owner chooses not to use the BHA HCVP model Lease then he must submit a private market Lease in accordance with section 7.4.2 of this Administrative Plan.

7.4.2 Variations from the BHA Model Lease

(a) *Amendments to the Model Lease*. Variations from the BHA Model Lease must be in a written, standard form used by the Owner in the locality, must comply with state and local law (unit Owners will certify to this by signing the required HAP Contract), and apply to

the unassisted tenants in the same property. Amendments are subject to the approval of the BHA.

(b) *Private Market Leases*. If an Owner chooses to use his or her own Lease or to include additional Lease terms, the Administrator or his or her designee will review the documents to ensure they are in accordance with state and local laws. Use of a private market lease is subject to BHA approval. A Private Market Lease must comply with the Attorney General's landlord-tenant regulations.

The Participant or the Owner must provide Private Market Lease to the BHA at the time the Participant gives the BHA the "Request for Tenancy Approval."

The HUD Tenancy Addendum must be executed and attached to all Leases.

The BHA private market lease rider will be attached to all private market leases to establish that the Lease will continue in month to month successive terms after the initial term stated in the Lease. The lease may not be terminated without cause even when the lease becomes a month to month agreement.

In accordance with federal regulations, the Owner's standard form Lease must include:

(1) The names of the parties;

(2) The term of the Lease;

(3) Which utilities and appliances are supplied by the Owner and which are supplied by the Family;

(4) If any security deposit is collected and the amount of any such security deposit; and

(5) Any additional document(s) required by the BHA, if applicable

7.4.3 Signing the HCVP HAP Contracts

(a) *Lease and Contract*. The Head and Co-Head of Household and the Owner must sign the Lease and a HUD Tenancy Addendum. The Owner must sign a HAP Contract with the BHA. The tenant must have legal capacity to enter a lease under State and local law. "Legal capacity" means that the tenant is bound by the terms of the lease and may enforce the terms of the lease against the Owner. See also, Chapter 18 for the Definition of an Emancipated Minor.

(b) *Proof of Ownership*. The Owner must provide proof of Ownership (as filed in the Commonwealth of Massachusetts Registry of Deeds) of the assisted Unit. If the deed is over ten (10) years old, the BHA will require that the Owner supply a current tax bill. Any Owner who has recently purchased the property must provide a certificate or letter prepared by and from an attorney present at the closing, certifying the date, time and instrument number of filing at the applicable Registry of Deeds. The Owner must also execute the HAP Contract and the Owner/Agent Data Form.

(1) The BHA may use its discretion to accept other legal documents as proof of Ownership.

(c) The BHA must request from the Owner, a copy of the Owner's IRS Form W-9, Request for Taxpayer Identification Number and certification, for IRS reporting purposes. IRS Form W-9 asks for the Owner's name, the business name and address, and the taxpayer identification number. The BHA uses the information obtained from the Form W-9 to report to the IRS the amount of income it has paid to Owners (in the form of Housing Assistance Payments). The BHA uses the IRS Form 1099 for this purpose.

Chapter 8: Rent

8.1 Commonly Used Rent Terms

Adjusted Annual Income - Annual Income of all Family members, as verified by the BHA, after deductions, exceptions and exclusions are made with respect to each of the members of the Family to determine initial and continued program eligibility.

Contract Rent - The monthly rent payable to the Owner under the Lease and any amendments. The Rent to Owner also covers payment for any housing services, maintenance, and utilities that the Owner is required to provide and pay for.

Gross rent - The sum of the rent to the Owner plus any utility allowances.

HAP Contract – The contract that governs the monthly assistance paid by the BHA to the Owner.

Monthly Adjusted Income - One twelfth of Adjusted Annual Income.

Payment Standard - The maximum monthly assistance payment for a Family before deducting the Total Tenant Payment by a Family. For a Voucher tenancy, the housing authority sets a Payment Standard in the range from 90% to II0% of the current HUD FMR or at any exception Payment Standard amount approved by HUD.

Reasonable Rent - A Rent to Owner that is not more than charged: (a) for comparable units in the private unassisted market; and (b) for a comparable unassisted Unit in the premises.

Tenant Share of Rent (Household Rent to Owner) - In the Voucher program, the portion of the monthly Rent to Owner paid by the Household. For calculation of Rent to Owner see 24 C.F.R. § 982.515(b).

Total Tenant Payment (TTP) - Total Tenant Payment is the amount calculated under Section 3(a)(1) of the 1937 Act, which is the higher of: 30% of the Family's Monthly Adjusted Income, 10% of the Family's Monthly Income, the minimum rent, or if the Family is receiving payments for Welfare Assistance from a public agency and a part of such payments, adjusted in accordance with the Family's actual housing costs, is specifically designated by such an agency to meet the Family's housing cost, the portion of such payments which is so designated.

Utility Allowance - If the cost of utilities (except telephone) and other housing services for an assisted Unit is not included in the tenant rent but is the responsibility of the Family occupying the Unit, an amount equal to the estimate made of approved by a housing authority or HUD of the monthly cost of a reasonable consumption of such utilities and other such services for the Unit by an energy-conservative Family of modest circumstances consistent with the requirements of a safe, sanitary, and healthful environment.

Utility Reimbursement - The amount, if any, by which the Utility Allowance for the Unit, if applicable, exceeds the Total Tenant Payment for the Family occupying the Unit.

8.2 Determination of Contract Rents

Contract rent is the total rent to the Owner specified by the Lease and any amendments. The BHA may not approve a Lease until the BHA determines that the initial rent to the Owner is a Reasonable Rent. At all times during the assisted tenancy, the Rent to Owner may not exceed the Reasonable Rent as most recently determined or redetermined by the BHA in accordance with section 8.3 of this Administrative Plan.

8.2.1 Mandatory Redetermination

The BHA must redetermine the Reasonable Rent:

(a) Before any increase in the rent to the Owner; or

(b) If there is a five percent (5%) decrease in the published Fair Market Rent (FMR) in effect sixty (60) days before the anniversary of the HAP Contract (for the Unit size rented by the Family) as compared with the FMR in effect one year before the HAP Contract anniversary; or

(c) As directed HUD.

8.2.2 Permitted Redetermination

The BHA may re-determine the Reasonable Rent at any other time, in accordance with the language in the HAP Contract. The BHA may also re-determine the Reasonable Rent based on periodic surveys of rent in the City of Boston, its surrounding neighborhoods, and neighboring communities.

8.3 Reasonable Rent

The Reasonable Rent is a Rent to Owner that is not more than rent charged for comparable units in the private unassisted market and for comparable unassisted units in the premises.

The Reasonable Rent is the maximum amount the BHA may approve for the Contract Rent, even if the Family and the Owner agree to a higher rental amount.

The BHA determines Reasonable Rent by comparing the subject Apartment to similar Apartments in the private rental market in conjunction with a point system based on several factors of the individual Unit.

8.3.1 Point System

The BHA has established a point system to help assess the Reasonable Rent for each Unit. The BHA collects data on the Unit to be subsidized and assigns points to them using the nine factors listed below. The BHA may also collect these nine factors on a Private Market Unit when the data are available, due to the Private Market units being located in the subsidized property.

These point totals are used in determining a range for Reasonable Rent (exceptional, good, average, and below average) among the subsidized units. The BHA will use the point totals to place the best quality units on the high end of the established Reasonable Rent scale.

The weight the following factors have in determining Reasonable Rent varies depending on the conditions of the rental market. For example, in a tight rental market these factors will have less impact on determining the Reasonable Rent for a Unit.

Factors used in the point system are:

(a) Number of Bedrooms;

(b) Location (Street, Zip Code and Census Tract);

(c) Unit Type;

(d) Utilities (Types of fuels used and whether Owner supplied);

(e) Age of Structure;

(f) Quality (Overall assessment of the materials used such as kitchen cabinets, etc.);

(g) Amenities;

(h) On-Site Maintenance;

(i) Housing Services Available.

8.3.2 Assessment of Private Market Value Rents (Comparables)

The BHA determines a Reasonable Rent for the subject Unit by comparing it to the market information gathered in a similar area.

(a) In the private sector, market lease rents are typically based on location, bedroom size, and quality. However, the BHA gathers additional data when available. The data that the BHA collects includes:

(1) ***Location***: The geographical area or neighborhood of the subject Unit.

(2) ***Number of Bedrooms***: The number of bedrooms and the size of the overall Unit. A three-bedroom Unit would be compared to other similarly sized three-bedroom units.

(3) ***Quality***: The BHA rewards those Units that are higher quality by setting higher Reasonable Rent.

(4) ***Other relevant data upon availability****:* The BHA will also use any other relevant data, including but not limited to: amenities, housing services, age of structure, on-site maintenance, if available.

(b) The BHA collects data on the four factors listed above to compare the subsidized Unit to a private market Unit. The informational databases that the BHA keeps are updated regularly and keep data for at least two (2) years. The following, is a non-exhaustive list of some of the types of data that the BHA may use to assess the above listed factors:

(1) The BHA Rent Roll database of private market rents (The BHA collects and updates regularly the database of approximately 1500 - 2500 private market units throughout Eastern Massachusetts),

(2) Newspaper Advertisement database,

(3) Certification supplied either by the Owner or manager including a rent roll of similar unassisted Units in the building,

(4) Copies of existing Leases of similar unassisted Units either in the building or the surrounding neighborhood, affidavits from realtors in the neighborhood providing the current rents,

(5) Internet resources.

(c) Weight of Comparison Data

When determining the Reasonable Rent, Private Market comparison data is used in the following preferential order:

(1) Data on the Units located in the same building or developments as the assisted Unit.

(2) Data from the Rent Roll database

(3) Data from the Newspaper Database

8.3.3 Owner certification of comparability

By accepting each monthly housing assistance payment from the BHA, the Owner certifies that the Contract Rent is not more than rent charged by the Owner for comparable unassisted Units in the premises. The Owner must give the BHA information requested by the BHA on rents charged by the Owner for other Units in the premises or elsewhere.

8.4 Maximum Initial Rent Burden

At the time the BHA approves a tenancy for initial occupancy of an Apartment by a Family with HCVP assistance, and where the Gross rent of the Unit exceeds the applicable Payment Standard for the Family, the Family Share may not exceed forty percent (40%) of the Family's Adjusted Monthly Income. See also 24 C.F.R. § 982.508.

8.5 Rent Exceptions

The BHA may approve an exception of up to 110% of the HUD FMR as a Reasonable Accommodation.

The BHA will request the HUD field office to approve an exception Payment Standard of up to 120% of the Fair Market Rent (FMR) if the exception is needed as a Reasonable Accommodation so that the HCVP is readily accessible to a Disabled Person in accordance with 24 C.F.R. parts 8 and 982. The BHA will apply to HUD for higher Payment Standards for neighborhoods when the BHA determines that exception Payment Standards are necessary to effectively administer its HCVP, and where such exception Payment Standard can assist Participants in leasing units outside areas of low income or Minority concentrations. Such rents must meet Reasonable Rent standards for comparable units. Any request for a Payment Standard exception over 120% of the HUD FMR must be made to the HUD central office located in Washington D.C.

8.6 Rent Increases

8.6.1 General Procedure and Policy

The Lease governs rent increases. To receive a rent increase, the Owner must send the request for a rent increase to the Participant and send copy of the request to the BHA sixty (60) days prior to the date of the requested increase. The rent may not be increased until after the initial one-year term of the Lease, or one-year has elapsed from the prior Lease amendment increasing the rent.

The Owner will send the initial rent increase requests to the Leasing Officer, who will advise the Owner of the effects of the increase. The Leasing Officer and the Owner will discuss any difference between the current Contract Rent and the Payment Standard for the particular Family size and Unit size and how the increase in rent may affect the Participant or the BHA's portion of the rent. If the Owner wishes to proceed with the

request after discussing the increase with the Leasing Officer, the rent increase request will be filed in the Participant's folder and forwarded to the BHA Department of Inspections. The BHA Department of Inspections will approve or deny all rent increase requests and notify the Leasing Officer, Owner, and the Participant of the decision.

If the BHA grants a rent increase the adjusted rent will be the lesser of:

(a) The Reasonable Rent as most recently determined by the BHA, or

(b) The amount requested by the Owner.

8.6.2 Participant Approval required after BHA Approval

If the BHA grants the Owner the ability to increase the rent the Leasing Officer will discuss the effect of the proposed increased rent with the Participant. The Leasing Officer will advise the Participant of his or her share of the rent and their option to approve or disapprove of the rent increase. The Participant may negotiate the terms and the amount of the increase with the Owner and the Leasing Officer may assist the negotiation.

(a) ***Participant Approval of Rent Increase***. If the Participant agrees to the increased rent the Leasing Officer will assist the Owner and the Participant in signing a Lease amendment to adjust the Contract Rent.

(b) ***Participant Disapproval of Rent Increase***. If the Participant does not accept the increase in rent or negotiate a rent that is acceptable to both parties, one of the following may occur:

(1) The Owner may start an eviction proceeding against the Participant by citing a refusal to enter into a Lease amendment as a business or economic reason at the end of the initial one-year Lease term or after a year has elapsed from the last rent increase.

(2) The Owner and the Participant continue under the current terms of the Lease and contract, moving forward without an increase in rent.

(3) The Participant may request a Voucher to move to another Unit. The Participant must give thirty (30) days notice to the Owner and a copy of the notice to the BHA if the Participant intends to vacate the Unit.

8.6.3 The rent will not be increased unless:

(a) The Owner requests the increase in writing sixty (60) days prior to the date of the requested increase;

(b) The Owner has complied with all obligations of the HAP Contract and the HQS in the preceding year;

(c) The Participant approves the increase in rent to the Owner; and

(d) The BHA Department of Inspections approves the Apartment.

8.6.4 Date of Rent Increase.

After all other conditions of this policy are met; the Contract Rent will only be increased for housing assistance payments commencing on the later of:

(a) The first day of the first month commencing on or after the initial Lease term; or

(b) At least sixty (60) days after the BHA and the Participant receives the Owner's request for a rent increase.

8.7 Written Notice of Rent Share Change

Before the BHA makes a change in the Contract Rent, the BHA will notify the Participant and the Owner in writing. The notice to the Owner will only contain the new rent and the date that it will be effective. The Notice of Rent Share Change to the Participant will contain the following information:

- The Contract Rent and the Tenant Share of Rent and the date it will be effective,
- The amount of Participant's Household income, Family Composition and other facts considered by BHA in determining the new rent,
- If the rent share results from Proration of the Family's subsidy because not all Family members are U.S. Citizens or have eligible immigration status, an explanation of the formula used to determine the rent share,
- The Family's right to request in writing an explanation of the basis of the BHA's determination and, to request in writing, an informal hearing if the Family still does not agree with the determination after the explanation,
- If the Family requests an explanation, BHA staff will confer with the Family, and shall provide the Family with a written notice of adjustments made to the original determination,
- The BHA will also notify the Family of their right to and the method of, calculation of rent and/or rent share.

8.7.1 Effective Dates of Rent Share Increases and Decreases

(a) ***Rent decreases*** will be effective as of the first day of the next month after the change in circumstances is reported ***in writing***. BHA may delay processing the rent decrease until Participant 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 if the failure to verify the decrease was not the fault of the Participant.

(b) ***Rent increases*** will be effective the first day of the second month after BHA sends Participant a Notice of Rent Change. If a Participant fails to report a change requiring a rent increase, rent shall be increased retroactively to the second month following the change had the reporting of income been timely.

8.8 Tenant Share of Rent

8.8.1 BHA determination

(a) The Tenant Share of Rent is the portion of the Rent to Owner paid by the Family. The BHA determines the Tenant Share of Rent in accordance with HUD requirements and BHA procedures.

(b) Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the BHA to the Family and the Owner.

8.8.2 Total Tenant Payment

The Total Tenant Payment (TTP) represents the minimum amount a family must contribute toward rent and utilities regardless of the Unit selected. The TTP is calculated using a statutory formula and individual income information. To calculate TTP, annual adjusted income and annual (gross) income must be converted to monthly adjusted income and monthly gross income by dividing the annual figures by 12 months. The TTP is the greater of:

(a) 30 percent (30%) of monthly adjusted income; or

(b) 10 percent (10%) of monthly gross income.

8.8.3 Maximum Subsidy

The maximum subsidy the BHA can pay in the HCVP is the Payment Standard minus the TTP. The BHA sets a Payment Standard in the range from 90% to II0% of the current HUD Fair Market Rent or at any exception Payment Standard amount approved by HUD. The maximum subsidy calculation is done at the time the Family is issued a Voucher. It is important for the Family to know the maximum the BHA will pay while searching for a Unit. The actual BHA subsidy can be calculated only after the family has selected an Apartment.

8.8.4 Tenant payment to Owner

(a) The Family is responsible for paying the Tenant Share of Rent (Total Tenant Payment minus the Utility Allowance).

(b) The amount of the tenant rent as determined by the BHA is the maximum amount the Owner may accept as payment from the Family. The Contract Rent is payment for all housing services, maintenance, equipment, and utilities to be provided by the Owner without additional charge to the tenant, in accordance with the HAP Contract and lease.

(c) The Owner may not demand or accept any rent payment from the tenant in excess of the Tenant Share of Rent as determined by the BHA. The Owner must immediately return any excess payment to the tenant.

(d) The Family is not responsible for payment of the portion of the Rent to Owner covered by the housing assistance payment under the HAP Contract. The Owner may not terminate the tenancy of an assisted Family for non-payment of the BHA housing assistance payment.

8.8.5 Limit of BHA responsibility.

(a) The BHA is responsible only for making housing assistance payments to the Owner on behalf of a Family in accordance with the HAP Contract. The BHA is not responsible for paying the Tenant Share of Rent, or for paying any other claim by the Owner.

(b) The BHA may not use housing assistance payments or other program funds (including any administrative fee reserve) to pay any part of the Tenant Share of Rent or to pay any other claim by the Owner. The BHA may not make any payment to the Owner for any damage to the Unit, or for any other amount owed by a Family under the Family's Lease or otherwise.

8.8.6 Utility reimbursement

(a) If the amount of the Utility Allowance exceeds the Total Tenant Payment, the BHA shall pay the amount of such excess as a reimbursement for tenant-paid utilities (Utility Reimbursement) and the Tenant Share of Rent shall be zero.

(b) The BHA either may pay the Utility Reimbursement to the Family or may pay the utility bill directly to the utility supplier on behalf of the Family.

(c) If the BHA chooses to pay the utility supplier directly, the BHA must notify the Family of the amount paid to the utility supplier.

8.9 Error Correction

8.9.1 Mistake discovered after Lease signed.

If the BHA or the Participant discovers a mistake in the rent calculation after the Lease is effective and a correction will cause the Family an increase in rent, the Leasing Officer will notify the Family in writing thirty (30) days before making the adjustment. If the BHA or the Participant discovers the mistake after the Lease is effective and the correction reduces the Tenant Share of the Rent, the Leasing Officer will make the necessary correction effective retroactively. The Leasing Officer will notify the Family and Owner in writing of the error and the correction.

8.9.2 Retroactive only when BHA is at fault.

The BHA will only make a retroactive payment when the BHA is responsible for making a mistake. The BHA will not make retroactive payments when the Owner or the Family is responsible for intentionally or unintentionally withholding information.

Chapter 9: INSPECTIONS (Initial, Interim, and Annual)

The BHA must inspect an Apartment leased to a Family prior to the initial term of the Lease, and at least annually during assisted occupancy, and at other times as needed, to determine if the Apartment meets the Housing Quality Standards (HQS)[15] and Chapter II of the Massachusetts State Sanitary Code[16].

A thorough Unit inspection is required for the BHA to determine compliance with HQS and determine the Rent Reasonableness. See also Chapter 8.

HQS regulations include requirements for all housing types including single and multi-Family dwelling units, as well as specific requirements for Special Housing Types such as Single Room Occupancy ("SRO") and Shared Housing.

9.1 Inspection Performance Requirements

9.1.1 Generally

The BHA will perform inspections in accordance with Chapter II of the Massachusetts State Sanitary Code and the Housing Quality Standards ("HQS") prescribed by HUD. The inspector will also check for compliance regarding things including but not limited to: compliance with the Boston City Ordinance requiring smoke detectors, verify that the type of structure and utilities are accurately described on the RTA (if applicable), rate the quality of the Unit, measure the square footage of each room where necessary, and list all amenities and services as noted on the Housing Quality Addendum. HQS consists of the following thirteen performance requirements:

(a) Sanitary facilities;

(b) Food preparation and disposal;

(c) Space and security;

(d) Thermal environment;

(e) Illumination and electricity;

(f) Structure and Materials;

(g) Interior air quality;

(h) Water supply;

(i) Lead-based paint;

---

[15] See 24 C.F.R. section 982.404
[16] See 105 CMR 410.000

(j) Access;

(k) Site and neighborhood;

(l) Sanitary conditions; and

(m) Smoke detectors.

9.1.2 Quality Control

The BHA will re-inspect a sample number of units to verify accuracy and consistency. The re-inspected sample will be selected from inspections that were completed in the previous three months and represent a cross section of neighborhoods and BHA inspectors. The BHA re-inspects 30 units plus 1 Unit for every 200 inspections (or part of 200) over 2000 inspections. See also 24 C.F.R. § 985.2-3.

9.2 Initial Inspections

When a Family submits a RTA to the BHA an initial inspection is triggered.

In cases of initial inspections, the Owner has an obligation to schedule the inspection once a RTA is submitted to the BHA. The RTA will expire within sixty (60) days of submission if no action is taken by the Owner to schedule the inspection for the Apartment.

The Unit must pass the HQS inspection before the execution of the Assisted Lease and Housing Assistance Payments (HAP) contract and the initiation of payments.

The BHA must conduct the inspection within a reasonable time after the Family submits a RTA. If possible, the inspection should be completed within fifteen (15) days.

9.2.1 Apartment cannot be inspected.

If for any reason the Apartment cannot be inspected (the Apartment is occupied or inaccessible), the Inspections Department will immediately notify the Leasing Officer, who will in turn send the Family an Agency Determination Form. The BHA will not inspect occupied Apartments

9.2.2 Deny Request for Tenancy Approval

The BHA may deny a request to inspect an Apartment of behalf of a Family because an Owner has a repeated history of violations of program rules and regulations including repeated violations of HQS or records indicate that the Owner did not make corrections after he was notified of deficiencies related to lead based paint.

9.2.3 Length of Validity (Initial Inspection)

If an Apartment passes initial inspection, the results are valid for a maximum of ninety (90) calendar days. The start date of the Assisted Lease must fall within this period. If the Lease term will start later than ninety (90) days after the Unit passed inspection, the Unit must be re-inspected and must pass inspection prior to the start of the HAP Contract.

9.2.4 Time Provided for Repairs

If the Unit does not comply with HQS requirements within the BHA specified time frame, the BHA may cancel the tenancy approval process and instruct the Family to search for another Apartment.

In cases of ***initial inspections***, the BHA Inspection Department will re-inspect the Unit prior to the thirty (30) day period granted to make the repairs if request is made by Owner and provided that adequate staffing exists to perform such an inspection.

9.2.5 Inspection Notice Requirements

The BHA will notify the Family and Owner of the inspection results in writing.

The Owner must receive detailed information for all failed and inconclusive inspection items so that he or she is fully aware of the work necessary to pass the HQS inspection.

9.2.6 Initial Inspection Failure

If the Apartment fails inspection for any reason, the Leasing Officer will notify the Family and Owner by sending them an Agency Determination Form. If the Owner is unwilling to perform the requested repairs, computation of the term of the Voucher will resume (see section 6.2.2 for more information on tolling). The Voucher holder must then submit another "Request for Tenancy Approval" before his/her Voucher or any Voucher expires.

If the Owner indicates that (s)he is willing to make the requisite repairs, the BHA shall exercise discretion with respect to the period within which the Owner must make repairs in order for the Voucher holder to execute a Lease for the Apartment.

9.3 Annual Inspections

9.3.1 Scheduling Inspections (Annual)

The BHA Inspections Department schedules all inspections. The Inspections Department will inform the Owner and the Participant of the date of the inspection in writing.

The Inspections Department will ask the Participant to contact the Inspections Department to make other arrangements if the Apartment cannot be inspected at the assigned time.

The Inspections Department will notify the Family of the appointment in writing and mail a copy of the inspection report to the Owner on the first business day after the inspection. The Inspections Department will also forward a copy of the inspection report to the Family's Leasing Officer. The Family will receive a copy of the inspection report if they are present during the inspection. Otherwise, the Family will receive a copy of the inspection report through the mail.

9.3.2 Denial of Inspector's Access to Unit

Unexcused failure by a Participant to grant access to BHA inspectors is grounds for termination of HCVP assistance. Notices of inspections or notices sent because of failure to provide access will include the following information.

(a) *Excuse for denied access.* If the Family denies the inspector access to the Unit after reasonable notice, the inspection Department will reschedule the inspection appointment if the tenant has a reasonable excuse for denying access to the Unit.

(b) *No Excuse for denied access.* If the Family denies the inspector access to the Unit after reasonable notice and the tenant does not give a reasonable excuse, the BHA will propose termination of the tenant's subsidy.

(c) *Denied access for a rescheduled appointment*. If the Family denies the inspector access to the Unit after reasonable notice for a second/rescheduled appointment the BHA will propose termination of the Family's subsidy.

9.3.3 Length of Validity

Once the Apartment has been inspected and approved, the approval shall be valid for a twelve (12) month period from the date of the annual inspection unless the inspection department conducts an interim re-inspection during the twelve (12) month period.

9.4 Interim Inspections

The BHA may order an interim inspection of any Apartment upon the request of the Family or Owner to determine that:

~~8.3.3~~ The Apartment is still in acceptable condition; or

~~8.3.4~~ The Owner or Family is meeting contractual and regulatory obligations to provide utilities and other services; or

Formatted: Indent: Left: 0.5", Bulleted + Level: 3 + Aligned at: 1.25" + Tab after: 1.5" + Indent at: 1.5", Tab stops: 0.75", List tab + Not at 1" + 1.5"

Formatted: Indent: Left: 0.5", Bulleted + Level: 3 + Aligned at: 1.25" + Tab after: 1.5" + Indent at: 1.5", Tab stops: 0.75", List tab + Not at 1" + 1.5"

~~8.3.5~~ If an Owner or Family is violating other program rules.

Formatted: Indent: Left: 0.5", Bulleted + Level: 3 + Aligned at: 1.25" + Tab after: 1.5" + Indent at: 1.5", Tab stops: 0.75", List tab + Not at 1" + 1.5"

9.5 Inspection Failure (Annual and Interim)

9.5.1 Time Parameters for Corrections of Inspections Violations

(a) The BHA requires that a landlord correct any conditions deemed to endanger or impair health or safety within 24 hours. Serious violations of this nature include but are not limited to: lack of heat, lack of water, lack of bathing facilities, lack of electricity, lack of gas (where applicable), exposed wiring or other hazardous defects in the electrical system, and dangerous structural defects.

(b) All other violations must be corrected within thirty (30) days, unless the BHA approves an extension.

(c) The BHA will also comply with the time parameters set forth in the Massachusetts State Sanitary Code. (See 105 CMR § 410.830).

9.5.2 Stopping and Resuming Payments after Interim or Annual Inspection

If an Apartment fails inspection, the Inspection Department will notify the Owner of the violations in writing. The Inspection Department will schedule the re-inspection within thirty (30) days from the date the Inspections Department sent the notice of violations to the Owner.

(a) *Serious Violations and "Stop Payment"*. If a serious violation exists, the Inspection Department will notify the Owner by telephone that the violations must be corrected within 24 hours. The Inspection Department may also issue the Owner a written letter detailing the serious violations. The Inspection Department will inform the Owner of a re-inspection date that is at least twenty-four (24) hours after the inspector identified the violation(s). If the Owner fails to correct the violations within the twenty four (24) hour period, the BHA will place the Unit on Stop Payment. The BHA reserves the right to terminate a HAP Contract for a Unit that is placed on Stop Payment. A Stop Payment will remain in effect until the Unit receives inspection approval. The Owner cannot recover Subsidy payments for periods during which a Unit is on Stop Payment.

Examples of serious violations include but are not limited to the following: lack of heat, lack of water, lack of bathing facilities, lack of electricity, lack of gas (where applicable), exposed wiring or other hazardous defects in the electrical system, and dangerous structural defects.

9.5.3 Re-inspection (Follow-up inspection)

BHA staff will abide by the following procedures in processing re-inspections.

(a) *Incomplete Repairs*. When the Owner is in the process of correcting cited violations resulting from the initial inspection; the inspector will reject the Unit and grant the Owner a second period of up to thirty (30) days to complete the repairs. The BHA will then reschedule a second re-inspection date and notify the Owner in writing. The Inspection Department will send a copy of the second re-inspection notice to the Family.

If upon the second re-inspection the Owner has not completed and repaired all cited items set forth in the initial inspection the inspector will note the remaining cited items on the inspection report and recommend to the Director of the Inspection Department that the BHA suspend subsidy payments. If the Director approves the recommendation, the Owner will be informed in writing that the BHA has stopped subsidy payments on the Unit.

(b) *No Effort to Make Repairs*. If the inspector determines that the Owner made no effort to repair the previously cited item(s), the inspector will note this on his report and recommend to the Director of the Inspection Department that the BHA suspend subsidy payments to the Owner. If the Director approves the recommendation to suspend the subsidy, the Inspection Department will notify the Owner of the “Stop Payment” by mailing a letter.

(c) *Cited Items Repaired, New Violations Discovered*. If the Inspector determines that the Owner has repaired all cited items but discovers new violations during the re inspection, the inspector will reject the Unit. The inspector will note on the inspection report that the Owner repaired the previously cited items. The Inspector will also specify and separately list the new violations in a new inspection report.

The Inspection Department will then schedule a re-inspection date and notify the Owner in writing. The re-inspection will be within thirty (30) days of the notice to the Owner date. The BHA will send a copy of this letter to the tenant.

New violations in such a Unit, for purposes of scheduling re-inspection and imposing suspensions of subsidy payments, will be considered first time violations, unless the violations are deemed “serious” as examples in section 9.5.2(a)

9.5.4 HAP Contract Termination Criteria

The BHA may terminate the HAP Contract for the following causes:

(a) The BHA has suspended the subsidy and found the Unit to be uninhabitable due to fire or other natural disaster;

(b) The Unit has been without one or more of the following for a period of thirty (30) days: heat, hot water, electricity, or bathing facilities (this does not apply to conditions resulting from Tenant neglect);

(c) If the Owner does not complete the necessary repairs within the specified time granted by the BHA, and offers no acceptable explanation for the delay, the BHA may terminate the HAP Contract for the Apartment. If the BHA terminates the HAP Contract due to Owner non-compliance, the BHA will issue the Family a new Voucher.

(d) If after six (6) consecutive months of Stop Payment, the BHA determines that the Owner will not make repairs, or the Owner notifies the BHA that they will not make the necessary repairs to bring the Unit into compliance with the State Sanitary Code, the BHA will terminate the HAP Contract for the Unit and offer the Family a new Voucher.

(e) The BHA shall terminate the HAP Contract with an Owner who, after notification that a child under the age of six (6) residing in the Unit has an elevated level of lead (EBL) in his/her blood, fails to have the Unit (including the exterior and common areas) tested within fourteen (14) days by a licensed lead-based paint inspection company using an X-ray fluorescence analyzer (XRF machine). The BHA will also terminate the HAP Contract with an Owner of a Unit where a child under six (6) lives, after notification that the Unit common areas, or exterior of the building contains lead based paint, fails to have the Unit, common areas and/or exterior de-leaded within thirty (30) days.

9.5.5 Notice of Subsidy Termination

The BHA will notify the Owner in writing of the HAP Contract termination. The BHA will give the Participant a new Voucher if the BHA terminated the HAP Contract due to Owner non-compliance.

9.5.6 HQS Violations

See Chapter 13 for information on HQS violations by the Participant Family.

9.6 Lead Paint Policy

The BHA Leased Housing Division has established the following policies and procedures to comply with federal regulations pertaining to the identification and treatment of lead-based paint hazards in Section 8 Units. The following policy is

in two sections: Part I - New and Relocating Tenants, and Part II- Annual and Interim Recertification.

As used in this document, the term "EBL" shall mean Elevated Blood Lead Level, defined as a condition in which the amount of lead detected in a child's system is at or exceeds 25 micrograms per deciliter of whole blood.

9.6.1 Part I – New and Relocating Tenants

(a) *Child Under Six -- No EBL*. If a child under the age of six without an EBL will live in the Unit, the BHA will require the Owner to:

(1) Provide proof that the building was constructed after 1978. Gut rehabilitation does not qualify as new construction, or:

(2) Provide the BHA with a certificate indicating compliance with the Massachusetts lead-based paint law. The certificate must be issued by a registered lead paint inspection company and must indicate that the unit's interior, common areas, and exterior are in compliance with the Massachusetts lead paint law.

Certificates dated prior to 7/1/88 will be accepted unless previously intact paint in the interior, common areas, or exterior of the Unit is now cracking, scaling, chipping, peeling, or loose; or the building has undergone renovation since a certificate was issued.

(3) The BHA Inspection Department will reject any Unit that has any cracking, scaling, chipping, peeling, or loose paint on the interior, common areas, or exterior of the building.

Note on HAP effective dates in buildings constructed before 1978:

The BHA will not execute a HAP Contract for a Unit in a building constructed before 1978 without first receiving a Certificate of Compliance. The HAP Contract in such a Unit may then be made effective no earlier than the later of these two dates: the inspection approval date; or the date indicated on the Certificate of Compliance.

Note on HAP effective dates in buildings constructed after 1978:

HAP Contracts in Units constructed after 1978 shall be made effective no earlier than the date of inspection approval.

(b) *Child Under Six - EBL History*. If a child under six who has or has ever had an EBL will live in the Unit, the BHA will require the Owner to:

(1) Provide proof that the building was constructed after 1978. Gut rehabilitation does not qualify as new construction; or

(2) Provide the BHA with a certificate indicating compliance with the Massachusetts lead-based paint law. The certificate must be issued by a registered lead paint inspection company using an X-ray Fluorescence Analyzer (XRF) and must indicate that the unit's interior, common areas, and exterior are in compliance with the Massachusetts lead paint law. HUD will accept only XRF results. Certificates dated prior to 7/1/95 will not be accepted.

Regardless of the receipt of a certificate of compliance, the BHA Inspection Department will reject any Unit for leasing that has any cracking, scaling, chipping, peeling, or loose paint on the interior, common areas, or exterior of the building.

Note on HAP Contract effective dates in buildings constructed before 1978:

The BHA will not execute a HAP Contract for a Unit in a building constructed before 1978 without first receiving a certificate of compliance. The HAP Contract in such a Unit may then be made effective no earlier than the later of these two dates: the inspection approval date; or the date indicated on the certificate of compliance.

Note on HAP Contract effective dates in buildings constructed after 1978:
HAP Contracts in Units constructed after 1978 shall be made effective no earlier than the date of inspection approval.

(c) *No Child Under Six.* There are no lead paint requirements for Units where no child under six will reside.

9.6.2 Part II - Annual and Interim Recertification

(a) *Child Under Six - EBL History*. When a Leased Housing staff member becomes aware during the annual or Interim Recertification process that a child under six living in a Unit has or has ever had an EBL, the staff member shall so inform the Director of Inspections. The Director of Inspections shall send a letter to the Apartment Owner informing him/her that (s)he must:

(1) Provide proof that the building was constructed after 1978. Gut rehabilitation does not qualify as new construction; or

(2) Have the Apartment, its common areas, and exterior, tested in accordance with Massachusetts law by a registered lead paint inspection company using an XRF analyzer. The letter from the Director of Inspections shall also inform the Owner that he must send a copy of the XRF test results to the BHA within fourteen (14) days or the BHA will terminate the unit's HAP Contract. If the XRF test results indicate unacceptable lead levels in the Unit, its common areas, or exterior, the Director of Inspections will notify the Owner in writing that he must de-lead the Unit and affected areas within 30 days and provide the BHA with a certificate from a registered lead paint testing company verifying that abatement has been completed. Failure to do so will result in the BHA's termination of the HAP.

(b) *Rejection regardless of Certificate*. Regardless of the receipt of a certificate of compliance, the BHA Inspection Department will reject any Unit for leasing that has any cracking, scaling, chipping, peeling, or loose paint on the interior, common areas, or exterior of the building.

(c) *No child under six***.** There are no lead paint requirements for units where no child under six (6) resides.

CHAPTER 10: RENEWAL

10.1 Annual Recertification

The BHA must conduct a reexamination of the Family's income and composition at least annually.

10.1.1 Appointment for Recertification

The Leasing Officer will contact the Head of Household in writing three to four months before the anniversary of their last annual Recertification by sending the Family an appointment letter. The appointment letter requests that the Head of Household bring the necessary verification of Annual Income and Family Composition (see Chapter 5: Determination of Eligibility). The appointment letter also lists the required documentation and information and states that a failure to comply with the obligation to supply information may result in the termination of the Family's HCVP assistance.

(a) Failure to Keep the Appointment.

If the Family fails to keep the initial Recertification appointment, the Leasing Officer will reschedule the appointment. The BHA considers it a failure to attend an appointment if the Participant is more than one-half (1/2) an hour late for a scheduled appointment.

If the Family fails to attend a second Recertification appointment, the Leasing Officer may terminate the Family's assistance in accordance with Chapter 13. The BHA may recertify the Family and rescind the proposed termination if the Family provides the Leasing Officer with all the documentation required to recertify within twenty days (20) of the date of the proposed termination letter.

If the Participant contacts the Leasing Officer prior to the appointment to reschedule or has a reasonable excuse for missing the appointment, the BHA will excuse the missed appointment. The BHA will use its discretion to determine what excuses are reasonable. The Leasing Officer may ask the Family to supply documentation to verify their inability to attend the appointment. See also sections 1.2.4-1.2.5.

(b) *Failure to provide complete information*. If the Family attends the annual Recertification appointment but fails to provide the BHA with the documentation necessary to recertify the Family, the Leasing Officer will schedule an additional appointment and notify the Participant what documentation the BHA still requires to complete the Recertification. If the Participant does not supply the required information or does not attend the rescheduled appointment, the Leasing Officer may send the Family a notice of

proposed termination of assistance that also contains a list of the documentation required to complete Recertification. The BHA may recertify the Family and rescind the proposed termination if the Family provides the Leasing Officer with all of the required documentation no later than twenty days (20) of the date of the proposed termination letter. Submission of incomplete information within the twenty (20) days will be treated as a request for a hearing even if no official request was submitted.

10.1.2 Determining Family's Appropriate Unit Size and Subsidy.

At the appointment, the Leasing Officer will verify the Family's anticipated income, verify Family Composition determine the appropriate Apartment size, and establish the Family's subsidy in accordance with Chapter 5 of this Administrative Plan. The Leasing Officer will also ask for verification of any changes in Family Composition.

(a) *Change of Voucher Size*.

The appropriate Unit size will be determined and exceptions made as previously described. See section 5.1.2. If the Family requires a smaller or larger Apartment, the Leasing Officer will notify them in writing of the change in bedroom size, the conditions under which the BHA might allow an exception to the Subsidy Standards, and the right to an informal hearing to dispute the determination.

(b) *Unit too small.* If the Apartment is too small for the Family according to BHA Subsidy Standards and the Family has not obtained an exception to the Subsidy Standards or requested a hearing, the Leasing Officer will issue the Family a Voucher and the Family must find an acceptable Apartment before the Voucher expires. The BHA will provide the Family with information on any available units.

(c) *Unit too large.* If a Unit is too large for the Family according to BHA Subsidy Standards and the Family has not obtained an exception to the Subsidy Standards or requested a hearing, the Payment Standard will be reduced accordingly at the effective date of the Family's annual Recertification. The Family may either remain in the Unit and pay the difference, or move to a smaller Unit.

10.1.3 Additions to Family Composition

(a) Owner and BHA Approval. At the initial briefing session and at each Recertification, the BHA will advise the Family that additions cannot be made to the Family Composition without prior written approval from Owner and BHA approval, except in the instances of birth, adoption, or the court-awarded custody of a child. However, a family must notify the BHA in writing within thirty (30)

days when a new Family member begins living in the Unit due to a birth adoption or court-awarded custody of a Minor. The BHA will begin the eligibility determination of the additional Family member regardless of the Owner's approval or disapproval.

(i) *Owner Denial*. If the Owner does not give written approval to add the Family member to the Lease, the Family may move if the Lease is no longer in its initial term. If the Lease is in its initial term, the Family must request permission from the Owner to break the Lease. If the Family moves in order to add the additional member to their Family Composition, the BHA will begin to determine eligibility for the additional member when the Family submits a RTA. If the Family vacates the Apartment in violation of the Lease, their Section 8 assistance may be terminated in accordance with Chapter 13 of this Administrative Plan.

(b) *No severe overcrowding*. Regardless of landlord approval or eligibility for the program, the BHA will not allow additions to the Family Composition that result in severe overcrowding in the existing Apartment. If the approved additional Family member(s) will cause severe overcrowding, the BHA will issue the Family a new Voucher so the Family can relocate to an appropriately sized Unit.

(c) *Addition to Family Composition is subject to BHA and HUD eligibility*. Any person(s) must be determined eligible for the BHA HCVP before the BHA will permit the addition of the person to the Family Composition. Additional person(s) must first be determined to be eligible by BHA and HUD standards before being added to the Family Composition. The new Family member must: complete all BHA and/or HUD required eligibility forms, provide authorization to conduct a CORI check (if the person is fourteen (14) years or older), provide evidence of citizenship or Eligible Non-Citizen Status or sign a non-contending status form, and provide information required to verify income and program eligibility in accordance with program requirements.

Additions to the Family in instances of birth, adoption, or court awarded custody of a Minor, do not require advance approval to live in the Unit. However, any addition to the Family may be denied eligibility for the HCVP. If they are denied eligibility and a hearing is requested, the Minor may remain in the Unit until the review is final.

(d) BHA *Approval.* If the BHA approves the addition of such person to the Family Composition and Lease, the BHA will re-calculate the Family's Rent to Owner and the BHA's Housing Assistance Payment paid on the Family's behalf to the Owner including the provided information. The BHA reserves the right to deny addition

of any person to a Family Composition and/or Lease for good cause.

(e) *Denial.* If a proposed addition to the Family is denied, a hearing may be requested to dispute the BHA decision.

10.1.4 Removal of Members from Family Composition

The Family must notify the BHA within thirty (30) days that a Family member no longer resides in the Unit and will no longer be a member of the Family Composition.

(a) A child, under the age of eighteen, who is temporarily away from the home because of placement in Foster care, will be considered a member of the Family Composition.

(b) A student who is away from the Unit during the school year will be considered a member of the Family Composition.

(c) The BHA requires documentation to show that a Family member no longer resides with the Household in the subsidized Apartment.

10.1.5 Change the Head of Household / Co-Head of Household

A Family may request to change which Family member is designated the Head of Household. 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 Owner.

Chapter 11: Continued Participation

11.1 Interim Recertification

11.1.1 Circumstances Requiring an Interim Recertification

(a) Change in Family Composition

(1) A Family is required to inform and supply any necessary verification to the BHA within thirty (30) days of a birth, adoption, or court awarded custody.

(i) The BHA must approve the eligibility for any addition to the Family that does not result from a birth, court-awarded custody, or adoption in accordance with section 10.1.3.

(2) A Family must notify the BHA in ***writing*** within 30 days of any departure of a Family member due to death, permanent institutionalization, or other reason, and provide the BHA with reasonable verification of this fact (including, where applicable, the verification of the new address of the departed Family member – see also section10.1.4).

(b) If a Family has a decrease in income.

(c) If a Family's income is too unstable to project for 12 months or if a Family temporarily has no income (a "zero-income Family") or if a Family has a temporary decrease in income, the BHA may schedule special Recertification with the Family's Leasing Officer every month, or at least quarterly, until the income stabilizes and/or an Annual Income can be determined.

(d) The BHA will recertify as an incoming portable Family. The relocation Recertification will become the Family's annual Recertification date.

11.1.2 Family Request for Interim Recertification

A Family may request in writing an interim determination of Family Share at any time because of a change in the Family's income, Adjusted Income, size, or composition. However, the BHA will continue to use the existing Payment Standard and Voucher size for the Family and will not alter these based on changes in Family Composition until the annual Recertification or when the Family relocates to a new Unit, unless otherwise permitted by regulation or HUD, or this policy.

11.2 Termination of HAP Contract

11.2.1 Grounds for Termination

If the BHA finds that the Owner or Family has failed to meet the program or contractual obligations, the BHA may suspend the subsidy payments, terminate the HAP Contract, or terminate the subsidy accordingly.

11.2.2 Owner breach of obligations

If the BHA terminates the HAP Contract because the Owner has breached the terms of the HAP contract or Owner responsibilities as provided in 24 C.F.R. § 982.404, the Leasing Officer will issue the Family a new Voucher. However, the Family does not have to wait for the BHA to terminate the HAP Contract if a serious breach or serious violations occur. If there is a serious breach and the Inspection Services Department of the City of Boston has determined that the Unit is uninhabitable, the BHA may direct the Family to relocate at an earlier point or the Family may vacate the Unit within a reasonable time consistent with State law.

11.3 Restriction on Number of Relocates

For the tenant-based programs, whether the Participant is residing in the Jurisdiction of the BHA or has exercised Portability, the following limitation applies:

11.3.1 Initial Lease Term

The BHA prohibits a Family from moving during the initial Lease term. If the Family vacates the Apartment in violation of the Lease, their Section 8 assistance may be terminated in accordance with Chapter 13 of this Administrative Plan.

11.3.2 Exceptions to the Restriction

(a) The Unit has been on Stop Payment for more than 30 days.

(b) An HQS breach not caused by the Family is determined to be life-threatening.

(c) The move is required as a Reasonable Accommodation for a Disabled Person.

(d) There is mutual consent between the Owner and the Participant.

(e) The Family will not be prohibited from moving during the initial lease term so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the Unit in order to protect the health or safety of an individual member of the household who is or has been the victim of Domestic Violence, Dating Violence or Stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling Unit.

(f) Other exceptions which the BHA deems it necessary for the Family to relocate, including but not limited to, Domestic Violence, Dating Violence, or Stalking.

11.3.3 Issuance of a Voucher

The BHA will issue a Voucher anytime that a Participant requests one, regardless of whether or not they gave proper notice to their current landlord.

11.4 Change of Ownership

Upon notification in writing that Ownership of an assisted Unit has changed, the BHA will Stop Payment to the former Owner. In order for the BHA to begin payment to the new Owner, the former Owner must assign the HAP Contract and Lease to the new Owner, the new Owner must complete and sign an Owner/Agent Data Form and a W-9 form to verify tax reporting. The new Owner must also provide the BHA with a certified copy of the deed or attorney's letter documenting Ownership.

11.5 Eviction

The Owner must notify the Family's Leasing Officer in writing when commencing eviction procedures against the Family. A copy of the eviction notice served on the Family to the Leasing Officer is sufficient notice. If the Family contests the Owner's decision to evict and refuses to leave the Apartment, the Owner must commence an eviction proceeding in a court of law.

11.6 Family Absence from a Unit

Absence means that no member of the Family is residing in the Unit.

11.6.1 Absence of up to Thirty (30) Days

A Family may be absent from the Unit for any reason for up to 30 consecutive days.

11.6.2 Absence Greater Than Thirty (30) Days

The Family may not be absent from the dwelling Unit for more than thirty (30) days without BHA written approval. If the Family plans to be absent from the Unit for more than thirty (30) days, the Family must request approval from the BHA in writing and provide documentation indicating the reason for the extended absence from the Unit. An absence for greater than thirty (30) days may be approved by the BHA for reasons of health, rehabilitation, convalescence, incarceration or the personal needs of the Family. Each case will be evaluated based on the individual circumstances. Failure to request and receive approval to be absent from the Unit for more than thirty (30) days may result in termination of assistance.

11.6.3 Absence may not Exceed 180 Days

A Family's absence from a Unit assisted by the Section 8 program may not exceed 180 consecutive calendar days without exception. If a Family is absent from the Unit for more than 180 consecutive calendar days the BHA shall terminate the HAP Contract for the Unit.

11.7 Family Break-Up Policy

Field Code Changed

A Family Break-Up occurs when one or more adult Household Members will no longer reside together and there is a dispute as to who will retain the HCVP assistance. A Family Break-Up may occur in instances including but not limited to: divorce, separation, or protective order. When a Family Break-Up occurs, the HCVP assistance does not always remain with the Head of Household. Any recorded adult Household Member, Emancipated Minor, or adult assuming responsibility for one or more minor Family members could potentially retain the HCVP Assistance.

When the BHA receives notice that there has been a Family Break-up or that a Family Break-up will imminently occur, the BHA will determine which Family member shall retain the HCVP assistance using the criteria and procedure provided below.

11.7.1 Court Determination

If a court determines which Family member shall retain the HCVP Assistance, the BHA is bound by the court's decision[17]. A court determination cannot be appealed through any BHA review process.

11.7.2 BHA Determination

When there is no court determination**,** the BHA determines which Household Members will continue to receive HCVP assistance upon a Family Break-up. In making this determination, the BHA shall consider the interests of all assisted Family members. The BHA will use its discretion to decide which Household Members will continue to receive HCVP assistance by taking into account the following:

(a) The interests of any minor children, with consideration to custody rights;

(b) The interests of any Elderly, or Disabled Household Member;

[17] The BHA may challenge the court's order on the grounds that any portion of the decision is contrary to State or Federal housing law.

(c) Whether a Household Member *fled* the Unit because of actual or threatened violence by a spouse or other Household Member. The BHA will take into consideration incidents of actual or threatened violence regardless of whether the Household Member leaving the Unit is the victim or the Perpetrator;

(d) Whether the assistance should remain with a Household Member remaining in the original assisted Unit or a Household Member who has fled or left the Unit; AND

(e) The amount of time since the Household Member was added to the Family Composition. The BHA will take this factor into consideration based on the individual circumstances surrounding the addition of the Household Member.

11.7.3 Notice of Proposed Subsidy Allocation

When the BHA receives notice that there has been a Family Break-up or that a Family Break-up will imminently occur, the BHA will make an initial determination in accordance with section 11.7.2 regarding which person shall retain the HCVP assistance. The BHA will also determine which Household Member will become new Head of Household or Co-Head of Household. All adult Household Members and other adults as, identified in section 11.7.8, shall be notified of these determinations. Notice shall be sent to any and all addresses identified by such adults and not solely to the last address for the Head of Household. The notice shall describe what factors BHA utilized in making its determinations. The notice shall also state that any adult Household Member or other adult, as identified in section 11.7.8, has twenty (20) days to request a review of the decision.

11.7.4 Right to Appeal BHA's Proposed Subsidy Allocation

If a Household Member or another adult, as identified in section 11.7.8, disagrees with the BHA's determination regarding which person shall retain the HCVP assistance, that person may appeal the decision. The request for a hearing must be in writing and received by the BHA Leased Housing Division within twenty (20) days of the date of the BHA's notice of Proposed Allocation.

11.7.5 Procedure for Informal Hearings Regarding Family Break–Up

If any Household Member or other adult, as identified in section 11.7.8, requests a hearing to dispute the BHA's proposed subsidy allocation, the BHA Leased Housing Division shall conduct a hearing to review that decision. All Household Members and other adults, as identified by section 11.7.8, shall be given notice of the hearing date. The hearing will be conducted by a person who did not make or is not the subordinate of the person who made the initial determination. The person requesting the hearing shall have the right to review those portions of the file relied upon in the BHA's determination except that the BHA will redact any information, including addresses where applicable, which could

compromise the safety of any person. The BHA may alter its usual hearing procedure and rules, consistent with applicable law, to assure the safety of all individuals who may be participating in the proceeding.

The person conducting the hearing shall issue a written decision within thirty (30) days from the close of the hearing record. The decision shall be sent to each adult Household Member who is claiming a right to the subsidy or any other adult as identified by section 11.7.8.

11.7.6 Assistance Pending the Exhaustion of Right of Review

The BHA will continue to pay assistance under the existing HAP Contract and will not issue a voucher for relocation based on a determination under section 11.7.2 until either the time period to appeal the determination has lapsed or a hearing decision has been issued. Any housing assistance thereafter shall be in accordance with the BHA's Family Break-Up determination or hearing decision.

11.7.7 Recertification of Family's Income and Change in Rent Share

Where there has been a Family Break-Up and the right of appeal has been exhausted the BHA will recalculate the Family's rent share to reflect the current Family Composition in accordance with the provisions of section 7.1.3 of this Administrative Plan. Any change in the Family's Share of rent will be effective retroactive to the first of the month following the date the Family Break-Up occurred.

11.7.8 Non-Household Members Who Advance a Claim on Behalf of Minor or Incapacitated Household Members

(a) Where there has been a Family Break-Up with one or more remaining Minor Household Members; 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 or Co-Head of Household, the BHA shall determine which such claimant shall take over the Voucher as Head of Household using the criteria under section 11.7.2 above.

(b) In the event a remaining Household Member is an incapacitated Adult who is unable to fulfill the Family obligations, the person asserting a right to the subsidy on behalf of the incapacitated Household Member must be an adult who has been appointed either a temporary or permanent guardian and is willing to assume the obligations of the HCVP as Head of Household.

(c) Any adult who the BHA determines is appropriate to become the Head of Household is subject to fulfilling all preliminary and final eligibility requirements in accordance with this Administrative Plan or its successor.

11.8 Residual Family Policy

A remaining Household Member may apply to become the Head of Household, in the event of the death, departure or incapacity of the Head of Household. This person is referred to as a Residual Family Applicant for the purposes of this Administrative Plan. Application approval is contingent on the Residual Family Applicant and all Household Members meeting the criteria set forth below.

11.8.1 Qualifications for Residual Family

In order to assume the status of Head of Household and continue as a Participant under this policy, the Residual Family Applicant must be:

(a) An Adult who was a Household Member at the last annual Recertification and whose income was recorded and considered in the rent computations during the period of his/her participation, unless he/she was without income or was a Full-Time Student; OR

(b) In the event the remaining Household Member(s) consists only of Minor children, the Residual Family Applicant must be an adult, or a court granted Emancipated Minor or an adult, who 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 remaining Family members, and is willing to become a Participant and Head of Household in the Section 8 program; OR

(c) In the event the remaining Household Member(s) is an incapacitated adult who is unable to fulfill the Family obligations, the Residual Family Applicant must be an adult who has been appointed either a temporary or permanent guardian, and is willing to assume the obligations and become a Participant in the Section 8 Program and assume the responsibilities as Head of Household; AND

(d) The Residual Family Applicant and Family, if any, for Residual Family status must meet the eligibility requirements for Applicants as set forth in this Administrative Plan.

11.8.2 Calculation of Rent Once Residual Applicant Approved

The BHA will calculate the Family Share and adjust the Voucher Size appropriately once the Residual Family Applicant has been approved. The rent will be retroactive to the date that the original Head of Household/Co-Head of Household left the Unit.

11.8.3 Limitations of Policy

The remaining Household Members will not become Residual Family, if the departing or incapacitated Head or Co-Head of Household: is relocating to another subsidized or non-subsidized Apartment, is purchasing a home, has an outstanding balance due to the BHA, or termination of the subsidy by the BHA is pending. The limitations of this paragraph may not be applicable to Family 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 Household Members will not become a Residual Family, if the deceased Participant has an outstanding balance due to the BHA.

11.8.4 Residual Family – Right of Appeal

A Residual Family Applicant who disagrees with a decision made by the BHA may request an informal hearing pursuant to 24 C.F.R. § 982.555 and Chapter 13 of this Administrative Plan.

11.9 Ineligible for Continued Assistance

11.9.1 Income Ineligible

If thirty percent (30%) of the Family's Monthly Adjusted Income equals or exceeds the lower of the Gross Rent or the Payment Standard, the BHA will suspend subsidy for six (6) months. The BHA will inform the Family in writing of the suspension and its right to appeal the suspension through an informal hearing.

11.9.2 Resumption of the Subsidy

If within six (6) months after notifying the Family of the suspension: (i) the Family's income share falls below the lower of the Gross Rent or the Payment Standard, (ii) the Contract Rent increases, or (iii) the Family moves to a new Apartment, the BHA will reexamine the Family's eligibility for participation in the HCVP upon the Family's request. If thirty percent (30%) of the Family's Monthly Adjusted Income is then less than the lower of the Gross Rent or the applicable Payment Standard, then the BHA will resume making assistance payments on behalf of the Family.

11.9.3 Termination of subsidy

If the Family's income share does not fall below the lower of the Gross Rent or the applicable Payment Standard in six (6) months, the BHA will terminate the Family's assistance.

Chapter 12: Portability

A Housing Choice Voucher Holder or a Participant has the right to receive tenant-based assistance outside the BHA Jurisdiction. The Voucher Holder or Participant may lease a Unit anywhere in the United States, in the jurisdiction of a Public Housing Authority. The BHA will brief Participant Families on Portability in an oral presentation when they receive their Voucher. The briefing packet provided to Families will also contain information about Portability.

12.1 Portability Requirements for Applicant Families

12.1.1 Applicant Families Residing Outside of Massachusetts

The BHA Jurisdiction is anywhere within the Commonwealth of Massachusetts.

Families on the BHA waiting list in which neither the Head of Household nor the spouse has a Domicile within the BHA Jurisdiction at the time of initial application have no right to Portability within the first twelve (12) months of HCVP participation.

When such Families reach the top of the waiting list they will be offered the opportunity to use a Voucher to locate an assisted Unit within the BHA Jurisdiction. The Family will be withdrawn from the wait list if, after appropriate counseling, the Family decides not to exercise this option and is unwilling to reside in the BHA Jurisdiction for the initial twelve (12) months of assistance. See also section 3.2.3 – Withdrawal from the Waiting List.

The BHA requires that such Families, who initially reside outside of BHA Jurisdiction, complete twelve (12) months residency in an assisted Unit within BHA Jurisdiction in order to exercise their option for Portability. However, BHA may allow portability to a Unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the Unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the Unit in order to protect the health or safety of an individual member of the household who is or has been the victim of Domestic Violence, Dating Violence, or Stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling Unit.

12.1.2 Applicant Families within BHA Jurisdiction

A Family that has not yet leased a Unit under the HCVP is eligible for Portability if the Head of Household or spouse has a Domicile within BHA Jurisdiction at the time the application was submitted.

Verification of Domicile. A Lease, school records, or voter registration are acceptable forms of documentation to verify Domicile.

12.2 When an Assisted Family Moves Into the BHA Jurisdiction

12.2.1 BHA Procedure for Receiving Families

When a Family with HCVP assistance from another Jurisdiction arrives at the BHA, the BHA will issue the Family a Housing Choice Voucher to enable the Family to conduct a housing search within the BHA Jurisdiction. The Voucher issued by the BHA may not expire before the expiration date established by the Initial Housing Authority. If the Voucher has already expired when the BHA receives the paperwork from the Initial Housing Authority, the BHA will refer the incoming portable Family back to the Initial Housing Authority, who may decide to extend the Voucher term and the billing deadline. BHA (the Receiving Housing Authority) policies and procedures as the regarding extensions and Voucher term shall apply. In addition, the BHA will use its own Subsidy Standards to determine the appropriate Voucher Size for a Family that will be administered by the BHA.

The BHA will inform the Initial Housing Authority immediately whether it will absorb or administer the Family's Housing Choice Voucher assistance, and if it approves an extension to the Voucher term or changes the Family's Voucher Size.

The BHA's Payment Standards are used when the portable Family Leases a Unit. The BHA will inform the incoming Family of the BHA's policies and Payment Standards before the Family begins its housing search.

The BHA may delay approval of the Unit or issuance of the Voucher if the Family refuses to comply with BHA procedures (such as completing disclosure forms or certifications)**.** The BHA may not delay issuing a voucher unless recertification is necessary to determine income eligibility. If the BHA is refusing to process or provide assistance under the Portability procedures, the Family will be given the opportunity for an informal review or hearing in accordance with Chapters 5 and 13 of this Administrative Plan.

12.2.2 Absorb or Administer

The BHA has the option to *administer* the subsidy on behalf of the Initial Housing Authority or to *absorb* the portable Family into its own Housing Choice Voucher Program. The Receiving Housing Authority must promptly inform the Initial Housing Authority whether it will bill the Initial Housing Authority for assistance on behalf of the portable Family or will absorb the portable Family into its own program.

(a) *Administer the Voucher*

If the BHA decides to administer the Initial Housing Authority's Housing Choice Voucher assistance, the housing assistance for

the portable Family comes from the Initial Housing Authority's Housing Choice Voucher allocation.

When the BHA administers the subsidy, the Initial Housing Authority will retain twenty percent (20%) of the ongoing Administrative Fee for that Housing Choice Voucher unless both the Initial Housing Authority and the BHA (Receiving Housing Authority) reach a different agreement. The Initial Housing Authority may also be eligible for a preliminary fee if the portable Voucher is part of a funding increment awarded during the first twelve (12) months of the PHA's Housing Choice Voucher Program.

The BHA will bill the Initial Housing Authority for the full amount of the Housing Assistance Payment and eighty percent (or other amount agreed to by both PHAs) of the ongoing Administrative Fee earned by the Initial Housing Authority.

The BHA may change its decision to administer a Voucher and decide to absorb at any time in the future.

(b) *Absorb the Voucher*

The BHA may absorb the portable Family into its own program once the HAP Contract is executed on behalf of the incoming Participant Family by the BHA. The HAP Contract must be executed within the BHA Jurisdiction for the Absorption to take place. If the BHA decides to absorb the portable Family, funds from the BHA's consolidated ACC will pay for the Family's housing assistance. The BHA will specify the effective date of the Absorption to the Initial Housing Authority.

12.2.3 Extensions and Suspensions of a Portable Voucher

The BHA will grant extensions and suspensions to a holder of a portable Voucher in accordance with the same standards it uses to grant extensions for Participants or Applicants within the BHA Jurisdiction who are not exercising Portability. See section 7.2.

(a) *Extension that Extends After Initial Housing Authority Expiration Date*

If the BHA is the Receiving Housing Authority and provides an incoming portable Family with search time beyond the expiration date of the Initial Housing Authority's Voucher, it must inform the Initial Housing Authority of the extension and should bear in mind the billing deadline provided by the Initial Housing Authority.[18]

[18] The initial billing submission must be received no later than 60 days following the expiration of the voucher issued by the initial PHA.

Unless willing and able to absorb the Family, BHA will ensure that any Voucher expiration date will leave sufficient time to process a RTA, execute a HAP Contract, and cover the anticipated delivery time (if the PHA is not submitting the billing information by fax or email) so that it will be received by the Initial Housing Authority by the deadline date (See section 12.6 on billing).

12.2.4 On-going Responsibilities of the Receiving PHA

After a portable Family Leases up in the BHA Jurisdiction, the BHA is responsible for conducting all interim and annual reexaminations for the Family and all HQS inspections of the Family's Unit. The BHA will send the Initial Housing Authority a copy of the updated Form HUD-50058 at each annual Recertification for the duration of the time the BHA is billing the Initial Housing Authority, regardless of whether there is a change in the billing amount.

Under a billing arrangement, the Initial Housing Authority must be informed of all changes affecting the Family's subsidy. After each interim and annual reexamination, the Receiving Housing Authority must send the Initial Housing Authority a completed form HUD-52665 showing the new HAP amount with a copy of the form HUD-50058 if the billing amount changes.

If the receiving PHA has absorbed the Family, the Family is no longer considered a portable Family. The Initial Housing Authority is no longer involved with the Family's subsidy. There is no billing and no communication on other details of the Family's occupancy.

12.3 When an Assisted Family Moves out of the BHA Jurisdiction

12.3.1 Family Interest in Portability

After a Family announces its interest in Portability, the BHA will provide the Family with information to help it contact the PHA in the Jurisdiction where the Family wishes to live. If this will be the Family's first Lease under the Housing Choice Voucher Program, the BHA will compare the Family's income to the applicable-income limit (typically the very low-income limit) for the community where the Family wants to move and determine if the Family will be able to Lease an Apartment with continued assistance in the Jurisdiction of their choice.

Addresses and telephone numbers for PHAs around the country are available on HUD's web site: www.hud.gov. Income limits are available at www.huduser.org.

12.3.2 Decision to Move Outside BHA Jurisdiction

When the Family decides to move outside the BHA Jurisdiction the BHA will:

(a) Contact the Receiving Housing Authority by phone, fax, or email to alert that agency to expect the Family; and

(b) Send the Receiving Housing Authority, by mail or facsimile, a completed form HUD-52665, Family Portability Information form.

12.3.3 Selecting the Receiving PHA

When there is more than one PHA administering a Housing Choice Voucher Program within the Jurisdiction where the portable families wants to move, the Initial Housing Authority has the authority to select the receiving PHA.

12.3.4 Limitations on Moving

(a) Participants who have utilized Portability to move outside the BHA jurisdiction are bound by the same limitations on moving as Participants not exercising Portability. See section 11.3.2. Thereafter, a move at the Family's request may not occur more than once in any twelve (12) month period. See section 11.3.2 for exceptions to this limitation.

Exception: A Receiving Housing Authority must absorb the Family to alleviate this limitation.

(b) The BHA will not provide portable assistance for a Participant Family if the Family has moved out of its assisted Unit in violation of the Lease. See 24 C.F.R. § 982.355 (b).

12.4 Portability Terminations

The BHA may terminate a Family's assistance when it is acting as the Initial Housing Authority or the Receiving Housing Authority.

In cases where the BHA is the Initial Housing Authority and is terminating assistance, the Participant shall be advised of the reason for the termination as provided by the BHA and of the Participant's right to request a hearing of the terminating BHA. The result of decision rendered by the BHA (the Initial Housing Authority) is binding upon the Receiving Housing Authority. The Family's participation shall be terminated on the date specified in the hearing notice or at the end of the month following the month in which the BHA has notified the tenant and the Owner of the termination, whichever is later.

12.5 Claims by Another PHA

Any amounts owed by a Participant to an Initial Housing Authority, to any prior PHA, or to a Receiving Housing Authority which are the result of the Family's participation in a housing program while in the Jurisdiction of that PHA must be

collected by that PHA. The BHA will not collect amounts owed to another PHA on behalf of that PHA.

Either PHA may contact the HUD state or area office for assistance in resolving Portability disputes between PHAs, although efforts to reach mutual agreements without HUD's involvement are encouraged. Frequently, involvement of management or executive staff at both agencies and agreement to use logs and other monitoring tools internally is all that is required.

12.6 Portability Billing Requirements

12.6.1 Summary of Portability Billing Deadlines.

Failure to meet the following deadlines may result in a reduction of administrative fees or a transfer of the amount of baseline units from one Housing Authority to another in accordance with HUD regulations and guidelines.

(a) *Submission of Initial Billing Amount* (Part II of the Form HUD-52665) -- Receiving PHA must submit initial billing notice (1) no later than ten (10) working days following the date the HAP Contract was executed and (2) in time that it will be received no later than sixty (60) days following the expiration date of the Family's Voucher issued by the Initial Housing Authority.

(b) *Payment of First Billing Amount* - Initial Housing Authority makes payment within thirty (30) days of receipt of Part II of the Form HUD 52665 indicating billing amount.

(c) *Payment of Subsequent Billing Amounts* – The Initial Housing Authority is responsible for ensuring that subsequent billing amounts are received no later than the fifth working day of each month for which the monthly billing amount is due.

(d) *Notification of Change in Billing Amount or Other Action* – The receiving PHA notifies the Initial Housing Authority of any change in the billing amount as soon as possible (preferably before the effective date to avoid retroactive adjustments) but in no circumstance any later than ten (10) working days following the effective date of the change.

CHAPTER 13: Termination of Assistance

13.1 Definitions

13.1.1 Drug Related Criminal Activity

(a) The manufacture, sale, distribution, or use, or the possession with intent to manufacture, sell or distribute a controlled substance, as defined in section 102 of the Controlled Substances Act (21 U.S.C. § 802);

(b) The use or possession (other than with intent to manufacture, sell or distribute) of a controlled substance, except that such use or possession must have occurred within one year before the date that the PHA provides notice to an Applicant to deny Admission pursuant to 24 C.F.R. § 982.553.

13.1.2 Violent Criminal Activity

Violent Criminal Activity includes any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.

13.1.3 Termination Due to Domestic Violence

See section 1.2.5 for restrictions regarding the termination of a participant who may be a victim of Domestic Violence, Dating Violence, or Stalking.

13.2 Mandatory Termination

The following chapter outlines the program violations for which the BHA can terminate a Family's assistance. Certain program violations allow the BHA to use its discretion in deciding whether or not terminate the Family's assistance. See section 13.3. The following are list of program violations which require the BHA to terminate the Family's assistance:

13.2.1 Eviction for Lease Violations

The BHA must terminate program assistance for a Family evicted from federally assisted housing for serious violations of the Lease. The BHA will use its discretion to determine which Lease violations are serious.

13.2.2 Consent Forms

The BHA must terminate the assistance of a Participant if any Family member fails to sign the Consent forms as required in 24 C.F.R. part 5, Subparts B and F.

13.2.3 Evidence of Citizenship

The BHA must terminate assistance if the Participant has failed to submit evidence of eligible immigration status or a form certifying that a Family member does not wish to claim eligible Citizen or non-Citizen status for each Family member, or because the Applicant or Participant cannot provide evidence of Citizen, National, or Eligible Non-Citizen Status for at least one Family Member pursuant to 24 C.F.R. part 5 (See Chapter 5 section 5.6 for requirements for evidence of Citizenship and immigration status).

13.2.4 Manufacture of Methamphetamine

The BHA must terminate assistance if a Participant has ever been convicted of Drug Related Criminal Activity as a result of manufacture or production of methamphetamine on the Premises of federally assisted housing. The Premises includes the dwelling, common areas, and grounds.

13.3 Discretionary Termination

The Administrator or his or her designee may use discretion at any time (before or after an informal hearing) to decide whether or not to terminate a Family's assistance for any of the program violations listed in this section.

13.3.1 Consideration of Circumstances

The BHA will use the following non-exhaustive list when using its discretion to decide whether or not to terminate the subsidy:

(a) *Consideration of circumstances generally*. The BHA has the discretion to consider all of the circumstances in each case including, but not limited to, the seriousness of the offense, the extent of the criminal history, the extent of participation by Family members, and the effects that termination will have on Family members not involved in the alleged activity.

(b) *Reasonable Accommodation*. The BHA shall consider a request for Reasonable Accommodation by a Participant who has a disability or handicap, has a record of a disability or handicap, or is perceived as having a disability or handicap. The BHA will follow its Reasonable Accommodation Policy to determine whether or not an Accommodation should be made for a Participant who is a Disabled Person.

(c) *Mitigating Circumstances*. The BHA shall consider mitigating circumstances such as active participation in, or completion of, a supervised drug treatment program.

(d) *Termination of a portion of the Family*. The BHA may, in its discretion, terminate only certain members of the Family, if there is sufficient evidence that the Family member who engaged in the alleged activity will not reside in the unit or if the Head of

Household certifies that the Family Member who engaged in the alleged activity will not reside in the Unit.

(e) *Domestic Violence.* The BHA may consider an incident or incidents directly related to Domestic Violence, Dating Violence, or Stalking as mitigating circumstances is directly related to the reason for termination.

13.3.2 Eviction from Federally Assisted Housing

If any member of the Family has been evicted from federally assisted housing for serious or repeated lease violations in the past five years.

13.3.3 Termination of Assistance

If a Public Housing Authority has ever terminated assistance under the program for any member of the Family.

13.3.4 Debt to Housing Authority

(a) If the Family currently owes rent or other amounts to the BHA or another Public Housing Authority in connection with Section 8 Program, public housing assistance under the U.S. Housing Act of 1937, or any other Publicly Assisted Housing Program.[19]

(b) The Participant as a previous or current Participant in the Section 8 program has not reimbursed the BHA or another Public Housing Authority for amounts paid to an Owner under a Contract for rent or other amounts owed by the Family under the Lease.

(c) If the Family breaches an agreement with the BHA to pay amounts owed to the BHA, or amounts paid to an Owner by the BHA.

13.3.5 Fraud

If any member of the Family has committed fraud, bribery, or any other corrupt criminal act in connection with any Federal housing program.

13.3.6 Drug Related Criminal Activity

---

[19] 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)

The BHA may terminate assistance for a Participant Family if the BHA determines that any Family Member is currently engaged in:

(a) Any illegal use of a drug; or

(b) A pattern of illegal use of a drug which interferes with the health, safety or right to peaceful enjoyment of the Premises by other residents.

Note: The BHA may not deny or terminate assistance for past use or possession of a controlled substance by a Family member if the Family member can demonstrate that (s)he has an addiction, has a record of an addiction, or is regarded as having an addiction to a controlled substance, and can demonstrate that (s)he is in recovery from any such addiction, and does not currently use or possess controlled substance. The BHA may require a Family Member who has engaged in the illegal use of a controlled substance to submit evidence of participation in, or successful completion of, a treatment program as a condition to being allowed to reside in the Unit.

13.3.7 Alcohol Abuse

The Participant's or a Family member's abuse or pattern of abuse of alcohol may threaten the health or safety of, or the right to peaceful enjoyment of the Premises by other residents.

(a) A Participant's dependency on alcohol will not help to mitigate violations of the Participant's requirement to meet the obligations of the program.

(b) The BHA may require a Family member whose abuse or pattern of abuse of alcohol has threatened the health or safety of, or the right to peaceful enjoyment of the Premises by other residents to submit evidence of participation in, or successful completion of, a treatment program as a condition preceding being allowed to reside in the Unit.

13.3.8 Behavior towards BHA staff

If the Family member has engaged in or threatened abusive or violent behavior towards BHA personnel.

13.3.9 Violation of Family Obligations

The Participant has violated any Family obligation under the program by action or failure to act as listed in section 13.5.2 or as set forth in 24 C.F.R. § 982.551.

13.4 Termination of Assistance Due to Lack of Adequate Funding

13.4.1 Background

The BHA is prohibited from assisting Families over either its annual baseline number of Vouchers per its approved Annual Contributions Contract (ACC) with HUD or its Annual Housing Assistance Payments (HAP) Budget Authority from HUD. In the event that the BHA's Annual HAP Budget Authority is reduced to an amount that will no longer support the number of Families currently participating in the program, the BHA shall determine the number of families that must be terminated from assistance due to the lack of adequate funding from HUD. The BHA shall follow the steps outlined in this section in terminating assistance to families.

13.4.2 Excluded Families

A Family in any of the following categories shall be excluded from any termination of assistance due to lack of funding from HUD:

(a) Elderly Family,

(b) Disabled Family, or

(c) Any Family that is under an agreement in the Homeownership program or subject to a BHA relocation agreement.

13.4.3 Determining Families to be Terminated

The BHA shall terminate a Family based upon their date of admittance to the program. For this purpose, the BHA shall consider the Family's original Lease date under the BHA's Section 8 Program to be their date of admittance to the HCVP. The Family that was first admitted to the program, according to their Lease date, shall be the first to have assistance terminated due to the lack of adequate funding from HUD. The BHA will refer terminated Families to appropriate agencies to find available housing.

13.4.4 Resumption of Terminated Subsidies

The BHA will allow terminated Families to resume their subsidy by re-applying to the waiting list when the waiting list is open. If and when subsidy is restored, the BHA will undertake a special analysis to determine whether or not those Families previously terminated for lack of funding should receive housing Priority.

13.5 Family Obligations

13.5.1 Tenants Informed of Family Obligations

(a) The BHA will supply the Family with a written description of the Family obligations

(b) The Head of Household will sign the Family obligations at each annual Recertification to certify that he/she understands and will comply with the obligations of the program.

13.5.2 HCVP Family Obligations

Participants in the HCVP must follow the Family obligations. Violation of the Family obligations by an act or a failure to act may result in termination of assistance.

This section states the obligations of a Participant Family under the program.

(a) *Supplying required information*.

(1) The Family must supply any information that the BHA or the Department of Housing and Urban Development (HUD) determines necessary in the administration of the program, including submission of required evidence of Citizenship or eligible immigration status (as provided in section 4.6) as required by federal regulations. “Information” includes any requested certification, release or other documentation.

(2) The Family must supply any information requested by the BHA or HUD for use in a regularly scheduled reexamination of Family income and composition in accordance with HUD requirements. See section 10.1.1 for specific requirements.

(3) The Family must disclose and verify social security numbers (as provided by part 5, subpart B of 24 C.F.R.) and must sign and submit Consent forms for obtaining information in accordance with part 5, subpart B of 24 C.F.R.

(b) *HQS Breach Caused by Family.* The BHA may terminate a Participant from the Section 8 program for life threatening HQS violations that the Participant does not correct within 24 hours. The BHA may terminate assistance for non life-threatening HQS violations that the Family does not correct the violation within thirty (30) days. The BHA may also terminate a Participant under this provision for one or more of the following reasons.

(1) The Family fails to pay for any utilities that the Owner is not required to provide, but which are to be paid by the tenant.

(2) The Family fails to provide and maintain any appliances that the Owner is not required to provide, but which are to be provided by the Family.

(3) If any Family member or any guest damages the dwelling Unit or common areas beyond ordinary wear and tear. An action for termination under this provision may be commenced for one or more of the following reasons:

i. A BHA Inspector determines that the damage was a result of intentional or reckless conduct. For the purpose of this section "reckless conduct" shall be defined as rash, heedless, wanton conduct; acting with indifference and/or disregard to the possibility or probability of causing damage to property of the Section 8 Family or the property of any other residents;

ii. The damage was of such an extreme nature. The following factors may serve as a guideline to determine whether damage is considered to be extreme:

1. Number of identified areas damaged within the unit;

2. The degree of damage beyond normal wear and tear.

Note: The examples above are not exclusive and a variety of authentic data relating to the damage/incident may be used either together or individually to determine if damage is extreme.

(c) *Allowing BHA inspection.* The Family must allow the BHA to inspect the Unit at reasonable times and after reasonable notice.

(d) *Violation of Lease.* The Family may not commit any serious or repeated violation of the Lease

(e) *Family notice of move or Lease termination.* The Family must notify the BHA and the Owner before the Family moves out of the Unit, or terminates the Lease on notice to the Owner.

The Family must give the BHA a copy of the thirty-day notice of termination that the Family gave to the Owner before the Family can move to a new Apartment with assistance.

(f) *Owner eviction notice.* The Family must promptly give the BHA a copy of any Owner eviction notice. Promptly means within two weeks of receiving the eviction notice for the purposes of this section.

(g) *Use and occupancy of the Unit.*

(1) The Family must use the assisted Unit for residence by the Family. The assisted Unit must be the Family's only residence.

(2) All Family members residing in the Unit must be approved by the BHA. The Family must promptly notify (within thirty (30) days) the Housing Authority of the birth, adoption, or court-awarded custody of a child. The Family must request and receive BHA approval before adding any other Family member as an occupant of the Unit. No person other than members of the assisted Family may reside in the Unit, except a foster child[20] or a Personal Care Attendant.

(3) The Family must promptly notify BHA (within thirty (30) days) that a Family member no longer resides in the Unit.

(4) If the BHA has given approval, a foster child or a Personal Care Attendant may reside in the Unit. See also the definition of Family in Chapter 18: Glossary.

(5) A Family Member may engage in legal profit making activities in the Unit, but only if such activities are incidental to the primary use of the Unit for residence by members of the Family.

(6) The Family must not sublease or let the Unit.

(7) The Family must not assign the Lease or transfer the Unit.

(h) *Absence from the Unit.* The Family must supply any information or certification requested by the BHA to verify that the Family is living in the Unit, or relating to a Family absence of the Unit, including any BHA requested information or certification regarding Family absences. The Family must cooperate with the BHA for this purpose. The Family must promptly notify (within thirty (30) days) the BHA of an absence from the Unit. Absence means that no member of the Family resides in the Unit. See also section 11.6.

(i) *Interest in the Unit.* The Family must not own or have an interest in the Unit.

(j) *Fraud and other program violation.* The members of the Family must not commit fraud, bribery, or any other corrupt criminal act in connection with the programs.

(k) *Crime by Family Members.* The members of the Family may not engage in Drug-Related Criminal Activity or Violent Criminal Activity or other criminal activity that threatens the health, safety or

[20] See definition of Family in the Glossary for BHA's policy on foster children.

right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the Premises.

(l) *Alcohol abuse by Family Members.* The members of the Family must not abuse alcohol in a way that threatens the health, safety or right to peaceful enjoyment of other Participants and persons residing in the immediate vicinity of the Premises.

(m) *Other housing assistance.* An assisted Family, or any member of the Family, may not receive Section 8 tenant-based assistance while receiving another housing subsidy, for the same Unit or for a different Unit, under any duplicative (as determined by HUD or in accordance with HUD requirements) federal, State or local housing assistance program.

13.6 Procedure for Terminating Assistance

13.6.1 Consideration of Circumstances

In determining whether to terminate assistance because of action or failure to act by members of the Family:

(a) The BHA may consider all relevant circumstances, such as the seriousness of the violation, the extent of participation or culpability of individual Family members, mitigating circumstances related to the Disability of a Family member, the role of Domestic Violence, Dating Violence, or Stalking, and the effects of the termination of assistance on other Family members who were not involved in the violation(s).

(b) The BHA may impose, as a condition of continued assistance for other Family members, a requirement that Family members who participated in or were culpable for the action or failure to act will not continue to reside in the Unit. The BHA will impose this requirement by removing the Family member from the Family Composition and having the Head of Household sign an agreement stating that the person who violated the program rules will not visit or reside in the assisted Unit or visit in the assisted Unit. A failure to keep this agreement may result in termination.

(c) If the Family includes a Disabled Person, the BHA decision to terminate may be subject to consideration of a request for Reasonable Accommodation. The BHA will inform every Family subject to termination of their right to request a Reasonable Accommodation under the BHA's Reasonable Accommodation policy.

13.6.2 Proposed Termination Notice

The Leasing Officer will send the Family a notice of proposed termination (by first class and certified mail). The notice will contain a brief statement

with the reason for the proposed termination. The notice will also explain the Family's right to request an informal hearing if they disagree with the BHA basis for termination.

13.6.3 Failure to Respond to Termination Notice

If the Family fails to respond within twenty (20) days (thirty (30) days under HUD's non-citizen rule), the BHA will send the Participant a thirty (30) day notice of termination (by first class and certified mail). The BHA will also send a copy of the letter to the Owner. The BHA will grant a request for a hearing when a Participant submits a late request, but submits evidence of compelling circumstances that prevented the Participant from requesting a hearing within twenty (20) days.

13.6.4 Reinstatement after Failure to Request a Hearing

If the failure to request a hearing within twenty (20) days is due to a documented disability, the BHA will reinstate the subsidy. See also BHA Reasonable Accommodation in Rental Assistance Policies and Procedures).

13.6.5 Private Conference

The BHA will use its discretion to schedule a private conference with a Family in an attempt to the alleged violation(s). The BHA has no obligation to schedule a private conference before the informal hearing.

13.7 Informal Hearings for Participant Families

13.7.1 When an Informal Hearing must be offered to a Family

The BHA will offer a Family participating in the program an informal hearing for the following reasons:

(a) A determination of the Family's annual or adjusted income, and the use of such income to compute the Housing Assistance Payment;

(b) A determination of the appropriate Utility Allowance (if any) for tenant-paid utilities from BHA allowance schedule;

(c) A determination of the Family Unit Size under the BHA Subsidy Standards;

(d) A determination to terminate assistance for a Participant Family because of the Family's action or failure to act;

(e) A determination to terminate assistance because the Family has been absent from the assisted Unit for longer than maximum

period permitted under BHA policy and HUD rules. See section 13.5.2(h);

(f) A determination to deny a Reasonable Accommodation;

(g) A determination to deny assistance under the BHA's Residual Family policy.

13.7.2 When an informal hearing is not required

The BHA is not required to provide a Participant Family an opportunity for an informal hearing for any of the following:

(a) Discretionary administrative determinations by the BHA;

(b) General policy issues or class grievances;

(c) Establishment of the BHA schedule of Utility Allowances for families in the program;

(d) A BHA decision not to approve an extension or suspension of a Voucher term;

(e) A BHA determination not to approve a Unit or tenancy;

(f) A BHA determination that an assisted Unit is not in compliance with HQS;

(g) A BHA determination that the Unit is not in accordance with HQS because of the Family size;

(h) A BHA determination to exercise or not to exercise any right or remedy against the Owner under a HAP Contract;

13.7.3 Notice to the Family to Request an Informal Hearing

(a) In the cases described in sections 13.7.1(a), (b), and (c), the BHA will notify the Family of the basis for the BHA determination. The BHA will attempt to schedule a private conference in accordance with section 13.6.5 and section 8.6 in these situations. If a resolution cannot be reached at the Private Conference, the BHA will notify the Family in writing that the Family may request an informal hearing within twenty (20) days.

(b) In the cases described in sections 13.7.1(d), (e), (f), and (g), the BHA will notify the Participant as explained in section 13.6.2.

13.7.4 Expeditious Hearing Process

The BHA will hold a hearing and issue a decision within six (6) months from the date the hearing request was made. The Family will continue receive assistance while a decision is pending.

13.7.5 Hearing Procedures

(a) *Time to request a hearing.* The Participant has twenty (20) days from the date of the proposed termination letter, except in Non-Citizen Rule cases where the time period shall be 30 days from the date of the notice of termination of assistance for any Family member.

(b) *Scheduling.* The BHA Department of Grievances and Appeals will schedule an informal hearing upon the receipt of a Participant's written request. The Participant will be given at least fourteen (14) days notice prior to the hearing date.

(c) *Discovery.*

(1) The BHA will give the Family the opportunity to examine before the hearing, any documents in BHA's possession that are directly relevant to the hearing. The BHA will allow the Family to make copies of the relevant documents before the hearing at the Family's expense. The BHA will also allow a representative of the Family with an authorized release may have access to the file. If the BHA does not make the document available to the Family for examination upon request, then the BHA may not rely on the document at the hearing.

(2) The Family must allow the BHA to examine any Family documents that are directly relevant to the hearing before the hearing upon request. The Family must allow the BHA to examine the relevant documents at the BHA and the Family will allow the BHA to copy the relevant documents at the BHA's expense. If the Family does not make the document available to the BHA for examination upon request, then the Family may not rely on the document at the hearing.

(3) Either party may request an extension if required to rebut documents that were not provided to the opposing party prior to the hearing. Extensions will be granted at the discretion of the hearing officer.

(d) *Amendments to Proposed Terminations.* If the BHA wishes to amend the grounds for the proposed termination, the BHA must notify the Participant of the amendment in writing, not less than fourteen (14) days prior to the hearing date. The amendment will be sent by regular and certified mail to the Participant's address of

record. When sending out an amended proposed termination notice, the amended notice all violations. If the Participant has already requested a hearing due to the original proposed termination, a request for a hearing due to the amended notice is not required.

(e) *Representation of Family*. At its own expense, the Family may be represented by a lawyer or other representative of the Family's choice.

(f) *Evidence*. The BHA and the Family will each be given the opportunity to present evidence and question any witnesses. The Hearing Officer may consider evidence without regard to admissibility under the rules of evidence applicable to judicial proceedings.

(g) *Hearing File*. The hearing file shall consist of all documents submitted by either party in relation to the subject of termination. The BHA shall maintain audio recordings of all termination hearings.

(h) *Hearing Officer*. Any designated BHA employee may conduct the informal hearing, other than a person who made the decision under review or his or her subordinate. The person who conducts the hearing may regulate the conduct of the hearing in accordance with the BHA's hearing procedures.

(i) *Extensions.* The hearing officer may use discretion to grant an extension or continue the hearing to hear additional evidence or testimony.

(j) *Issuance of Decision.* The hearing officer shall make a factual determination relating to the individual circumstances of the Participant based on a preponderance of the evidence presented at the hearing. The hearing officer shall take into consideration all relevant circumstances and any mitigating circumstances presented by the Participant. The hearing officer shall promptly render a written decision (within six (6) months of the Family's request for a hearing) stating briefly the reasons for the decision. The hearing officer will send a copy of the decision to the Family by certified and first class regular mail. The hearing officer will also forward a copy of the decision to the Leased Housing Division and the Leasing Officer.

(k) *Failure to attend the hearing*. The BHA may terminate the subsidy, if the Participant did not attend the hearing and did not attempt to reschedule within twenty-four (24) hours prior to hearing. The BHA will reschedule hearing when a Participant submits evidence of compelling circumstances that prevented the Participant attending the hearing on the scheduled date. If the Participant does not attend the hearing because the scheduling

notice was not received due to the Participant's failure to give the BHA the correct and most current address the BHA may terminate the subsidy.

(l) Effect of Decision.

(1) If the decision to terminate the Family's assistance is ***upheld***, the Family will no longer receive assistance under the section 8 program. The Leased Housing Division will promptly send the Owner and the Participant a 30-day notice of termination. There is no additional opportunity within the BHA to appeal the hearing officer's decision.

(2) If the decision to terminate the Family's subsidy is ***reversed***, the Family will continue to receive assistance under the Section 8 program and will be considered a tenant in good standing.

(3) The Administrator or his or her designee may find that the BHA is not bound by an informal hearing decision:

(i) Concerning a matter for which the BHA is not required to provide an opportunity for an informal hearing, or that exceeds the authority of the person conducting the hearing, or

(ii) Is contrary to HUD regulations or requirements, or otherwise contrary to federal, State or local law.

Under such circumstances, the Administrator or his or her designee will make the determination to continue or terminate Participant's assistance. The BHA will promptly notify the Participant of the determination, and of the reasons for the determination. There will be no further opportunity within the BHA to appeal the decision.

(4) The BHA may use its discretion to overturn a hearing that was "upheld" if the reason for termination was discretionary. If the BHA overturns an "upheld" hearing, it does not have to meet the requirements listed in section k(3) above.

CHAPTER 14: Programs Administered by the Leased Housing Division and Special Housing Types

14.1 Family Unification Program

14.1.1 General Description

The Family Unification Program (FUP) is a program for Families referred to the BHA by the Department of Social Services (DSS). Once the Family is determined to qualify by DSS, the referral form for the Applicant is forwarded to the BHA. DSS provides the BHA with a completed Family certification form which will certify whether the lack of adequate housing is a primary factor in the imminent placement of a Family's child or children in out-of-home care or in the delay of reuniting a child or children who are in out of home care with the Family. The BHA will notify DSS when the waiting lists opens and DSS may refer Applicants to the waiting list at that time. See also section14.1.5.

14.1.2 Goals of the FUP

The goal of the FUP is to help Families within the child welfare system to find affordable and decent housing in a safe and supportive environment.

14.1.3 DSS Role in the FUP

The mission of the DSS is to protect children and provide preventative services which aid and support a Family environment. DSS experience indicates that housing is unequivocally a critical element to the stability of any Family. As part of the DSS role in protecting children who have been abused, DSS provides services which enable children to occupy a safe, caring home. Therefore, the DSS is pleased to commit the necessary resources to the FUP.

14.1.4 Placement Definitions that Qualify Families for FUP

The following definitions have been established to identify the Applicants who may be eligible to participate in the Family Unification Program.

(a) For families with children in placement:

(1) Children are in placement as documented by an “Authorization for Placement Services” provided by the Department of Social Services, or a private agency acting on behalf of the Department; and

(2) Children are remaining in placement due to lack of adequate housing as documented by the child's Family Assessment, the Service Plan, the Progress Supervisory Review Form, or other written documentation authorized by the area director; or

(3) Children are to be returned to the Family as documented by the Service Plan, where the return date is past or pending within 90 days, and lack of adequate housing is a documented barrier to the plan with respect to the reunification of Family in a residence/home.

(b) For families with children not in placement:

(1) Lack of adequate housing has been identified; and the Family is unable to find safe, decent and affordable permanent housing; the Family is at risk of out-of-home care for their children due to homelessness.

(2) Lack of adequate housing exists if the Family lives in substandard housing, the Family is homeless, the Family is displaced by Domestic Violence, or the Family is living in an Overcrowded Unit.

(3) A person who is imprisoned or otherwise detained pursuant to an Act of the United States Congress or a Federal or State Law will not be eligible to become a member of the Family Composition under the Family Unification Program.

14.1.5 Identifying Eligible Family Unification Program Families

DSS will identify Families who appear to meet the eligibility for the FUP. DSS will certify whether the lack of adequate housing is a primary factor in the imminent placement of a Family's child or children in out-of-home care or in the delay of reuniting children who are in out-of-home care with the Family. This certification form is completed by DSS. The certification is approved by a DSS supervisor and then forwarded to the Regional Office FUP Coordinator who will make the final determination of eligibility for the FUP. Once the Family is determined to qualify by DSS, the referral form for the Applicant is forwarded to the BHA. The BHA shall maintain a FUP waiting list. If all slots in the FUP are full, the Applicant/Participant is placed on the FUP waiting list according to the date and time of application. Such waiting list shall be closed if the BHA receives a sufficient number of Applicants to maintain an adequate waiting list and the BHA notifies Applicants that the waiting period has become excessive. The BHA will notify DSS when the waiting lists opens and DSS may continue to refer Applicants to the waiting list at that time. The BHA will make a determination of final eligibility for the Housing Choice Voucher Program for a FUP Applicant.

14.2 Non-Elderly Disabled Housing Program (Mainstream Program)

The Non-Elderly Disabled Housing Program (Mainstream Program) is designed to provide housing assistance in the form of a one-bedroom voucher to a Disabled Person who is under the age of sixty-two (62). In addition to Section 8

assistance, the BHA has created a network of services to aid Mainstream Program Applicants and Participants in their search for housing. These services include referrals to agencies within the Boston area who offer support such as housing search assistance, information on disability issues, and advocacy services for a Disabled Person.

A Mainstream Program Applicant will be required to verify their disability by presenting the Disabled Certification Form signed by a medical or rehabilitation professional or qualified non-medical service agency whose function is to provide services to the Disabled. The Applicant will also have to meet income guidelines set by the Section 8 program and must also be eligible for a one-bedroom Apartment under BHA Subsidy Standards. After all eligibility requirements for the Section 8 program and the Mainstream Program have been determined, an eligible individual is offered a Voucher to begin searching for housing. As a Reasonable Accommodation, Mainstream program Participants shall be offered a two-bedroom Voucher if the BHA approves the Participant's request for a Personal Care Attendant as an exception to the BHA's Subsidy Standards.

An Applicant who meets the definition of a Disabled Person and qualifies for a one-bedroom Voucher will be taken in the order of the BHA waiting list (based on date and time of application). An Applicant will be required to complete the requisite certification form regarding the existence of a Disability. An Applicant on the waiting list will also be required to provide documented proof of their Priority status. Respondents to this notification will be placed onto a separate, Non-Elderly Disabled Housing Program waiting list. Such waiting list shall be closed if the BHA receives a sufficient number of Applicants to maintain an adequate waiting list. The BHA will give public notice in a local newspaper of general circulation, neighborhood newspapers, and also by Minority media whenever the BHA is opening the waiting list to Applicants and will state where and when to apply.

14.3 Family Self-Sufficiency (FSS) Program

14.3.1 Introduction

The BHA developed its FSS Program for current HCVP Participants. The FSS Program is voluntary and offers Families an opportunity to receive supportive services as they work towards economic self-sufficiency by building savings through an escrow account. The BHA surveys all HCVP Participants to determine interest in participating in the FSS program. An interested Participant will be given an opportunity to apply for the FSS Program.

14.3.2 Eligibility and Recruitment

The FSS Program is open to current HCVP Participants. The BHA periodically surveys all HCVP Participants to determine their interest in the program. To facilitate this effort, a brochure has been developed to promote the program. Leasing Officers discuss the availability of the FSS Program to Applicants/Participants when they attend their annual Recertification appointment. Applicants/Participants who indicate an

interest in the program are placed on a waiting list and invited to a group or individual information/intake appointment and provided with the opportunity to apply for the FSS Program. People will be invited in order, i.e. "first come, first served".

14.3.3 Individual Training & Service Plan (IT&SP) and FSS Contract

The BHA employs coordinators whose primary duties are to work with FSS Families. The FSS Coordinator performs a "needs assessment" of each Applicant in order to determine what services are necessary for the Family to achieve the goal of self-sufficiency. The Coordinator uses the "needs assessment" to develop an Individual Training and Service Plan (IT&SP) for the Family. This plan breaks the large goal of self-sufficiency into smaller interim goals and outlines the activities and services necessary, along with an estimated time frame to achieve these goals. Interim goals help the FSS Coordinator and the Family to measure success and are required by HUD regulations.

Upon completion of the IT&SP, the FSS Coordinator will prepare the Family's FSS Contract of Participation. The FSS Contract includes the effective date, term, responsibilities of the Family and BHA and provisions for establishing an escrow account. Both the Contract and the IT&SP are explained by the FSS Coordinator who also obtains any release of Information forms necessary to monitor the plan and contract. The IT&SP and FSS Contract are signed by both the Head of Household and the FSS Coordinator. The term of the FSS Contract is for five years and may be extended for up to two years.

14.3.4 Monitoring/Case Management

The FSS Coordinator monitors the IT&SP during the term of the FSS Contract and provides case management services. The FSS Coordinator links the Family with services and provides support to help the Family achieve its goals. Individual appointments are scheduled as necessary and the FSS Coordinator is also available by telephone for crisis intervention to help the Family achieve the goals set forth in the FSS Contract. FSS Participants are required to keep at least 2 appointments per year, although many Participants will meet with their FSS Coordinator on a much more frequent basis. Workshops are held for FSS Participants throughout the year and include topics such as budgeting, credit repair, homeownership and stress management.

14.3.5 Escrow Account

The FSS program requires establishment of an escrow account. The FSS Coordinator explains the process for creation and maintenance of the FSS escrow account during the initial intake/information session and at the time of FSS Contract execution. The BHA uses Housing Assistance funds paid by HUD for the FSS Escrow deposits. The figures of Annual Income, Earned Income and Total Tenant Payment (TTP) on the FSS Contract of Participation become the baseline for future escrow

calculations. If the Family's TTP increases due to an increase in earned income beyond the baseline figures, the difference is escrowed. When the BHA calculates that the FSS Participant is entitled to its first FSS credit (generally at the annual or interim re-certification), an escrow account will be established. The BHA will utilize an escrow account credit worksheet to calculate the amount to be deposited into the escrow account. The BHA is required to deposit all escrowed funds into a single depository account for the entire FSS Program so that the IRS will not count the funds or interest for purposes of income tax. Funds held by the BHA will be invested in HUD-approved investments specified in HUD Handbook 7475. FSS Participants will receive an annual report on the status of their escrow funds at the end of each fiscal year.

The amount in the FSS account, in excess of any money owed to the BHA, is paid to the Head of Household upon successful completion of the FSS Contract. The BHA may disburse a portion of the FSS account before the end of the Contract if the Participant has fulfilled certain interim goal(s) and the money is necessary for completion of the FSS Contract goals.

Escrow deposits are made by the BHA on the assumption of rent paid by the tenant. If a Family does not pay their rent to the their landlord the escrow funds may be forfeited because failure to comply with the lease is a Family obligation under the FSS program. Nonpayment of rent is grounds for terminating a Family's FSS participation and subsidy and forfeiture of the escrow. See section 13.2.1.

If a program Participant is terminated from the HCVP at any point during the term of the FSS contract, or if the Family is still receiving Temporary Aid for Needy Families (TANF) benefits at the end of the term of the Contract of Participation, the Family's accumulated escrow account will be returned to the BHA. The BHA will use such funds for HUD approved expenses and will be treated as additional program receipts.

14.3.6 Portability

Participating FSS Families are required to Lease an Apartment within the Commonwealth of Massachusetts for the first twelve months of the contract. After this period, a Family may utilize Portability. An FSS Family that chooses to move outside Boston must meet with the Coordinator to determine the best course for their FSS participation. The following options may be available:

The Family continues in the BHA's FSS Program if they are able to maintain services and activities outlined in the IT&SP.

The Family may enter the FSS Program of the Receiving Housing Authority if this option is available. The Family must demonstrate that they will be able to complete the FSS Plan in the new area. The Family would enter an FSS Contract with the Receiving Housing Authority for the

term remaining on the Family's contract with the BHA. The BHA will then terminate its contract with the Family.

If the Receiving Housing Authority does not have a FSS Program, or has no opening within its FSS Program, or the Family decides not tot continue in the FSS Program, the BHA will terminate its FSS Contract with the Family and any escrow funds will revert back to the BHA. To ensure continuity of service, the BHA will provide opportunities for FSS Program participation for a Family coming into Boston.

14.3.7 FSS Contract Compliance

The IT&SP will be monitored by the FSS Coordinator. A FSS Participant is required to meet with the FSS Coordinator at least twice a year to determine if the Family is complying with their plan. A FSS Participant who has not kept an appointment with the FSS Coordinator for one (1) year will be placed on probation. A FSS Participant who does not keep appointments for two (2) years will be sent proposed termination notices from the program. An FSS Participant must comply with the terms of the Lease, including payment of their rent share to the landlord.

If the FSS Coordinator determines that the Family is not keeping appointments with the FSS Coordinator, is failing to actively participate in activities according to the time frames specified in their contract or if they are in violation of any provision of their contract of participation, a conference will be scheduled to discuss the violation(s). At the conference, the Coordinator, will attempt to resolve the matter by obtaining an understanding of why the Family is not in compliance and determine if adjustments to goals, services, and/or the timetables are necessary and/or appropriate in an effort to help the Family complete their FSS Contract. The Family will be advised that the FSS Contract can be terminated and any escrow funds will be forfeited upon further violations of the FSS Contract. In most cases, problems are resolved at this step. However, if the FSS Coordinator is unable to reach a satisfactory resolution with the Family, additional administrative action may be necessary.

If additional violations of the FSS Contract occur, or the conference does not successfully resolve the matter, the Coordinator will propose termination of the FSS Contract. A letter proposing termination will be sent to the tenant via Certified Mail. The letter will state the reason(s) for the proposed termination and inform the Participant that (s)he has the right to request a conference if there is disagreement regarding the termination. The Participant will be advised to put the request for a conference into writing within ten (10) days to the FSS Coordinator.

At the conference, the Family may state its objection to termination of its FSS Contract. The Coordinator will bring this information and recommendations to hi(s)her supervisor. After a review of this information by the supervisor, the Family will be notified in writing within ten (10) business days of the decision to terminate the FSS Contract or to

further modify the plan. If the decision is to terminate, the Family will receive a 30-day notice of this action and will forfeit all funds in its escrow account.

The BHA will not terminate HCVP assistance because of the Family's failure to meet FSS responsibilities (see PIH notice 95-5). Section 8 assistance will be terminated only as provided by HUD and the BHA in the manner applied to all Section 8 subsidy holders.

14.3.8 FSS Contract Completion

Completion of the FSS Contract occurs when:

(a) The Family has fulfilled all of its responsibilities under the contract; or

(b) 30% of the Family's monthly-adjusted income is equal to or greater than the Payment Standard amount for the Unit size for which the Family is eligible, or the Gross rent for the Unit rented.

(c) At any time during the term of the contract of Participation, the BHA may determine that the Family has met its obligations under the FSS Contract. At that time, the amount in the Family's escrow account, less any amount owed to the BHA, will be paid to the Head of the Household.

(d) The BHA reserves the right to terminate the FSS Contract of Participation before its expiration date under the following circumstances:

(1) On determination that the Head of Household or participating Family member failed to fulfill the terms of the contract or any extensions thereof;

(2) The Family withdraws from the FSS Program;

(3) By mutual consent of both parties;

(4) For an act(s) that is/are deemed inconsistent with the purposes of the FSS Program;

(5) By operation of law; or

(6) When the participating Family is no longer receiving Section 8 assistance.

(7) The BHA may declare the Contract null and void if resources and services necessary to complete the contract are not available. If resources and services aren't available, can BHA may release the escrow to the tenant that has been accrued to date.

14.3.9 FSS Program Coordinating Committee

The BHA has brought together a variety of community agencies and private businesses to serve on the FSS Program Coordinating Committee. The Coordinating Committee works with the Service Coordinators to help identify and obtain services necessary to implement the program. The Coordinating Committee meets on a regular basis and the coordinators may consult with individual committee members between meetings. New committee members may be solicited from the community. The committee provides support and information to help the FSS Program serve as many families as possible.

14.4 Designated Housing Vouchers

Designated Housing Vouchers enable a non-Elderly Family with a Disabled Person, who would be eligible for public housing if occupancy were not restricted to Elderly families to lease safe, decent and affordable housing. These Vouchers also assist a Family affected by a BHA decision to designate their buildings as "mixed Elderly and disabled buildings" but demonstrate a need for alternative resources for a Family with a Disabled Person.

14.4.1 Families Eligible for Designated Housing

A Non-Elderly Family with a member who is Disabled Person that is income eligible and lives in public housing that has been designated for occupancy or is on the public housing waiting list, does not need to be listed on the BHA's HCVP waiting list receive HCVP assistance. Instead, these types of Families may be admitted to the HCVP as a Special Admission.

14.5 Skinner Program

In 1989 US District Court Judge Walter Skinner ruled against HUD and ordered the agency to design a program to "facilitate access to suburban housing opportunities for low-income minority households." As a result the federal government made a special award of Section 8 Vouchers to the BHA. The Vouchers, called Skinner Vouchers, are to be used specifically to help minority Families explore housing opportunities in non-minority areas. The Boston Fair Housing Commission (BFHC) is responsible for providing counseling services to Families in the Skinner program.

Admission under the Skinner Program is considered a Special Admission by HUD. The BHA will issue Skinner Vouchers, when available, to Families who meet the following criteria:

- Minority Head of Household
- At least one child under the age of 18
- Willing to move to a predominantly non-minority area in metropolitan Boston.

14.6 Special Housing Types

BHA will not permit the use of any special housing types other than those listed here.

14.6.1 Shared Housing

HUD defines Shared Housing as an Apartment occupied by two or more Families. The Unit consists of both common space for shared use by the occupants of the Unit and separate private space for each Family. A Voucher may be used in Shared Housing in accordance with 24 C.F.R. §§ 982.615-618.

Shared Housing permits the assisted Family to share a Unit with one or more assisted, or unassisted families. Zero and one-bedroom units are not eligible for Shared Housing assistance.

The Owner of a Shared Housing Unit may live in the Unit with the assisted Family and enter into a HAP Contract with the BHA provided that there is no blood, marital, or domestic partnership ties between the Owner and the assisted Family. Under no circumstances may housing assistance payments be made on behalf of an Owner. The BHA may approve a Personal Care Attendant in Shared Housing and must approve one if a Disabled Person needs a Reasonable Accommodation to readily access and use the program.

(a) *Unit Requirements.* There must be a separate HAP Contract and Lease for each assisted family residing in a Shared Housing Apartment. The entire Apartment must pass HQS and additional BHA inspection standards and provide adequate space and security, for all its residents, not just for the assisted Family. There must be at least one private bedroom for each two members of the assisted Family and the number of bedrooms may not be less than the Family Unit Size. In addition to the private space for the assisted Family, the Apartment must have a living room, sanitary facilities in accordance with 24 C.F.R. § 982.401(b) and food preparation and refuse disposal facilities in accordance with 25 C.F.R. § 982.401(c). The Rent to Owner may not exceed the pro-rata portion of the Reasonable Rent for the Shared Housing dwelling Unit.

(b) *Payment Standard and Rent.* The Payment Standard for a family residing in a Shared Housing Unit is the lower of:

(1) The Payment Standard amount for the Voucher Size; or

(2) The pro-rata share of the Payment Standard amount for the size of the Apartment.

(3) Pro-rata share means the number of bedrooms for the private use of the assisted Family divided by the total

number of bedrooms in the Unit. For instance, if the family required and had private use of three bedrooms in a five-bedroom Unit, then its Payment Standard would be the lower of:

(i) The 3 bedroom Payment Standard; or

(ii) Three- fifths of the 5 bedroom Payment Standard, or

(iii) Three-fifths of the Gross Rent.

The utility allowance is the pro-rata portion of the Utility Allowance for the Shared Housing Unit. Only the assisted Family gross income is used to determine the TTP. The TTP is subtracted from the Payment Standard, as determined above, to determine the maximum HAP. If the maximum HAP exceeds the pro-rata share of Rent to Owner, the Family may receive up to the difference as a pro-rata tenant-paid Utility Allowance.

(c) *Who may reside in Shared Housing?* Two or more Families assisted by the BHA may enter into a Shared Housing arrangement provided that each family has private use of its Family Unit Size number of bedrooms.

14.6.2 Cooperative Housing

HUD defines a Cooperative as Housing owned by a corporation or association, and where a member of the corporation or association has the right to reside in a particular Apartment, and to participate in the management of the housing.

A Voucher may be used in Cooperative Housing in accordance with 24 C.F.R. § 982.619. The initial contract rent will be the monthly carrying charges under the Lease/Occupancy Agreement between the cooperative members and is subject to the BHA's Payment Standard limitations. The carrying charges consist of the member's proportionate share of the debt service, operating expenses and necessary payments to the reserve funds of the cooperative. Monthly carrying charges cannot include down payment or loan repayments to purchase membership shares.

14.6.3 Manufactured Home

`

HUD defines Manufactured Home as a manufactured structure that is built on a permanent chassis, is designed for use as a principal place of residence, and meets HQS as well as the following additional requirements. The Manufactured Home must be placed on the site in a stable manner, and must be free from hazards such as sliding or wind damage. A tie-down device that distributes and transfers the loads imposed by the Unit to appropriate ground anchors to resist wind overturning and sliding must securely anchor the manufactured home.

A voucher may be used in a manufactured home in accordance with 24 C.F.R. §§ 982.620-624.

(a) *Payment Standard.* The Payment Standard for the space only is the lower of the space rent or 40% of the 2 bedroom FMR.

Space rent is the sum of the following as determined by the BHA:

(1) Rent to Owner for the manufactured home space;

(2) Owner maintenance and management charges for the space;

(3) The utility allowance for tenant paid utilities.

(b) *Required Forms.* The BHA shall use form HUD-52642, the Housing Assistance Payments Contract and form HUD-52642-A``, and the Tenancy Addendum for Manufactured Home Space Rentals.

14.6.4 Single Room Occupancy Housing

HUD defines Single Room Occupancy housing as a Unit that contains no sanitary facilities or food preparation facilities, or contains either, but not both, types of facilities. A Voucher may be used in SRO housing in accordance with 24 C.F.R. §§ 982.602-605.

A separate Lease and HAP Contract must be used for each assisted person residing in a SRO.

The Payment Standard is the lower of the Rent to Owner or 75% of the BHA zero bedroom Payment Standard.

The utility allowance is 75% of the zero-bedroom utility allowance.

14.6.5 Group Homes

HUD defines a Group Home as a dwelling Unit that is licensed by a State as a Group Home for the exclusive residential use of two to twelve persons who are Elderly or Disabled Persons (including any Personal Care Attendant). A Voucher may be used in a Group Home in accordance with 24 C.F.R. §§ 982.610-614 provided its use will make a difference to the individual; e.g., enable the Applicant to change and improve their housing situation.

An Applicant residing in a Group Home may not use a Voucher to Lease in-place if the primary change for the Applicant would be in the state or federal agency that is paying for his housing assistance.

A separate Lease and HAP Contract must be used for each assisted Family.

(a) *Rent.* The Rent to Owner may not exceed the pro-rata portion of the reasonable rent for the Group Home, i.e., dividing the number of persons in the assisted household by the total number of residents residing in the Group Home. If the Applicant will have private facilities, such as a private bedroom and sanitary facilities, the Family Unit size is one; otherwise the family Unit size is zero.

(b) *Payment Standard.* The Payment Standard is the lower of:

(1) The Payment Standard amount or

(2) The pro-rata portion of the Payment Standard amount on the BHA Payment Standard for the Group Home size.

(c) *Utility Allowance.* The utility allowance for each assisted person residing in a Group Home is the pro-rata portion of the Utility Allowance for the Group Home Unit size.

14.6.6 Congregate Housing

HUD defines Congregate Housing as housing for Elderly or Disabled Persons that meets the HQS for congregate housing.

A voucher may be used in Congregate Housing in accordance with 24 C.F.R. §§ 982.606-609 provided its use will make a difference to the individual; e.g., enable the Applicant to change and improve their housing situation.

A separate Lease and HAP Contract must be used for each assisted Family. The Payment Standard is the zero-bedroom Payment Standard amount or zero-bedroom exception Payment Standard amount, if any.

If there are two or more rooms in the Unit, not including kitchen or sanitary facilities, the Payment Standard is the one bedroom Payment Standard amount.

14.7 HUD-VASH Program

The BHA will administer the HUD Veterans Affairs Supportive Housing Vouchers ("HUD-VASH") in accordance with this Administrative Plan, 24 CFR part 982, and Docket No. FR-5213-N-01 and any subsequent notice, guidance, or regulation that amends or supersedes Docket No. FR-5213-N-01

14.7.1 Background

The HUD-VASH program combines the HCVP for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs ("VA") at its medical centers and in the community.

Ongoing VA case management, health, and other supportive services will be made available to homeless Veterans through the Boston Veterans Affairs Medical Center ("VAMC").

14.7.2 Identification of HUD-VASH Vouchers

To ensure availability of a HUD-VASH voucher upon turnover, the BHA will maintain records that allow for the easy identification of all HUD-VASH vouchers. The BHA will also identify these families in the Public and Indian Housing Information Center ("PIC").

14.7.3 Family Eligibility and Selection

The VAMC will screen all Families in accordance with its screening criteria.

The VAMC will refer HUD-VASH eligible families to the BHA for the issuance of vouchers. The BHA will not maintain a waiting list for the HUD-VASH program and will not apply eligibility priorities or preferences to HUD-VASH Applicants.

The BHA shall not deny HUD-VASH applicants for any of the grounds listed in 24 C.F.R. 982.552 or 24 C.F.R. § 982.553 with the exception of 24 C.F.R. 982.553(a)(2)(i), which requires the denial of sex-offenders who have a life-time registration requirement.

14.7.4 Civil Rights and Reasonable Accommodation

Fair Housing requirements prohibit the discrimination on the basis of race, color, religion, sex, familial status, national origin, or disability. When Disabled Veterans are HUD-VASH recipients, reasonable accommodation standards apply. See also Section 1.2.4.

14.7.5 Income Eligibility

The BHA must determine the Income Eligibility for HUD-VASH Applicants in accordance with 24 C.F.R. § 982.201 and Section 5.5.1 of this Administrative Plan. The BHA is not required to include HUD-VASH vouchers in the income targeting requirements set forth at 24 C.F.R. § 982.201(b)(2) and Section 5.5.2 of this Administrative Plan.

14.7.6 Initial Term of the Voucher

The HUD-VASH voucher must have an initial search term of 120 days, which is the same as the initial search term required by this Administrative Plan. See Section 7.2 for the policies regarding initial voucher term length and term extensions and suspensions.

14.7.7 Initial Lease Term

Initial lease terms may be less than one-year for HUD-VASH Participants.

14.7.8 Ineligible Housing

HUD-VASH Families will be permitted to live on the grounds of a VAMC. This effectively waives the regulation set forth at 24 C.F.R. §982.352(a)(5) which prohibits HCVP unit on the grounds of a medical, mental, or similar public or private institution.

14.7.9 Portability of HUD-VASH Vouchers

If the Family initially leases up, or moves under portability provisions, but the initial PHA's partnering VAMC will still be able to provide the necessary case management services due to the proximity to the partnering VAMC, the receiving PHA must process the move in accordance with the Portability procedures of 24 C.F.R. § 982.355 and those in Chapter 12 of this Administrative Plan. However, the receiving PHA must bill the initial PHA to comply with the record keeping requirements established above. The receiving PHA does not have the option to absorb the HUD-VASH Family.

When the receiving PHA completes the HUD-50058 under the scenarios above, the action type that must be recorded on line 2a is "1" for a new admission (a Family that is new to the HCVP) or "4" for a portability move-in (a Family that was previously leased up in the jurisdiction of the initial PHA). Whether the Family is a new admission or a portability move-in, in section 12 of the HUD-50058, line 12d is marked "Y," 12e must have an amount recorded, and 12f must include the initial PHA's code.

If a Family moves where it will not be possible for the initial PHA's partnering VAMC to provide case management services, the VAMC must first determine whether the HUD-VASH Family could be served by another VAMC that is participating in the program, and the receiving PHA must have a HUD-VASH voucher available for this Family. If the above conditions are met, the Families must be absorbed by the receiving PHA either as a new admission (upon initial participation in the HUD-VASH program) or as a portability move-in (after an initial leasing in the initial PHA's jurisdiction). Upon absorption, the initial PHA's HUD-VASH voucher will be available to lease to a new HUD-VASH eligible Family as determined by the partnering VAMC and the absorbed Family will count towards the number of HUD-VASH slots awarded to the receiving PHA.

When the receiving PHA completes the HUD 50058 under the scenarios above, the action type that must be recorded on line 2a is "1" for a new admission (a Family that is new to the HCVP) or "4" for a portability move-in (a Family that was previously leased up in the jurisdiction of the initial PHA). Whether the Family is a new admission or a portability move-in, in section 12 of the HUD-50058, line 12d is marked "Y," 12e must be 0 since the Family must be absorbed, and 12f must be left blank.

14.7.10 Case Management Requirements

(a) The VAMC responsibilities include:

~~(a)~~(i) Screening of homeless Veterans to determine eligibility for the HUD-VASH program as established by Veteran's Affairs national office;

~~(b)~~(ii) Providing appropriate treatment and supportive services to potential HUD-VASH program Participants, if needed, prior to PHA issuance of rental vouchers;

~~(c)~~(iii) Providing housing search assistance to HUD-VASH voucher holders;

~~(d)~~(iv) Identifying the social service and medical needs of HUD-VASH Participants and providing, or ensuring the provision of regular ongoing case management, outpatient health services, hospitalization, and other supportive services as needed throughout this initiative; AND

~~(e)~~(v) Maintaining records and providing information for evaluation purposes, as required by HUD and Veterans Affairs.

(b) Participation Contingent on Case Management

As a condition of assistance, a HUD-VASH Participant must receive case management services as described above and the failure to participate in case services without good cause, is grounds for termination. HUD-VASH Participants will be required to acknowledge on an annual basis that housing assistance is conditioned on participation in case services. The case management requirement will be an addition to the Family Obligations described in section 13.5.

It is not grounds for termination if the VAMC determines that the Family no longer requires case management.

14.7.11 Transfer from HUD-VASH to Tenant-Based Assistance

If the VAMC determines that the Family no longer requires case management or the Veteran will no longer reside with the Family, the BHA may offer the Family a regular tenant-based voucher in the tenant-based program to free up the HUD-VASH voucher for another Family. The offer of tenant-based assistance is pending funding availability. Receipt of a regular tenant-based voucher is subject to the eligibility requirements set forth in Chapter 5 of this Administrative Plan.

14.7.12 Project Based-Assistance of HUD-VASH Vouchers

Formatted: Indent: Left: 1.5", Hanging: 0.38", Numbered + Level: 1 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Tab after: 1.75" + Indent at: 1.75", Tab stops: Not at 1.75"

Formatted: Indent: Left: 1.5", Hanging: 0.38", Numbered + Level: 1 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Tab after: 1.75" + Indent at: 1.75", Tab stops: Not at 1.75"

Formatted: Indent: Left: 1.5", Hanging: 0.38", Numbered + Level: 1 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Tab after: 1.75" + Indent at: 1.75", Tab stops: Not at 1.75"

Formatted: Indent: Left: 1.5", Hanging: 0.38", Numbered + Level: 1 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Tab after: 1.75" + Indent at: 1.75", Tab stops: Not at 1.75"

Formatted: Indent: Left: 1.5", Hanging: 0.38", Numbered + Level: 1 + Numbering Style: i, ii, iii, … + Start at: 1 + Alignment: Left + Aligned at: 1.5" + Tab after: 1.75" + Indent at: 1.75", Tab stops: Not at 1.75"

Upon request from the BHA, HUD (with the support of the VAMC) will consider on a case-by-case basis to project base a HUD-VASH voucher in accordance with 24 C.F.R Part 983.

14.7.13 Section Eight Management Assessment Program

Unit months and budget authority associated with HUD-VASH vouchers will not be included in the SEMAP leasing indicator denominator because they are dependent on referrals from VAMC. Utilization of these vouchers will be monitored separately.

14.7.14 Reporting Requirements

The code “VASH” must be used in section 2n of the HUD-50058 form to indicate that the Family is a HUD-VASH Participant. The “VASH” code must remain on the HUD-50058 for the duration of the Family’s participation in the HUD-VASH program.

Chapter 15: PROJECT-BASED VOUCHER (PBV) PROGRAM

15.1 General

15.1.1 BHA Administration of the PBV Program

The BHA administers the PBV in accordance with federal regulations, specifically 24 C.F.R. part 982 and 24 C.F.R. part 983, as well as State and local law.

15.1.2 Description of the PBV Program

(a) The PBV Program is funded from the Voucher Annual Contributions Contract (ACC) between the BHA and HUD. Project-based means that the subsidy is attached to the Unit, whereas tenant-based assistance allows the tenant to move with the subsidy (see difference between project-based and tenant-based assistance at 24 C.F.R. § 982.1(b)).

(b) The BHA enters into a HAP Contract with an Owner for Units in existing housing or in newly constructed or rehabilitated housing.

(c) When the PBV housing is new construction or rehabilitation, the housing is developed under an Agreement to enter into a Housing Assistance Payments ("AHAP") contract between the BHA and the Owner.

(d) During the term of the HAP Contract the BHA makes payments to the Owners for Units leased and occupied by eligible Families.

15.1.3 Goal of the PBV Program

It is the goal of the BHA to make project-based rental subsidies accessible so interested and eligible Families can afford safe, decent and sanitary housing; to provide the services with integrity and mutual accountability; and to create housing situations which will serve as catalysts for the transformation from dependence to economic self-sufficiency. It is also the goal of the PBV program to create new affordable housing resources.

15.1.4 Maximum Amount of PBV Assistance

The BHA may project-base up to twenty percent (20%) of the annual budget authority allocated to the BHA by HUD in the Voucher program. In calculating twenty percent (20%), the BHA will use the amount of funding available at the time of the allocation of the Project Based Vouchers. The BHA is not required to reduce the number of units selected under a HAP Contract or an Agreement if the amount of the budget authority is subsequently reduced.

15.2 Selection of PBV Owner Proposals

15.2.1 Owner Proposal Selection Procedures

The BHA may use one of the two following methods to select Owner proposals:

(a) Request for Proposal (RFP)

The BHA may publicly issue a competitive request for PBV proposals. The BHA may not limit a Request for Proposal (RFP) to a single site or impose restrictions that explicitly or practically preclude Owner submission of proposals for PBV housing on different sites.

(1) Public Notice Requirement

The BHA will publish a RFP in a newspaper of general circulation and will make the RFP available on its web site (www.bostonhousing.org). The public notice must specify the submission deadline. The BHA will provide detailed application and selection criteria at the request of interested parties.

(b) The BHA may determine to provide PBV funding to a proposal for housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded Low Income Housing Tax Credits have been provided), where the proposal has already been selected in accordance with such program's competitive selection requirements within three years of the BHA's PBV proposal selection date, and the earlier competitive selection proposal did not involve any consideration that the project would receive BHA PBV assistance.

15.2.2 Subsidy Layering Review (SLR) Prohibition of Excess Public Assistance

The SLR is intended to prevent excessive public assistance for the housing by combining (layering) housing assistance subsidy under the PBV program with other governmental assistance from federal, state, or local agencies, including but not limited to, assistance such as tax concessions or tax credits.

(a) The BHA shall obtain from the Applicant all the information required by the HUD mandated SLR checklist.

(b) The BHA must review the SLR package prepared by the Applicant for its completeness and consistency with program requirements.

(c) If it appears complete and acceptable, the BHA shall forward the SLR package to HUD's Boston office. The HUD Boston office will also review the material and if found acceptable, submit it to HUD Headquarters for final review and approval.

15.2.3 Cap on Number of PBV Units in each Building

(a) The BHA may not select a proposal to provide PBV assistance for Units in a building or enter into an Agreement or HAP Contract to provide PBV assistance for Units in a building, if the total number of dwelling units in the building that will receive PBV assistance is more than 25 percent of the number of Units (assisted or unassisted) in the building, unless the building qualifies for an exception.

(b) Exceptions to 25 percent per building cap.

(1) Units in a single-family building (a building with no more than four dwelling units);

(2) Units in a multifamily building that are specifically made available for:

(i) Elderly or disabled families; or

(ii) Families receiving supportive services.

(c) Supportive Services that Qualify for an Exception

Supportive services that qualify for an exception are those services that assist a person with a medical condition or disability or services that assist a Family in becoming self-sufficient. Examples of supportive services that qualify for an exception include but are not limited to:

(1) Household Training (e.g., homemaking, parenting skills, money management)

(2) Job Training (e.g., preparation and counseling, job development and placement, follow-up assistance after job placement, completion of FSS Contract of Family Participation)

(3) Services and Resources (appropriate to assist families to achieve economic independence and self-sufficiency)

(4) Child Care (provide sufficient hours of operation and serve an appropriate range of ages)

(5) Counseling for parents and other kinship relations caring for children with special needs (programs for families

adopting children from MA Department of Social Services (DSS), foster care programs, Grandfamily programs)

(6) Remedial Education (education for the completion of Secondary or post-secondary education)

(7) Substance Abuse Treatment (counseling and treatment for substance abuse)

(d) Other Qualifications for Supportive Services

(1) It is not necessary that the services be provided at or by the project, if they are BHA approved/qualified services.

(2) A Qualifying Family must have at least one member receiving at least one qualifying supportive service.

(3) The BHA may not require participation in medical or disability-related services as a condition of living in an excepted Unit, other than drug and alcohol treatment in the case of current abusers as a condition of living in an excepted Unit, although such services may be offered.

(e) Participant Completion of Services or Service Contract.

If a Family at the time of initial tenancy is receiving, and while the resident of an excepted Unit has received, FSS supportive services or any other supportive services as defined in the BHA administrative plan, and successfully completes the FSS contract of participation or the supportive services requirement, the Unit continues to count as an excepted Unit for as long as the Family resides in the Unit.

(f) Participant Failure to Complete Supportive Services or Service Contract.

(1) Termination of Lease.

If a Family in an excepted Unit fails without good cause to complete its FSS contract of participation or if the Family fails to complete the supportive services requirement as outlined in this Administrative Plan, the BHA will take the actions provided under 24 C.F.R. § 983.261(d), and the Owner may terminate the Lease in accordance with 24 C.F.R. § 983.257(c). See also section 14.3.

(2) Termination of Assistance

At the time of initial Lease execution, the Family and the BHA must sign a statement of Family responsibility. The statement of Family responsibility must contain all Family

obligations including the Family's participation in a service program under this section. Failure by the Family without good cause to fulfill its service obligation will require the BHA to terminate assistance.

(3) Unit Continues to be an Excepted Unit

If the Unit at the time of such termination is an excepted Unit, the exception continues to apply to the Unit as long as the Unit is made available to another Qualifying Family.

(g) BHA Monitoring of Supportive Services

Providers of supportive services are obligated to report to the BHA regarding any changes in the supportive services at least on annual basis. The BHA may request more frequent reports from supportive service agencies at its discretion.
A supportive service agency must inform the BHA immediately when a Family fails to meet their supportive service requirements.

(1) Set-aside for Qualifying Families.

(i) In leasing units in a multifamily building pursuant to the PBV HAP, the Owner must set aside the number of excepted Units made available for occupancy by Qualifying Families.

(ii) The BHA may refer only Qualifying Families for occupancy of excepted Units.

(h) Ninety Percent Cap

The BHA may require a 90% (ninety percent) per-building cap on the number of Units that will receive PBV assistance or other project-based assistance in a multifamily building containing excepted Units.

15.2.4 Site Selection Standards

The BHA's site selection standards must comply with PBV goals, civil rights requirements, and HQS.

The BHA may not select a proposal for existing, newly constructed, or rehabilitated PBV housing on a site or enter into an Agreement or HAP Contract for Units on the site, unless the BHA has determined that:

(a) Project-based assistance for housing at the selected site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. The standard for deconcentrating poverty and expanding housing and economic opportunities must be consistent with the BHA Annual Plan, the

BHA Administrative Plan, and 24 C.F.R. part 903. In developing the standards to apply in determining whether a proposed PBV development will be selected, the BHA shall consider the following:

(1) Whether the census tract in which the proposed PBV development will be located is in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;

(2) Whether a PBV development will be located in a census tract where the concentration of assisted Units will be or has decreased as a result of public housing demolition;

(3) Whether the census tract in which the proposed PBV development will be located is undergoing significant revitalization;

(4) Whether state, local, or federal dollars have been invested in the area that has assisted in the achievement of the statutory requirement for the deconcentration of poverty at 24 C.F.R. part 903;

(5) Whether new market rate Units are being developed in the same census tract where the proposed PBV development will be located and the likelihood that such market rate Units will positively impact the poverty rate in the area;

(6) If the poverty rate in the area where the proposed PBV development will be located is greater than 20 percent, the PHA may consider whether in the past five years there has been an overall decline in the poverty rate;

(7) If the poverty rate in the area where the proposed PBV development will be located is greater than forty (40%) percent, the BHA may require the developer to submit comprehensive evidence including, but not limited to; specific economic development data of the subject census tract and neighboring census tracts to provide the most complete and accurate assessment of the current economic status of the area as possible;

(8) Whether there are meaningful opportunities for educational and economic advancement in the census tract where the proposed PBV development will be located.

(b) The site is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d-2000d(4)) and HUD's implementing regulations at 24 C.F.R. Part 1; Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601-3629); and HUD's

implementing regulations at 24 C.F.R. Parts 100 through 199; Executive Order 11063 (27 FR 11527; 3 C.F.R., 1959-1963 Comp., p. 652) and HUD's implementing regulations at 24 C.F.R. Part 107. The site must meet the section 504 site selection requirements described in 24 C.F.R. § 8.4(b)(5).

(c) The site meets the HQS site standards at 24 C.F.R. § 982.401(l).

15.2.5 BHA PBV Site Selection Policy

(a) Each prospective BHA PBV site applicant must demonstrate to the BHA that their respective project satisfies the goals of deconcentrating poverty and expanding housing and economic opportunity, regardless of the project's poverty rate as defined by the most recent census data. The BHA will make its assessment of an applicant project's compliance with achieving these goals based on the totality of the applicant's response, taking into consideration the target population to be served (i.e., Family, Elderly, Disabled, and populations needing supportive services.

(b) The BHA will also further assess each proposal to determine if they achieve the following BHA Agency Plan objectives:

(1) Development and maintenance of an adequate supply of safe, decent housing that is affordable to residents with a range of income levels and household needs;

(2) Assurance that a resident with long term support needs have access to appropriate services and accessible community and housing options.

(3) Assurance of full and fair access to housing for all residents.

15.2.6 Environmental Review

The local governmental Unit responsible (RE or Responsible Entity) for the federal environmental review under the National Environmental Protection Act (NEPA) of 1969 (42 U.S.C. § 42331 et. Seq.)[21] will conduct environmental reviews in connection with the project-based program. If the responsible entity declines to do the review then HUD may perform the environmental review itself.

(a) Existing Housing

[21] The Boston Environmental Department is responsible for environmental review under NEPA in the City of Boston. The department analyzes projects for potential environmental impacts on the City of Boston and its residents. The reviews identify specific environmental impacts and the department suggests potential solutions.

The RE will determine whether the existing building is excluded from environmental review. The RE will also determine whether or not the assistance is subject to review under the laws and authorities under 24 C.F.R. § 58.5.

(b) The BHA may not enter into an Agreement or HAP Contract with an Owner, and the BHA, the Owner, and its contractors may not acquire, rehabilitate, convert, lease, repair, dispose of, demolish, or construct real property or commit or expend program or local funds for PBV activities under this part, until the following HUD environmental requirements are met:

(1) The RE entity has completed the environmental review and HUD has approved the environmental certification and request for release of funds;

(2) The RE has determined that the project to be assisted is exempt from an environmental review or is categorically excluded and not subject to compliance with environmental laws under 24 C.F.R. § 58.35(b); or

(3) HUD has performed an environmental review and has notified the BHA in writing of environmental approval of the site.

(c) Mitigating Circumstances

The BHA must require the Owner to carry out mitigating circumstances required by the RE or required by HUD.

(d) Verification

The BHA will keep verification of the review or verification of the exemption in the BHA file for the building.

15.2.7 BHA-owned Units

(a) The selection of BHA-owned Units must be done in accordance with 24 C.F.R. § 983.51(e) and section 15.2.5 of this Administrative Plan.

(b) Inspection and determination of reasonable rent by independent entity

(1) The BHA will have the units inspected by an independent entity to be sure the Units meet the requirements of HQS and Chapter II of the State Sanitary Code.

(2) The BHA will have the reasonable rent determined by a HUD-approved appraisal or, by a licensed HUD approved appraiser by a licensed state certified appraiser.

(c) Nature of independent entity

The independent entity that performs these program services may be the Unit of general local government for the BHA jurisdiction (unless the BHA is itself the Unit of general local government or an agency of such government) or another HUD-approved public or private independent entity.

(d) Payment to independent entity and appraiser

(1) The BHA may only compensate the independent entity and appraiser from BHA ongoing administrative fee income (including amounts credited to the administrative fee reserve). The BHA may not use other program receipts to compensate the independent entity and appraiser for their services.

(2) The BHA, independent entity, and appraiser may not charge the Family any fee for the appraisal or the services provided by the independent entity.

15.3 Dwelling Units

15.3.1 Housing accessibility for persons with Disabilities

(a) Program accessibility.

The housing must comply with program accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and implementing regulations at 24 C.F.R. part 8. The BHA shall ensure that the percentage of accessible dwelling Units complies with the requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), as implemented by HUD's regulations at 24 C.F.R. Part 8, Subpart C.

(b) Design and construction.

Housing first occupied after March 13, 1991, must comply with design and construction requirements of the Fair Housing Amendments Act of 1988 and implementing regulations at 24 C.F.R. § 100.205, as applicable.

15.3.2 Inspecting Units

(a) Pre-selection inspection.

(1) Inspection of site

The BHA must examine the proposed site before the proposal selection date.

(2) Inspection of existing Units

If the units to be assisted already exist, the BHA must inspect all the units before the proposal selection date, and must determine whether the Units substantially comply with the HQS. To qualify as existing housing, Units must substantially comply with the HQS on the proposal selection date. However, the BHA may not execute the HAP Contract until the Units fully comply with the HQS.

(b) Pre-HAP Contract inspections

The BHA must inspect each contract Unit before execution of the HAP Contract. The PHA may not enter into a HAP Contract covering a Unit until the Unit fully complies with the HQS.

(c) Turnover inspections.

Before providing assistance to a new Family in a contract Unit, the BHA must inspect the Unit. The BHA may not provide assistance on behalf of the Family until the Unit fully complies with the HQS.

(d) Annual inspections.

(1) At least annually during the term of the HAP Contract, the PHA must inspect a random sample, consisting of at least twenty percent (20%) of the contract units in each building, to determine if the contract Units and the premises are maintained in accordance with the HQS. Turnover inspections pursuant to paragraph (c) of this section are not counted toward meeting this annual inspection requirement.

(2) If more than twenty percent (20%) of the annual sample of inspected contract Units in a building fail the initial inspection, the BHA must re-inspect one hundred percent (100%) of the contract Units in the building.

(e) Other inspections.

(1) The BHA must inspect contract units whenever needed to determine that the contract Units comply with the HQS and that the Owner is providing maintenance, utilities, and other services in accordance with the HAP Contract. The BHA must take into account complaints and any other information coming to its attention in scheduling inspections.

(2) The BHA must conduct follow-up inspections needed to determine if the Owner (or, if applicable, the Family) has

corrected an HQS violation, and must conduct inspections to determine the basis for exercise of contractual and other remedies for Owner or Family violation of the HQS.

(3) In conducting BHA supervisory quality control HQS inspections, the BHA should include a representative sample of both tenant-based and project-based Units.

(f) Inspecting BHA-owned Units

(1) In the case of BHA-owned Units, the inspections required under this section must be performed by an independent agency designated in accordance with section 15.2.7 of this Administrative Plan, rather than by the BHA.

(2) The independent entity must furnish a copy of each inspection report to the BHA and to the HUD field office where the project is located.

(3) The BHA must take all necessary actions in response to inspection reports from the independent agency, including exercise of contractual remedies for violation of the HAP Contract by the BHA Owner.

15.3.3 Requirements for Rehabilitated and Newly Constructed Units

An Owner or project sponsor, must enter into an Agreement to Enter in to a Housing Assistance Payments contract (AHAP) before any demolition, construction, or rehabilitation takes place. This requirement only applies to non-existing PBV Units.

15.3.4 Purpose and content of the Agreement to enter into HAP Contract

(a) Requirement

The BHA must enter into an Agreement (AHAP) with the Owner to enter in a HAP Contract.

(b) Purpose of the AHAP

In the Agreement the Owner agrees to develop the contract units to comply with the HQS, and the BHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the BHA will enter into a HAP Contract with the Owner for the contract Units.

(c) Description of Housing.

The AHAP must describe the following features of the housing to be developed (newly constructed or rehabilitated) and assisted under the PBV program:

(1) Site and evidence of site control;

(2) Location of contract Units on site;

(3) Number of contract Units by area (size) and number of bedrooms and bathrooms;

(4) Services, maintenance, or equipment to be supplied by the Owner without charges in addition to the rent;

(5) Utilities available to the contract Units, including a specification of utility services to be paid by Owner (without charges in addition to rent) and utility services to be paid by the Tenant;

(6) Indication of whether or not the design and construction requirements of the Fair Housing Act and implementing regulations at 24 C.F.R. § 100.205 and the accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and implementing regulations at 24 C.F.R. §§ 8.22 and 8.23 apply to units under the Agreement. If these requirements are applicable, any required work item resulting from these requirements must be included in the description of work to be performed under the Agreement, as specified in paragraphs (c)(1 – 8) of this section.

(7) Initial rents to Owner for the contract Units;

(8) Description of the work to be performed under the Agreement. If the Agreement is for rehabilitation of units, the work description must include the rehabilitation work write up and, where determined necessary by the BHA, specifications, and plans. If the Agreement is for new construction, the work description must include the working drawings and specifications.

(d) Additional Requirements Established by the BHA

The BHA may also establish, in the AHAP, additional requirements for quality, architecture, or design of PBV housing, over and above the minimum requirements of HQS.

15.3.5 Conduct of New Construction and Rehabilitation Work

(a) Development requirements.

The Owner must carry out development work in accordance with the Agreement and the requirements of this section.

(b) Labor standards.

(1) In the case of an Agreement for development of nine or more contract units (whether or not completed in stages), the Owner and the Owner's contractors and subcontractors must pay Davis-Bacon wages to laborers and mechanics employed in development of the housing.

(2) The HUD prescribed form of Agreement shall include the labor standards clauses required by HUD, such as those involving Davis-Bacon wage rates.

(3) The Owner and the Owner's contractors and subcontractors must comply with the Contract Work Hours and Safety Standards Act, Department of Labor regulations in 29 C.F.R. part 5, and other applicable federal labor relations laws and regulations. The PHA must monitor compliance with labor standards.

(c) Equal opportunity.

(1) Equal employment opportunity.

The Owner must comply with federal equal employment opportunity requirements of Executive Orders 11246 as amended (3 C.F.R., 1964-1965 Comp., p. 339), 11625 (3 C.F.R., 1971-1975 Comp., p. 616), 12432 (3 C.F.R., 1983 Comp., p. 198) and 12138 (3 C.F.R., 1977 Comp., p. 393).

(2) Eligibility to participate in federal programs and activities.

The Agreement and HAP Contract shall include a certification by the Owner that the Owner and other project principals (including the officers and principal members, shareholders, investors, and other parties having a substantial interest in the project) are not on the U.S. General Services Administration list of parties excluded from federal procurement and non-procurement programs.

(3) Disclosure of conflict of interest.

The Owner must disclose any possible conflict of interest that would be a violation of the Agreement, the HAP Contract, or HUD regulations.

15.3.6 Completion of Housing

(a) Completion deadline.

The Owner must develop and complete the housing in accordance with the Agreement. The Agreement must specify the deadlines

for completion of the housing and for submission by the Owner of the required evidence of completion.

(b) Required evidence of completion.

(1) Minimum submission.

At a minimum, the Owner must submit the following evidence of completion to the BHA in the form and manner required by the BHA:

(i) Owner certification that the work has been completed in accordance with the HQS and all requirements of the Agreement; and

(ii) Owner certification that the Owner has complied with labor standards and equal opportunity requirements in development of the housing.

(2) Additional documentation.

At the discretion of the BHA, the Agreement may specify additional documentation that must be submitted by the Owner as evidence of housing completion. For example, such documentation may include:

(i) A certificate of occupancy or other evidence that the units comply with local requirements (such as code and zoning requirements);

(ii) An architect's certification that the housing complies with:

(A) HUD housing quality standards;

(B) State, local, or other building codes;

(C) Zoning;

(D) The rehabilitation work write-up (for rehabilitated housing) or the work description (for newly constructed housing); or

(E) Any additional design or quality requirements pursuant to the Agreement.

(c) BHA determination of completion.

When the BHA has received Owner notice that the housing is completed:

(1) Upon notice from the Owner, the BHA must inspect to determine if the housing has been completed in accordance with the Agreement, including compliance with the HQS and any additional requirement imposed by the BHA under the Agreement.

(2) The BHA must determine if the Owner has submitted all required evidence of completion.

(3) If the work has not been completed in accordance with the Agreement, the BHA must not enter into the HAP Contract.

(d) Execution of HAP Contract.

If the BHA determines that the housing has been completed in accordance with the Agreement and that the Owner has submitted all required evidence of completion, the BHA must submit the HAP Contract for execution by the Owner and must then execute the HAP Contract.

15.4 Housing Assistance Payments Contract

15.4.1 Purpose of HAP Contract

The purpose of the HAP Contract is to provide housing assistance payments for eligible families. The BHA makes housing assistance payments to the Owner in accordance with the HAP Contract. Housing assistance is paid for contract Units leased and occupied by eligible families during the HAP Contract term.

15.4.2 HAP Contract information.

The HAP Contract must specify:

(a) The total number of contract units by number of bedrooms;

(b) Information needed to identify the site and the building or buildings where the contract units are located. The information must include the project's name, street address, city or county, state and zip code, block and lot number (if known), and any other information necessary to clearly identify the site and the building;

(c) Information needed to identity the specific contract units in each building. The information must include the number of contract units in the building, the location of each contract Unit, the area of each contract Unit, and the number of bedrooms and bathrooms in each contract unit;

(d) Services, maintenance, and equipment to be supplied by the Owner without charges in addition to the rent;

(e) Utilities available to the contract units, including a specification of utility services to be paid by the Owner (without charges in addition to rent) and utility services to be paid by the tenant;

(f) Features provided to comply with program accessibility requirements of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and implementing regulations at 24 C.F.R. part 8;

(g) The HAP Contract term;

(h) The number of units in any building that will exceed the 25 percent per building cap (as described in 24 C.F.R. § 983.56), which will be set-aside for occupancy by Qualifying Families; and

(i) The initial Rent to Owner (for the first 12 months of the HAP Contract term).

15.4.3 When HAP Contract is Executed

(a) BHA inspection of housing.

(1) Before execution of the HAP Contract, the BHA must inspect each contract Unit in accordance with 24 C.F.R. § 983.103(b).

(2) The BHA may not enter into a HAP Contract for any contract Unit until the BHA has determined that the Unit complies with the HQS.

(b) Newly constructed or rehabilitated housing.

(1) In the case of newly constructed or rehabilitated housing the HAP Contract shall be executed after the BHA has inspected the completed units and has determined that the units have been completed in accordance with the Agreement and the Owner has furnished all required evidence of completion (see 24 C.F.R. §§ 983.155 and 983.156).

(2) In the HAP Contract, the Owner certifies that the units have been completed in accordance with the Agreement. Completion of the units by the Owner and acceptance of units by the BHA is subject to the provisions of the Agreement.

15.4.4 Term of HAP Contract

(a) Ten-year initial term.

The BHA may enter into a HAP Contract with an Owner for an initial term of up to ten years for each contract Unit. The length of the term of the HAP Contract for any contract Unit may not be less than one year, nor more than ten years.

(b) Extension of term.

Within one year before expiration, the BHA may agree to extend the term of the HAP Contract for an additional term of up to five years if the BHA determines an extension is appropriate to continue providing affordable housing for low-income families. Subsequent extensions are subject to the same limitations. Any extension of the term must be on the form and subject to the conditions prescribed by HUD at the time of the extension.

(c) Termination by BHA--insufficient funding. (See also section 13.4)

(1) The HAP Contract must provide that the term of the PHA's contractual commitment is subject to the availability of sufficient appropriated funding (budget authority) as determined by HUD or by the PHA in accordance with HUD instructions. For purposes of this section, "sufficient funding" means the availability of appropriations, and of funding under the ACC from such appropriations, to make full payment of housing assistance payments to the Owner for any contract year in accordance with the terms of the HAP Contract.

(2) The availability of sufficient funding must be determined by HUD or by the BHA in accordance with HUD instructions. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP Contract, the BHA has the right to terminate the HAP Contract by notice to the Owner for all or any of the contract units. Such action by the BHA shall be implemented in accordance with HUD instructions. The BHA reserves the right to exercise full and unencumbered discretion as to which HAP Contract may or may not be terminated due to insufficient funding, including all PBV contracts in those areas not specifically referenced by a HUD directive.

(d) Termination by Owner--reduction below initial rent.

The Owner may terminate the HAP Contract, upon notice to the BHA, if the amount of the Rent to Owner for any contract Unit, as adjusted in accordance with 24 C.F.R. § 983.302, is reduced below the amount of the initial Rent to Owner (Rent to Owner at the beginning of the HAP Contract term). In this case, the assisted

families residing in the contract units will be offered tenant-based voucher assistance.

15.4.5 HAP Contract Amendments

(a) Amendment to substitute contract units.

At the discretion of the BHA and subject to all PBV requirements, the HAP Contract may be amended to substitute a different Unit with the same number of bedrooms in the same building for a previously covered contract Unit. Prior to such substitution, the BHA must inspect the proposed substitute Unit and must determine the reasonable rent for such Unit.

(b) Amendment to add contract units.

At the discretion of the BHA, and provided that the total number of units in a building that will receive PBV assistance or other project-based assistance will not exceed 25 percent of the number of dwelling units (assisted or unassisted) in a non-exception building or the 20 percent of authorized annual budget authority as provided in 24 C.F.R. § 983.6, a HAP Contract may be amended during the three-year period immediately following the execution date of the HAP Contract to add additional PBV contract units in the same building. An amendment to the HAP Contract is subject to all PBV requirements (e.g., rents are reasonable), except that a new PBV request for proposals is not required. The anniversary and expiration dates of the HAP Contract for the additional units must be the same as the anniversary and expiration dates of the HAP Contract term for the PBV units originally placed under HAP Contract.

(c) Staged completion of contract units.

Even if contract units are placed under the HAP Contract in stages commencing on different dates, there is a single annual anniversary for all contract units under the HAP Contract. The annual anniversary for all contract units is the annual anniversary date for the first contract units placed under the HAP Contract. The expiration of the HAP Contract for all the contract units completed in stages must be concurrent with the end of the HAP Contract term for the units originally placed under HAP Contract.

15.4.6 Condition of Contract Units

(a) Owner maintenance and operation.

(1) The Owner must maintain and operate the contract units and premises in accordance with the HQS, including performance of ordinary and extraordinary maintenance.

(2) The Owner must provide all the services, maintenance, equipment, and utilities specified in the HAP Contract with the BHA and in the Lease with each assisted Family.

(3) At the discretion of the BHA, the HAP Contract may also require continuing Owner compliance during the HAP term with additional housing quality requirements specified by the BHA (in addition to, but not in place of, compliance with the HUD-prescribed HQS). Such additional requirements may be designed to assure continued compliance with a design, architecture, or quality requirement specified in the Agreement.

(b) Remedies for HQS violation.

(1) The BHA must vigorously enforce the Owner's obligation to maintain contract units in accordance with the HQS. The BHA may not make any HAP payment to the Owner for a contract Unit covering any period during which the contract Unit does not comply with the HQS.

(2) If the BHA determines that a contract Unit is not in accordance with the housing quality standards (or other HAP Contract requirement), the BHA may exercise any of its remedies under the HAP Contract for all or any contract units. Such remedies include termination of housing assistance payments, abatement or reduction of housing assistance payments, reduction of contract units, and termination of the HAP Contract. If the BHA terminates the HAP Contract for a particular PBV Unit the BHA will attempt to relocate the participant to another PBV Unit. If there are no PBV units available in the building or otherwise suitable, the BHA will offer the Family a tenant-based voucher if they are available. If the Family has been in the PBV program for more than one-year, the Family may request a tenant-based voucher.

(c) Maintenance and replacement--Owner's standard practice.

Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the Owner.

15.4.7 Owner Responsibilities

The Owner is responsible for performing all of the Owner responsibilities under the Agreement and the HAP Contract. 24 C.F.R. § 982.452 (Owner Responsibilities) applies.

15.4.8 Owner Certification

By execution of the HAP Contract, the Owner certifies that at such execution and at all times during the term of the HAP Contract:

(a) All contract units are in good and tenantable condition. The Owner is maintaining the premises and all contract units in accordance with the HQS.

(b) The Owner is providing all the services, maintenance, equipment, and utilities as agreed to under the HAP Contract and the Leases with assisted families.

(c) Each contract Unit for which the Owner is receiving housing assistance payments is leased to an eligible Family referred by the BHA, and the Lease is in accordance with the HAP Contract and HUD requirements.

(d) To the best of the Owner's knowledge, the members of the Family reside in each contract Unit for which the Owner is receiving housing assistance payments, and the Unit is the Family's only residence.

(e) The Owner (including a principal or other interested party) is not the spouse, parent, child, grandparent, grandchild, sister, or brother of any member of a Family residing in a contract Unit.

(f) The amount of the housing assistance payment is the correct amount due under the HAP Contract.

(g) The Rent to Owner for each contract Unit does not exceed rents charged by the Owner for other comparable unassisted Units.

(h) Except for the housing assistance payment and the tenant rent as provided under the HAP Contract, the Owner has not received and will not receive any payment or other consideration (from the Family, the BHA, HUD, or any other public or private source) for rental of the contract Unit.

(i) The Family does not own or have any interest in the contract Unit.

15.5 Occupancy

15.5.1 How Participants are Selected

(a) Who may receive PBV assistance?

(1) The BHA may select Families who are Participants in the BHA's tenant-based voucher program and Families who have applied for admission to the voucher program.

(2) Except for voucher participants (determined eligible at original admission to the voucher program), the BHA may

only select families determined eligible for admission at commencement of PBV assistance.

(b) Protection of in-place Families.

(1) The term "in-place Family" means an eligible Family residing in a proposed contract Unit on the proposal selection date.

(2) In order to minimize displacement of in-place families, if a Unit to be placed under contract that is either an existing Unit or one requiring rehabilitation is occupied by an eligible Family on the proposal selection date, the in-place Family must be placed on the BHA's waiting list (if the Family is not already on the list) and, once its continued eligibility is determined, given an absolute selection preference and referred to the project Owner for an appropriately sized PBV Unit in the project. (However, the BHA may deny assistance for the grounds specified in 24 C.F.R. § 982.552 and 982.553.) Admission of such families is not subject to income-targeting under 24 C.F.R. § 982.201(b)(2)(i), and such families must be referred to the Owner from the BHA's waiting list. BHA shall give such families priority for admission to the PBV program. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.

15.5.2 Waiting List Administration

(a) General

This section describes the policies and procedures required for the Owner's administration of site based waiting lists in the PBV Program. The Owner shall be responsible for maintaining the site-based waiting list, screening Applicants for suitability as Tenants in the PBV Units, and referring screened Applicants to the BHA in accordance with the policy below for PBV program eligibility determination. Once an Applicant is referred to the BHA in accordance with this policy, the BHA shall be responsible for determining PBV program eligibility and share of rent.

(i) BHA Monitoring of Wait Lists

The BHA shall monitor an Owner's administration of the site-based waiting list to ensure that tenant selection is done in accordance with applicable BHA policy, HUD regulations, federal, State, and local law.

(ii) BHA Training Provided to Owners

The BHA shall provide training and forms where necessary to facilitate the appropriate administration of the site-based waiting lists.

(b) Applications and Processing

(i) Application Forms

The Owner shall make Applications available at the site. The BHA will also provide Applications in accordance with section 3.1.1 of the HCVP Administrative Plan as well as on the BHA website at www.bostonhousing.org. The BHA will not accept applications on behalf of the site-based PBV Owner. The PBV Owner must designate an address for the Applicant to submit the application.

(ii) Processing and Maintenance

Applications shall be returned to an Address designated by the Owner and placed on the site-based waiting list of the Applicant's choice

An Applicant will be given a date and time stamped receipt of application submission that informs the Applicant of his/her responsibility to notify the Owner of any change of address or Family Composition and to respond to application update requests sent to them by the Owner. Failure to respond to an update request from the Owner or failure to update the Owner of a change in address may result in withdrawal from the waiting list. See also section 3.1.2 of the HCVP Administrative Plan.

(iii) Assignment of Application Client Control Number

The Owner shall assign a client control number to each application received.

(c) Owner Waiting List Administration

(i) Generally

The Owner shall maintain a site-based waiting list. The Owner shall order and select Applicants on the site-based waiting list in Accordance with the Priority and Preferences set forth in Section 3.3

Each waiting list must contain the following information about each Applicant:

(A) Applicant name;

(B) Family Composition (to determine the number of bedrooms the Family qualifies for under the BHA Subsidy Standards described in section 5.4.2 of the HCVP Administrative Plan);

(C) Whether the Family has any elderly or disabled members;

(D) Date and time of application;

(E) Racial or ethnic designation of each Family member;

(F) Client Control Number ; and

(G) Any self-certified Preference or Priority (see section 3.3 of the HCVP Administrative Plan).

(ii) Opening and Closing the Waiting List

The waiting list may be closed for a specific bedroom size if the projected turnover rate within that bedroom size indicates that an Applicant would be unable to attain a unit within one year. The Waiting List may also be closed for any or all priority categories if the projected turnover rate indicates that an Applicant would be unable to attain a unit within one year. The Owner may close an entire waiting list or close only a portion, keeping part of the waiting list open to a certain Priority.

If the Owner determines that the existing waiting list contains an adequate pool to fill vacancies for a twelve (12) month period, the Owner may stop accepting new applications, or may accept only applications meeting criteria adopted by the Owner.

Before closing a waiting list, or a portion of a waiting list the Owner must receive written approval from the BHA to do so. After obtaining written approval, the Owner shall post a notice at the development that indicates the date the list will be closing and give two weeks advance public notice that the waiting list, or a portion of the waiting list, shall close.

During the period when the waiting list is closed, the Owner shall not be required to maintain a list of individuals who wish to be notified when the waiting list is reopened.

When an Applicant pool is no longer adequate due to the closure of the waiting list, the list shall be re-opened. The

BHA and HUD must receive written notice of the list reopening

The Owner shall give at least two weeks advance public notice that a Family may apply for housing assistance before opening the waiting list. The notice must state where and when a Family should apply. The notice shall also state any limitations on the criteria for the type of Family that may apply. The notice shall be circulated in a local newspaper of general circulation, by minority media, and any other means that the BHA finds suitable. The notice shall also state the time limitation of the application period. Once a waiting list is open, the Owner must accept applications from a Family for whom the waiting list is open. Any opening of the waiting list will be publicized in accordance with the Marketing and Outreach requirements described in Chapter 2 of this Administrative Plan.

(iii) Updating the Waiting List

The Owner shall update the waiting list in accordance with section 3.2.3 of the HCVP Administrative Plan.

(iv) Selection Methods

The Owner shall select Applicant's from the waiting list in accordance with section 3.2.4 of the HCVP Administrative Plan.

(v) Owner Removal of an Application from Waiting List

If an Applicant is denied by the Owner for reasons set forth in Section 15.5.4 the Owner **may** preclude the Applicant from re-applying to the Owner's site based waiting list for eighteen (18) months from the date the Applicant was denied by the Owner.

An Applicant may appeal the Owner's decision to remove their application from a site-based Mod Rehab waiting list by requesting an informal review. A request for an appeal must be made **in writing** and must be received by the Owner within twenty (20) calendar days of the date of the notice removing the Applicant from the waiting list. The Applicant will have an additional right to appeal the Owner's decision to withdraw the application. The additional appeal may be made in writing to the BHA's Leased Housing Division within twenty (20) calendar days of the date of the Owner's decision to withdraw the Application. The BHA and/or the Owner shall hold the file of an Applicant removed from any waiting list for three (3) years.

The Owner shall remove an Applicant from the waiting list in accordance with the following procedure.

(A) ***Withdrawal of an Application***. The circumstances that result in the Owner withdrawing of an Applicant from a waiting list include:

(1) The Applicant requests **in writing** that his/her name be removed; **OR**

(2) The Owner has made reasonable efforts to contact the Applicant to determine continued interest or to schedule an interview, but has been unsuccessful in reaching the Applicant. 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**

(3) If an Applicant fails to keep an appointment and fails to notify the Owner**,** within ten (10) days after the date of the appointment**,** of his/her inability to keep an appointment, or the Applicant fails to supply documentation to the Owner; **OR**

(4) The Applicant does not meet the screening requirements established by the Owner or other necessary PBV eligibility requirements, including but not limited to Veteran status, being a client of the Department of Mental Health, or those in recovery from a history of substance abuse, for residence at the site based property. See also Section 15.5.4(d).

(B) **Consideration of Circumstances Leading to Withdrawal** The Owner shall consider a Mitigating Circumstance such as a health problem or lack of transportation in determining whether the Application should be withdrawn. The Owner Authority will also consider a Reasonable Accommodation that may be necessary for an Applicant who is a Disabled Person to keep an appointment or provide information. Need to add Domestic Violence Language here!

(C) **Notice of Withdrawal**. The Owner shall send a written notice to an Applicant who is removed from a waiting list. The notice will:

(1) Inform the Applicant of the reasons for being withdrawn from the waiting list;

(2) Advise the Applicant of the right to dispute the Owner's withdrawal by requesting an informal review within twenty (20) calendar days of the date of the notice. A request for an informal review must be in writing and must state the reason(s) for the request;

(3) Advise the Applicant that if s/he or a Household Member has a Disability, or is a victim of Domestic Violence, 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;

(4) Advise the Applicant of the right to contest criminal record information in accordance with federal law if that is a basis for determination of ineligibility or suitability as a tenant;

(5) Provide a description of Owner's informal review process and advise the Applicant that s/he has a right to be represented by an attorney or other individual at the informal review, to review the contents of their file in advance of the hearing, to submit additional documentation and evidence at the hearing, and to request a Reasonable Accommodation.

(6) Advise the Applicant that they will have additional appeal rights with the BHA if they disagree with the Owner's decision to withdraw their application from the waiting list after the informal review.

(d) Priority and Preference Admissions

The Owner shall order the waiting list and select tenants in accordance with Section 3.3 and all of its subsections.

(e) Withdrawal from Waiting Lists upon Unit Acceptance

An Applicant that is housed in a PBV Unit will be withdrawn from all other BHA waiting lists for which the Applicant no longer has Priority.

(f) BHA Audit of Waiting Lists

The BHA will conduct audits on at least an annual basis to determine whether or not Owner's are complying with BHA policy, federal, state and local law. In conjunction with these audits an Owner shall be required to provide documents which include, but are not limited to:

(i) Copies of all documents associated with advertising, marketing, and outreach;

(ii) Copies of Applicant files as requested;

(iii) Copies of the Waiting List;

(iv) Detailed Reports to illustrate which Applicants were withdrawn from the waiting list and for what reason and which Applicants were approved by the Owner;

(v) Any other documents associated with applications and admissions including but not limited to screening policies.

(vi) The BHA may reduce the number of contract units or terminate the Contract if the Owner fails to properly maintain the waiting list.

(g) Preference for services offered.

In selecting families, the Owner may give preference to Disabled families who need services offered at a particular project in accordance with the limits under this paragraph.

The prohibition on granting preferences to persons with a specific disability at 24 C.F.R. § 982.207(b)(3) continues to apply.

(1) Preference Limits

(i) The preference is limited to the population of families (including individuals) with Disabilities that significantly interfere with their ability to obtain and maintain themselves in housing;

(ii) Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and

(iii) For whom such services cannot be provided in a non-segregated setting.

(2) A Disabled person shall not be required to accept the particular services offered at the project.

(3) In advertising the project, the Owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible persons with

disabilities who may benefit from services provided in the project.

(h) Effect of Owner Withdrawal from PBV waiting list.

(1) If a PBV Owner rejects a Family for admission to the Owner's PBV units, such rejection by the Owner shall not affect the Family's position on the BHA waiting list for tenant-based assistance or other PBV waiting lists.

15.5.3 Referral of Applicants to BHA and Filling Vacant Units

(a) Notification of Vacant Units

The Owner must promptly notify the BHA of any vacancy or expected vacancy in a contract Unit. After receiving the Owner notice, the BHA must make every reasonable effort to refer promptly a sufficient number of Families for the Owner to fill such vacancies.

(b) Referral of Applicants to the BHA to Fill Vacant Units

The Owner shall refer a sufficient number of screened and interested Applicants from the waiting list to the BHA for eligibility determination. The number of Applicants referred shall be sufficient to fill three months of vacancies. Owners shall estimate the number of vacancies utilizing the history of vacancies and turnover in the preceding 24 months.

The BHA will determine eligibility of referred Families in accordance with Chapter 5 of the HCVP Administrative Plan.

All referrals to the BHA must include the following documentation in the format requested by the BHA:

(1) A completed preliminary application

(2) Picture ID

(3) Verification of Date of Birth

(4) Verification of Social Security Number

(5) Verification of any legal name change(s)

(6) Income, Assets, Exclusions (four current consecutive paystubs, current bank statement, out of pocket medical expenses)

(7) INS Documentation

(8) Verification of Priority and Preference status

If the Owner fails to refer the Applicant with the documentation listed above the Applicant will not be reviewed for eligibility until all requested documentation is received by the BHA.

(c) The Owner must lease vacant contract Units only to eligible Families on the BHA waiting list referred by the BHA.

(d) The BHA and the Owner must make reasonable good faith efforts to minimize the likelihood and length of any vacancy.

(e) Reducing number of contract Units

If any contract Units have been vacant for a period of 120 or more days since Owner notice of vacancy (and notwithstanding the reasonable good faith efforts of the BHA and the Owner to fill such vacancies), the BHA may give notice to the Owner amending the HAP Contract to reduce the number of contract Units by subtracting the number of contract Units (by number of bedrooms) that have been vacant for such period.

The BHA may add Units to the building by amending the HAP Contract in accordance with section 15.4.5

15.5.4 Tenant Screening and Eligibility

(a) The BHA will screen tenants for program eligibility in accordance with Chapter 5.

(b) Limitation on Number of Eligibility Determinations

For each Applicant, the BHA shall only be required to determine Section 8 eligibility once every eighteen (18) months unless the Applicant was denied for one or more of the following reasons:

(1) Lack of Citizenship or eligible Non-Citizen status;

(2) Past due balance owed to a publicly assisted housing program;

(3) Lack of priority status;

(4) Family income exceeds the applicable program limits;

The BHA may re-determine eligibility for an Applicant in less than eighteen (18) months as reasonable accommodation for a person with disabilities.

(c) Owner responsibility

(1) The Owner is responsible for tenant selection and screening prior to referral to the BHA. The Owner may refuse any Family, provided the Owner does not unlawfully discriminate. If the Owner rejects a Family, and the Family believes that the Owner's rejection was the result of unlawful discrimination, the BHA staff will instruct the Family to complete the HUD Discrimination Complaint Form and also file a complaint with the Massachusetts Commission Against Discrimination ("MCAD"). The BHA provides both forms to all Applicants. If necessary, BHA staff will help the Family to complete the required discrimination forms. The staff may also refer the Family to the BHA Office of Civil Rights for assistance in filing a discrimination complaint. Finally, the Family will be provided with the address and phone numbers of agencies which may be able to provide legal assistance including, but not limited to: Greater Boston Legal Services, the Lawyers Committee for Civil Rights, and the Greater Boston Fair Housing Center.

The Owner is responsible for screening of families on the basis of their tenancy histories. An Owner may consider a Family's background with respect to such factors as:

(i) Payment of rent and utility bills;

(ii) Caring for a Unit and premises;

(iii) Respecting the rights of other residents to the peaceful enjoyment of their housing;

(iv) Drug-related criminal activity or other criminal activity that is a threat to the health, safety, or property of others; and

(v) Compliance with other essential conditions of tenancy;

(d) If an Applicant is denied by the Owner the Applicant **may** be precluded from re-applying to the Owner's site based waiting list for eighteen (18) months from the date the Applicant was denied by the Owner.

(e) Providing tenant information to Owner.

(1) The BHA will provide information to the Owner in accordance with section 7.3.3:

15.5.5 BHA Information for Accepted Family

(a) Oral briefing.

When a Family accepts an offer of PBV assistance, the BHA must give the Family an oral briefing. The briefing must include information on the following subjects:

(1) A description of how the program works; and

(2) Family and Owner responsibilities.

(b) Information packet.

The BHA must give the Family a packet that includes information on the following subjects:

(1) How the BHA determines the total tenant payment for a Family;

(2) Family obligations under the program; and

(3) Applicable fair housing information.

(c) Providing information for persons with Disabilities.

(1) If the Family head or spouse is a Disabled Person, the BHA must take appropriate steps to assure effective communication, in accordance with 24 C.F.R. § 8.6, in conducting the oral briefing and in providing the written information packet, including in alternative formats.

(2) The BHA shall have some mechanism for referring to accessible PBV units to a Family that includes a person with mobility impairment.

(d) Providing information for persons with limited English ability.

The BHA will communicate with persons of limited English ability in accordance with section1.3.4.

15.5.6 Leasing of Contract Units

(a) Owner selection of tenants.

(1) During the term of the HAP Contract, the Owner must lease contract units only to eligible Families selected and referred by the BHA from the BHA waiting list.

(2) The Owner is responsible for adopting written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very Low-Income Families and reasonably related to program eligibility and an applicant's ability to perform the Lease obligations.

(3) An Owner must promptly notify in writing any rejected applicant of the grounds for any rejection.

(b) Size of Unit.

The contract Unit leased to each Family must be appropriate for the size of the Family under the BHA's subsidy standards. See section 15.5.9

15.5.7 Lease

(a) Tenant's legal capacity

The tenant must have legal capacity to enter a Lease under State and local law. ``Legal capacity'' means that the tenant is bound by the terms of the Lease and may enforce the terms of the Lease against the Owner.

(b) Form of Lease

(1) The tenant and the Owner must enter a written Lease for the Unit. The Lease must be executed by the Owner and the tenant.

(2) If the Owner uses a standard Lease form for rental to unassisted tenants in the locality or the premises, the Lease must be in such standard form, except as provided in paragraph (b)(4) of this section. If the Owner does not use a standard Lease form for rental to unassisted tenants, the Owner may use another form of Lease, such as a BHA model Lease.

(3) In all cases, the Lease must include a HUD-required tenancy addendum. The tenancy addendum must include, word-for-word, all provisions required by HUD.

(4) The BHA will review the Owner's Lease form to determine if the Lease complies with State and local law. The BHA may decline to approve the tenancy if the BHA determines that the Lease does not comply with state or local law.

(c) Required information

The Lease must specify all of the following:

(1) The names of the Owner and the tenant;

(2) The Unit rented (address, Apartment number, if any, and any other information needed to identify the leased contract unit);

(3) The term of the Lease (initial term and any provision for renewal);

(4) The amount of the tenant Rent to Owner. The tenant Rent to Owner is subject to change during the term of the Lease in accordance with HUD requirements;

(5) A specification of what services, maintenance, equipment, and utilities are to be provided by the Owner; and

(6) The amount of any charges for food, furniture, or supportive services.

(d) Tenancy addendum

(1) The tenancy addendum in the Lease shall state:

(i) The program tenancy requirements (as specified in this part);

(ii) The Family Composition as approved by the BHA (names of Family members and any BHA-approved Personal Care Attendant).

(2) All provisions in the HUD-required tenancy addendum must be included in the Lease. The terms of the tenancy addendum shall prevail over other provisions of the Lease.

(e) Changes in Lease

(1) If the tenant and the Owner agree to any change in the Lease, such change must be in writing, and the Owner must immediately give the BHA a copy of all such changes.

(2) The Owner must notify the BHA in advance of any proposed change in Lease requirements governing the allocation of tenant and Owner responsibilities for utilities. Such changes may be made only if approved by the BHA and in accordance with the terms of the Lease relating to

its amendment. The BHA must redetermine reasonable rent, in accordance with 24 C.F.R. § 983.303(c), based on any change in the allocation of responsibility for utilities between the Owner and the tenant, and the redetermined reasonable rent shall be used in calculation of Rent to Owner from the effective date of the change.

(f) Initial term of Lease.

The initial Lease term must be for at least one year.

(g) Lease provisions governing tenant absence from the Unit.

The Lease may specify a maximum period of tenant absence from the Unit that is shorter than the maximum period permitted by BHA policy.

15.5.8 Owner Termination of Tenancy and Eviction

(a) In general.

24 C.F.R. § 982.310 applies with the exception that §§ 982.310(d)(1)(iii) and (iv) do not apply to the PBV program. (In the PBV program, "good cause" does not include a business or economic reason or desire to use the Unit for an individual, Family, or non-residential rental purpose.) 24 C.F.R. §§ 5.858-5.861 on eviction for drug and alcohol abuse apply to this part.

(b) Upon Lease expiration, an Owner may:

(1) Renew the Lease;

(2) Refuse to renew the Lease for good cause as stated in paragraph (a) of this section;

(3) Refuse to renew the Lease without good cause, in which case the BHA would provide the Family with a tenant-based voucher, if available, and the Unit would be removed from the PBV HAP Contract.

(c) If a Family resides in a project-based Unit excepted from the twenty five percent (25%) per-building cap on project-basing because of participation in an FSS or other supportive services program, and the Family fails, without good cause, to complete its FSS contract of participation or supportive services requirement, such failure is grounds for Lease termination by the Owner.

15.5.9 Security deposit: amounts owed by tenant

(a) The Owner may collect a security deposit from the tenant in accordance with Massachusetts State law.

15.5.10 Overcrowded, under-occupied, and accessible units

(a) Family occupancy of wrong-size or accessible Unit.

The BHA subsidy standards determine the appropriate Unit size for the Family size and composition. If the BHA determines that a Family is occupying a:

(1) Wrong-size Unit, or

(2) Unit with accessibility features that the Family does not require, and the Unit is needed by a Family that requires the accessibility features, the BHA must promptly notify the Family and the Owner of this determination, and of the BHA's offer of continued assistance in another Unit pursuant to paragraph (b) of this section.

(b) BHA offer of continued assistance.

(1) If a Family is occupying a:

(i) Wrong-size Unit, or

(ii) Unit with accessibility features that the Family does not require, and the Unit is needed by a Family that requires the accessibility features, the BHA must offer the Family the opportunity to receive continued housing assistance in another Unit.

(2) The BHA will offer continued housing assistance in the form of:

(i) PBV assistance in an appropriate-size Unit (in the same building or in another building);

(A) When offering continued assistance in another PBV Unit, the BHA will first attempt to place the Family in the same building. If no units are available in the same building, the BHA will attempt to offer the Family a PBV Unit with same Owner. If a Unit is not available in the same building or with the same Owner, then the BHA will offer the Family any other PBV Unit that they qualify for.

(ii) Tenant-based rental assistance under the voucher program

(c) BHA termination of housing assistance payments

(1) If the BHA offers the Family the opportunity to receive tenant-based rental assistance under the voucher program, the BHA must terminate the housing assistance payments for a wrong-sized or accessible Unit at expiration of the term of the Family's voucher (including any extension granted by the BHA).

(2) If the BHA offers the Family the opportunity for another form of continued housing assistance in accordance with paragraph (b)(2) of this section (not in the tenant-based voucher program), and the Family does not accept the offer, does not move out of the PBV Unit within 120 days from first day of the month after the offer, or both, the BHA must terminate the housing assistance payments for the wrong-sized or accessible Unit at the end of the 120 days from the first day of the month after the offer.

15.5.11 Family right to move

(a) The Family may terminate the assisted Lease at any time after the first year of occupancy.

The Family must give the Owner advance written notice of intent to vacate (with a copy to the BHA) in accordance with the Lease. See also section 11.4.

(b) If the Family has elected to terminate the Lease in this manner, the BHA must offer the Family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

(c) Before providing notice to terminate the Lease under paragraph (a) of this section, a Family must make a written request for tenant-based rental assistance if the Family wishes to move with continued assistance. If voucher or other comparable tenant-based rental assistance is not immediately available upon termination of the Family's Lease of a PBV Unit, the BHA will place the Family on a waiting list by date and time of request to receive the next available opportunity for continued tenant-based rental assistance.

(d) If the Family terminates the assisted Lease before the end of one year, the Family relinquishes the opportunity for continued tenant-based assistance.

(e) Good standing requirement to receive continued assistance in the tenant-based voucher program. The BHA may deny the opportunity for a tenant-based voucher where there are grounds for denial or termination. See 24 C.F.R. § 982.314(e)(2).

15.5.12 When occupancy may exceed 25-percent cap

(a) Except as provided in 24 C.F.R. § 983.56(b), the BHA may not pay housing assistance under the HAP Contract for contract units in excess of the 25 percent cap pursuant to 24 C.F.R. § 983.56(a).

(b) In referring families to the Owner for admission to excepted units, the BHA must give preference to Elderly or Disabled Families; or to Families receiving supportive services.

(c) If a Family at the time of initial tenancy is receiving and while the resident of an excepted Unit has received FSS supportive services or any other service as defined in the BHA administrative plan, and successfully completes the FSS contract of participation or the supportive services requirement, the Unit continues to count as an excepted Unit for as long as the Family resides in the Unit.

(d) A Family (or the remaining members of the Family) residing in an excepted Unit that no longer meets the criteria for a “qualifying Family" in connection with the 25 percent per building cap exception (e.g., a Family that does not successfully complete its FSS contract of participation or the supportive services requirement as defined in the BHA administrative plan or the remaining members of a Family that no longer qualifies for Elderly or Disabled Family status) must vacate the Unit within a reasonable period of time established by the BHA, and the BHA shall cease paying housing assistance payments on behalf of the non-qualifying Family. If the Family fails to vacate the Unit within the established time, the Unit must be removed from the HAP Contract unless the project is partially assisted, and it is possible for the HAP Contract to be amended to substitute a different Unit in the building in accordance with 24 C.F.R. § 983.206(a); or the Owner terminates the Lease and evicts the Family. The housing assistance payments for a Family residing in an excepted Unit that is not in compliance with its Family obligations (e.g., a Family fails, without good cause, to successfully complete its FSS contract of participation or supportive services requirement) shall be terminated by the BHA.

15.6 Rent to Owner

15.6.1 Determining the Rent to Owner

(a) Initial and Redetermined rents

(1) The amount of the initial and redetermined Rent to Owner is determined in accordance with this section and 24 C.F.R. § 983.302.

(2) The amount of the initial Rent to Owner is established at the beginning of the HAP Contract term.

(3) The Rent to Owner is redetermined at the Owner's request for a rent increase in accordance with this section and 24 C.F.R. § 983.302. The Rent to Owner is also redetermined at such time when there is a five percent or greater decrease in the published FMR in accordance with 24 C.F.R. § 983.302.

(b) Amount of Rent to Owner

Except for certain tax credit units as provided in paragraph (c) of this section, the Rent to Owner must not exceed the lowest of:

(1) An amount determined by the BHA, not to exceed 110 percent of the applicable fair market rent (or any exception payment standard approved by the Secretary) for the Unit bedroom size minus any utility allowance;

(2) The Reasonable Rent; or

(3) The rent requested by the Owner.

(c) Rent to Owner for Certain Tax Credit Units

(1) The BHA will determine the rent on tax credit units in accordance with federal law.

(d) Rent to Owner for Other Tax Credit Units

Except in the case of a tax credit Unit described in paragraph (c)(1) of this section, the Rent to Owner for all other tax credit units is determined pursuant to paragraph (b) of this section.

(e) Reasonable Rent

The BHA shall determine Reasonable Rent in accordance with 24 C.F.R. § 983.303. The Rent to Owner for each contract Unit may at no time exceed the Reasonable Rent.

(f) Use of FMRs and utility allowance schedule in determining the amount of Rent to Owner.

(1) Amounts Used

(i) Determination of initial rent (at beginning of HAP Contract term). When determining the initial Rent to Owner, the BHA shall use the most recently published FMR in effect and the utility allowance schedule in effect at execution of the HAP Contract. At its discretion, the BHA may use the

amounts in effect at any time during the 30-day period immediately before the beginning date of the HAP Contract.

(ii) Redetermination of Rent to Owner. When redetermining the Rent to Owner, the BHA shall use the most recently published FMR and the BHA utility allowance schedule in effect at the time of redetermination. At its discretion, the BHA may use the amounts in effect at any time during the 30-day period immediately before the redetermination date.

(2) Exception Payment Standard and PHA Utility Allowance Schedule

(i) Any HUD-approved exception payment standard amount under 24 C.F.R. § 982.503(c) applies to both the tenant-based and project-based voucher programs. HUD will not approve a different exception payment standard amount for use in the PBV program.

(ii) The PHA may not establish or apply different utility allowance amounts for the PBV program. The same PHA utility allowance schedule applies to both the tenant-based and the PBV programs.

(g) BHA-Owned Units

For BHA-owned PBV units, the initial Rent to Owner and the annual redetermination of rent at the annual anniversary of the HAP Contract are determined by the independent entity approved by HUD in accordance with 24 C.F.R. § 983.59. The BHA must use the Rent to Owner established by the independent entity.

15.6.2 Redetermination of Rent to Owner

(a) The BHA must redetermine the Rent to Owner:

(1) Upon the Owner's request; or

(2) When there is a five percent or greater decrease in the published FMR in accordance with 24 C.F.R. § 983.301.

(b) Rent Increase

(1) The BHA may not make any rent increase other than an increase in the Rent to Owner as determined pursuant to 24 C.F.R. § 983.301.

(2) The Owner must submit a written request for a rent increase at least sixty (60) days prior to the date of the anniversary of the HAP contact to receive and increase in

rent. A rent increase that is not submitted at least (60) days prior to the date of the anniversary of the HAP contract shall not be processed until the following year.

(c) Rent Decrease

If there is a decrease in the Rent to Owner, as established in accordance with 24 C.F.R. § 983.301, the Rent to Owner must be decreased, regardless of whether the Owner requested a rent adjustment.

(d) Notice of rent redetermination

Rent to Owner is redetermined by written notice by the BHA to the Owner specifying the amount of the redetermined rent. The BHA notice of the rent adjustment constitutes an amendment of the Rent to Owner specified in the HAP Contract.

(e) Contract year and annual anniversary of the HAP Contract

(1) The contract year is the period of 12 calendar months preceding each annual anniversary of the HAP Contract during the HAP Contract term. The initial contract year is calculated from the first day of the first calendar month of the HAP Contract term.

(2) The annual anniversary of the HAP Contract is the first day of the first calendar month after the end of the preceding contract year. The adjusted Rent to Owner amount applies for the period of 12 calendar months from the annual anniversary of the HAP Contract.

(3) See 24 C.F.R. § 983.206(c) for information on the annual anniversary of the HAP Contract for contract units completed in stages.

15.6.3 Reasonable Rent

(a) Owner Certification of Comparability

By accepting each monthly housing assistance payment from the BHA, the Owner certifies that the Rent to Owner is not more than rent charged by the Owner for comparable unassisted units in the premises. The Owner must give the BHA information requested by the BHA on rents charged by the Owner for other units in the premises or elsewhere.

(b) Determining Reasonable Rent for BHA-Owned Units

(1) For BHA-owned units, the amount of the reasonable rent must be determined by an independent agency approved

by HUD in accordance with 24 C.F.R. § 983.59, rather than by the BHA. Reasonable rent must be determined in accordance with this section.

(2) The independent entity must furnish a copy of the independent entity determination of reasonable rent for BHA-owned units to the BHA and to the HUD field office where the project is located.

15.6.4 Other Subsidy: Effect on Rent to Owner

(a) General

In addition to the rent limits established in accordance with Sec. 983.301 and 24 C.F.R. § 982.302, the following restrictions apply to certain units.

(b) HOME

For units assisted under the HOME program, rents may not exceed rent limits as required by the HOME program (24 C.F.R. § 92.252).

(c) Subsidized Projects

(1) This paragraph (c) applies to any contract units in any of the following types of federally subsidized project:

(i) An insured or non-insured Section 236 project;

(ii) A formerly insured or non-insured Section 236 project that continues to receive Interest Reduction Payment following a decoupling action;

(iii) A Section 221(d)(3) below market interest rate (BMIR) project;

(iv) A Section 515 project of the Rural Housing Service;

(v) A project receiving low-income housing tax credits;

(vi) Any other type of federally subsidized project specified by HUD.

(2) The Rent to Owner may not exceed the subsidized rent (basic rent) or tax credit rent as determined in accordance with requirements for the applicable federal program listed in paragraph (c)(1) of this section.

(d) Combining Subsidy

Rent to Owner may not exceed any limitation required to comply with HUD subsidy layering requirements. See 24 C.F.R. § 983.55.

(e) Other Subsidy: BHA Discretion to Reduce Rent

At its discretion, a BHA may reduce the initial Rent to Owner because of other governmental subsidies, including tax credit or tax exemption, grants, or other subsidized financing.

(f) Prohibition of Other Subsidy

For provisions that prohibit PBV assistance to units in certain types of subsidized housing, see 24 C.F.R. § 983.54.

15.6.5 Rent to Owner: Effect of Rent Control and Other Rent Limits

In addition to the limitation to 110 percent of the FMR in 24 C.F.R. § 983.301(b)(1), the rent reasonableness limit under §§ 983.301(b)(2) and 983.303, the rental determination provisions of § 983.301(f), the special limitations for tax credit units under § 983.301(c), and other rent limits under this part, the amount of Rent to Owner also may be subject to rent control or other limits under local, state, or federal law.

15.6.6 Payment to Owner

(a) When Payments are Made

(1) During the term of the HAP Contract, the BHA shall make housing assistance payments to the Owner in accordance with the terms of the HAP Contract. The payments shall be made for the months during which a contract Unit is Leased to and actually occupied by an eligible Family.

(2) Except for discretionary vacancy payments in accordance with 24 C.F.R. § 983.352, the BHA may not make any housing assistance payment to the Owner for any month after the month when the Family moves out of the Unit (even if household goods or property are left in the unit).

(b) Monthly Payment

Each month, the BHA shall make a housing assistance payment to the Owner for each contract Unit that complies with the HQS and is Leased to and occupied by an eligible Family in accordance with the HAP Contract.

(c) Calculating Amount of Payment

The monthly housing assistance payment by the BHA to the Owner for a contract Unit Leased to a Family is the Rent to Owner

minus the tenant rent (total tenant payment minus the utility allowance).

(d) Prompt Payment

The housing assistance payment by the BHA to the Owner under the HAP Contract shall be paid to the Owner on or about the first day of the month for which payment is due, unless the Owner and the BHA agree on a later date.

(e) Owner Compliance with Contract

To receive housing assistance payments in accordance with the HAP Contract, the Owner must comply with all the provisions of the HAP Contract. Unless the Owner complies with all the provisions of the HAP Contract, the Owner does not have a right to receive housing assistance payments.

15.6.7 Vacancy Payment

(a) Payment for Move-out Month

If an assisted Family moves out of the Unit, the Owner may keep the housing assistance payment payable for the calendar month when the Family moves out (“move-out month"). However, the Owner may not keep the payment if the BHA determines that the vacancy is due to the Owner's fault.

15.6.8 Tenant Rent; Payment to Owner

(a) BHA Determination

(1) The tenant rent is the portion of the Rent to Owner paid by the Family. The BHA determines the tenant rent in accordance with HUD requirements.

(2) Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the BHA to the Family and the Owner. See also section 8.6 of this Administrative Plan.

(b) Tenant Payment to Owner

(1) The Family is responsible for paying the tenant rent (total tenant payment minus the utility allowance).

(2) The amount of the tenant rent as determined by the BHA is the maximum amount the Owner may charge the Family for rent of a contract Unit. The tenant rent is payment for all housing services, maintenance, equipment, and utilities to

be provided by the Owner without additional charge to the tenant, in accordance with the HAP Contract and Lease.

(3) The Owner may not demand or accept any rent payment from the tenant in excess of the tenant rent as determined by the BHA. The Owner must immediately return any excess payment to the tenant.

(4) The Family is not responsible for payment of the portion of the Rent to Owner covered by the housing assistance payment under the HAP Contract. The Owner may not terminate the tenancy of an assisted Family for nonpayment of the BHA housing assistance payment.

(c) Limit of BHA Responsibility

(1) The BHA is responsible only for making housing assistance payments to the Owner on behalf of a Family in accordance with the HAP Contract. The BHA is not responsible for paying the tenant rent, or for paying any other claim by the Owner.

(2) The BHA may not use housing assistance payments or other program funds (including any administrative fee reserve) to pay any part of the tenant rent or to pay any other claim by the Owner. The BHA may not make any payment to the Owner for any damage to the Unit, or for any other amount owed by a Family under the Family's Lease or otherwise.

(d) Utility Reimbursement

(1) If the amount of the utility allowance exceeds the total tenant payment, the BHA shall pay the amount of such excess as a reimbursement for tenant-paid utilities (“utility reimbursement") and the tenant rent to the Owner shall be zero.

(2) The BHA either may pay the utility reimbursement to the Family or may pay the utility bill directly to the utility supplier on behalf of the Family.

(3) If the BHA chooses to pay the utility supplier directly, the BHA must notify the Family of the amount paid to the utility supplier.

15.6.9 Other Fees and Charges

(a) Meals and Supportive Services

(1) Except as provided in paragraph (a)(2) of this section, the Owner may not require the tenant or Family members to pay charges for meals or supportive services. Non-payment of such charges is not grounds for termination of tenancy.

(2) In assisted living developments receiving project-based assistance, Owners may charge tenants, Family members, or both for meals or supportive services. These charges may not be included in the Rent to Owner, nor may the value of meals and supportive services be included in the calculation of reasonable rent. Non-payment of such charges is grounds for termination of the Lease by the Owner in an assisted living development.

(b) Other Charges by Owner

The Owner may not charge the tenant or Family members extra amounts for items customarily included in rent in the locality or provided at no additional cost to unsubsidized tenants in the premises. If an Owner does charge extra amounts the BHA reserves the right to terminate all HAP Contracts with that Owner.

CHAPTER 16: HOMEOWNERSHIP OPTION

16.1 INTRODUCTION

The BHA's Section 8 Homeownership Option of the Housing Choice Voucher Program ("homeownership program" or "homeownership assistance") is designed to promote and support homeownership by a "first-time" homeowner—a Family that moves for the first time from rental housing to a Family-owned Home. Under the Homeownership Program, HCVP Assistance payments supplement the Family's own income to facilitate the transition from rental to homeownership. The initial availability of assistance payments may also provide additional assurance to lenders.

The BHA's Section 8 Homeownership program is generally limited to First-Time Homeowners who are currently Participants in the Section 8 Tenant-Based Program. At the initial briefing of Section 8 Participant Families, the BHA will inform the Participant Family of the homeownership option. Family participation in the Homeownership program is voluntary. However, the BHA may limit the number of homeownership families, and there are statutory Family eligibility requirements such as a minimum level of income and a history of full-time employment. (The employment history requirement is not applicable to Elderly and Disabled families, and there is a modified income requirement for Elderly and Disabled families.)

The BHA has chosen to require participation in the Family Self-Sufficiency (FSS) program as a criterion for eligibility unless the Family qualifies for a waiver. See also section 14.3. Participation in the FSS Program is open to all Section 8 Participants. Requests for an exception to the FSS requirement will be evaluated on a case-by-case basis. Families requesting a waiver must meet all other eligibility criteria, including income and employment requirements. Participation in the FSS Program may also be waived if necessary as a Reasonable Accommodation for a Disabled Person.

Once a Family has been determined by the BHA to be preliminarily eligible for Homeownership assistance, the Family must attend pre-purchase homeownership counseling sessions conducted by another entity such as a HUD- and BHA-approved housing counseling agency and FSS counseling sessions conducted by BHA staff.

If determined eligible for a Homeownership Voucher, the Family will then arrange for an independent home inspection, and seek to obtain financing. Homeownership assistance will begin when the Family purchases the Home and after all of the requirements of the homeownership program are met.

All civil rights laws applicable to the Section 8 Housing Choice Voucher Program are applicable to the homeownership program. The BHA must comply with all equal opportunity and nondiscrimination requirements imposed by contract or Federal law. In addition, the BHA may not steer families to particular units or neighborhoods. Further, as in the tenant-based rental Voucher program, the BHA must provide assistance to expand housing opportunities.

If a Family includes any Disabled Person, the BHA will take appropriate steps to ensure effective communication with such Family in accordance with 24 C.F.R. part 8 and to provide Reasonable Accommodation. Except as otherwise provided, no Disabled Person shall be denied the benefits of, excluded from participation in, or otherwise subjected to discrimination because the BHA's facilities are inaccessible to a person with a disability. Accessibility for the hearing impaired is provided by the TDD/TDY telephone number. The BHA will also take reasonable steps to insure effective communication with people with limited language or English ability.

The process for submitting applications or any other documents required for participation in the BHA's programs shall be accessible to all persons. All communications that are part of the process should be in plain language that the applicant can understand, in a form that is appropriate to meet the needs of the person with a disability. If necessary, a format other than written documents will be used. The BHA shall also prepare such documents in clear and simple language, to the extent possible, to assist persons with learning and cognitive disabilities. If requested by persons with such disabilities, BHA staff will explain written material verbally, and possibly more than once, and if necessary, assist the individuals or obtain assistance for them in filling out any necessary forms.

The BHA shall furnish appropriate auxiliary aids (e.g., qualified sign language and oral interpreters, readers, use of taped materials) where necessary to facilitate communication with an individual who has a disability. Auxiliary aids shall be furnished in a timely manner. If a Participant requests an extension of any deadline because of a delay in providing effective communication, such a request shall be considered. The BHA is not required to provide personal items such as hearing aids, magnifying eyeglasses, or readers for personal study.

16.1.1 Why Participation in the Family Self-Sufficiency Program?

The goals of the Homeownership Option are two-fold: to help families achieve the dream of homeownership and to assist them in sustaining this dream for the long term. Participation in the FSS Program is a requirement for Applicants who do not meet the FSS waiver requirements of the Homeownership program because it is an excellent way to establish the financial foundation necessary for owning a Home. The path to homeownership begins where the FSS Program begins: with a realistic assessment of income, savings and credit status. Furthermore, the escrow account component of the FSS Program allows low-income families to accumulate substantial savings over the term of their contract as their income increases.

The homebuyer counseling portion of the FSS Program includes in-depth, ongoing sessions on the home buying process including the purchase and sale, the role of the lender, etc. The sessions will feature guest speakers from lending institutions, attorneys, housing inspectors and appraisers, as well as FSS "graduates" who have purchased homes.

The FSS/ Homeownership Counseling will offer long-term assistance to

families, enabling them to:

- Build a good job history
- Minimize their debt
- Preserve a good credit rating
- Accumulate adequate savings

Homeownership may provide many individual opportunities for Participant families but it will require that a Family commit to building a strong financial foundation on which those opportunities are preserved for an extended period of time. The Department of Housing and Urban Development (HUD) emphasizes the need for adequate counseling assistance under this program as the regulations only allow the Family to have one chance at receiving homeownership assistance. HUD regulations state that the Family is not eligible if any Family member has previously received homeownership assistance and defaulted on a mortgage.

Initial eligibility for the BHA Section 8 Voucher program has historically been based on the Family's status both as "low income" and "homeless or imminently in danger of homelessness". Thus, families begin participation in the Section 8 program with incomes that are woefully inadequate in terms of qualifying for a mortgage. Additionally, families who are new to the Section 8 program are initially striving to stabilize their families and recover from the housing-related emergency that qualified them for the program. Hence, families are generally not prepared to provide potential lenders with a good work history, credit report and evidence of savings. These things take time to build.

The FSS Program is a perfect fit with the Homeownership program as it combines the Family's plan to achieve clearly articulated financial goals with the opportunity for homeownership. The ultimate goal for most current FSS Program Participants already under a 5-year FSS Individual Training and Service Plan contract is homeownership.

Several FSS Participants have successfully purchased housing after successfully completing their FSS Contract. All of these families left Section 8 assistance and became private homeowners. Many of these successful homebuyers required more intensive assistance than the average homebuyer and have recommended that Section 8 families contemplating homeownership be offered a year or more of counseling. The Neighborworks Network's 2001 report "Using Section 8 Vouchers for Homeownership", recorded the following comments regarding the FSS Program:

- Counseling for Section 8 Homeownership can take up to three times longer than for a traditional first-time homebuyer. The counseling needed is intense and usually takes the form of one-on-one assistance.

- Involvement in the FSS Program is key to creating strong borrowers.

- Due to FSS participation and an FSS escrow account a Family may have a substantial down payment.

Homeownership is a nearly universal goal for most Americans. Unfortunately, many low income families who have been left out of the American economic mainstream may not realize the enormous responsibilities, expenses, and realities that homeownership involves, especially in a tight housing market. FSS, with its emphasis on goals that move people into employment and help families improve their financial situations, is a natural link between Section 8 families and homeownership.

16.1.2 Keys to a Successful Section 8 Homeownership Program

Education - The BHA program will work with families very early in the process to alert them to potential barriers to homeownership, and assist families to develop and execute a plan to address those barriers.

Partnerships - The BHA FSS/Homeownership counseling program will leverage local resources. Partnerships between the public and private sectors will enable families to access funds for down payment and closing costs, attend consumer counseling courses to improve credit, and utilize career counseling services to improve income.

16.2 Eligibility

16.2.1 How to Qualify for Homeownership Assistance

To qualify for assistance under the homeownership option, a Family must meet the general requirements for admission to the BHA's Section 8 tenant-based Voucher program and additional requirements for homeownership assistance (See 24 C.F.R. § 982.627). The BHA may not provide homeownership assistance for a Family unless the BHA determines that the Family satisfies all of the following initial requirements at commencement of homeownership assistance for the Family:

(a) The Family satisfies the minimum income requirements described in 24 C.F.R. § 982.627(c);

(b) The Family satisfies the additional income requirements set by the BHA to obtain a waiver from participation in the FSS Program. The additional income requirements are as follows:

(1) Participant Family must be above 50% median income;

(2) Must have at least two years of continuous employment

(3) Must have a down payment (3% total and 1% must be from the Family's own funds)

(c) The Family satisfies the employment requirements described in 24 C.F.R. § 982.627(d);

(d) The Family has not defaulted on a mortgage securing debt to purchase a Home under the homeownership option (see 24 C.F.R. § 982.627(e);

(e) No Family member has a Present Ownership Interest in a residence at the commencement of homeownership assistance for the purchase of any Home, except for Cooperative Members who have acquired Cooperative Membership Shares prior to the commencement of homeownership assistance;

(f) The Family has entered into a contract of sale/purchase and sales agreement in accordance with 24 C.F.R. § 982.631(c), except for Cooperative Members who have acquired Cooperative Membership Shares prior to the commencement of homeownership assistance.

16.2.2 Family be a First-Time Homeowner

To qualify as a “First-Time Homeownerr,” no member of the assisted Family may own or have owned a Present Ownership Interest in a residence of any Family member during the three years preceding the commencement of homeownership assistance for the Family (regulatory definition at 24 C.F.R. § 982.4; statutory definition at 42 U.S.C 1437f(y)(7)(A)). Such interest includes ownership of title or of Cooperative Membership Shares. However, an assisted Family that meets the regulatory definition of "Cooperative Member" found at 24 C.F.R. § 982.4, qualifies to participate in the Section 8 homeownership program under the regulation regarding First-Time Homeowner requirements found at 24 C.F.R. § 982.627. The right to purchase title under a Lease-purchase agreement does not constitute a prohibited Present Ownership Interest. The term First-Time Homeowner includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse, and includes a Disabled Family, and participation in the Homeownership program is needed as a Reasonable Accommodation so that the program is readily accessible to, and usable by, a Disabled Person.

The restriction to “first-time” homeowners is intended to direct homeownership assistance to “new” homeowners who may be unable to purchase a Home without this assistance, but to discourage use of Section 8 subsidy on behalf of families who have achieved homeownership independently, without benefit of the Federal Section 8 subsidy.

In addition, the BHA may not commence homeownership assistance for a Family if any Family member has previously received assistance under the homeownership program and has defaulted on a mortgage securing

debt incurred to purchase the Home. See 24 C.F.R. § 982.627(e).

The Section 8 Homeownership program authorizes homeownership assistance for a Family that "owns or is acquiring shares in a Cooperative." The program allows assistance for a Family that already owns Cooperative shares in the Unit in which the Section 8 Homeownership assistance will be utilized before commencement of Section 8 homeownership assistance, not just for a Family that acquires the Cooperative shares for the first time with the support of such assistance.

The Section 8 Homeownership Program also permits the use of Section 8 homeownership assistance by a Family that purchases a Home that the Family previously occupied under a "Lease-purchase agreement"--generally a Lease with option to purchase. The Housing Assistance Payment for a Lease-purchase Unit may not exceed the amount that would be paid on behalf of the Family if the rental Unit was not subject to a Lease-purchase agreement. Any "homeownership premium" included in the rent to the Owner that would result in a higher subsidy amount than would otherwise be paid by the BHA must be absorbed by the Family. "Homeownership premium" is defined as an increment of value attributable to the value of the Lease-purchase right or agreement such as an extra monthly payment to accumulate a down payment or reduce the purchase price. Families are permitted to pay an extra amount out-of-pocket to the Owner for purchase related expenses.

Lease-purchase agreements are considered rental, and all the normal tenant-based Section 8 rental rules are applicable. The Family will be subject to the Homeownership regulatory requirements at the time the Family is ready to exercise the homeownership option under the Lease-purchase agreement. At that point in time, the BHA will determine whether the Family is eligible for Section 8 homeownership assistance (e.g., whether the Family meets the income and employment thresholds and any other criteria established by the BHA).

16.2.3 Minimum Income Requirement

To enter the HCVP, a Family must be income-eligible (i.e., below the maximum income cutoff). However, to qualify for the Homeownership option in the Voucher program, the Family must demonstrate sufficient income to meet a minimum income standard, which is intended to assure that a Family will have sufficient income to pay homeownership and other Family expenses not covered by the Section 8 subsidy.

The Section 8 Homeownership program provides that a Family may not receive homeownership assistance unless the Family demonstrates that gross annual income of the adult Family members who will own the Home is not less the federal minimum multiplied by 2,000 hours. The adult Family members who will own the Home at the commencement of the homeownership assistance (not only the Head of Household and spouse) (excluding income from any person who is not an adult and Owner) must

have annual income (gross income) that is not less than the minimum income requirement.

In the case of a Disabled Family (but not an Elderly Family) the minimum annual income shall be the monthly federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by 12.

Any minimum income requirement will only be applied to determine initial qualification to purchase a particular Home, not as a continuing requirement. The minimum income requirement will only apply again if the Family purchases a subsequent Home with Section 8 homeownership assistance.

The income counted in meeting any minimum income requirement under the homeownership program must come from sources other than Welfare Assistance. The BHA may limit homeownership assistance to families with substantial non-welfare income available to pay housing and non-housing costs. However, the law provides that HUD may count Welfare Assistance in determining availability of Voucher homeownership assistance for an Elderly or disabled Family (in which the Head of Household or spouse is an Elderly or Disabled Person). The term "Welfare Assistance" is defined in HUD's regulations at 24 C.F.R. § 5.603 or any succeeding provision, and includes welfare or other payments to individuals or families, based on need, that are made under programs funded, separately or jointly, by Federal, State, or local governments, such as Temporary Aid to Needy Families (TANF), or Supplemental Security Income (SSI).

The requirement to disregard Welfare Assistance income only applies in determining whether a Family has the minimum income to qualify for homeownership assistance. However, Welfare Assistance income is counted for other program purposes: in determining income-eligibility for admission to the Voucher program; in calculating the amount of the Family's Total Tenant Payment (gross Family contribution); and in calculating the amount of the monthly homeownership assistance payment for a Family assisted under the homeownership program.

For an Elderly or Disabled Family, the BHA will count Welfare Assistance income of the adult Family members who will own the Home in determining whether a Family has the minimum income to qualify for homeownership assistance. This requirement to count Welfare Assistance in determining whether a Family has the minimum income to qualify for homeownership assistance only applies, however, to Families that satisfy the statutory definition of an Elderly or Disabled Family. The requirement to count Welfare Assistance income does not apply in the case of a Family that includes a Disabled Person other than the Head of Household or spouse (and where the Head of Household or spouse is not Elderly or Disabled).

Notwithstanding the minimum income requirement as set by law, the

decision as to whether or not a Family actually qualifies for and obtains financing based upon its income is left to the discretion of the lender.

16.2.4 Family Employment

Except as provided by HUD, at the time that the Family initially receives homeownership assistance, the Family must demonstrate that one or more adult members of the Family who will own the Home at commencement of homeownership assistance:

- Is currently employed on a full-time basis (the term "full-time employment" is defined to mean not less than an average of 30 hours per week); and

- Has been continuously so employed during the year before commencement of Homeownership assistance for the Family.

The BHA has the discretion to determine whether (and to what extent) an employment interruption is considered permissible in satisfying the employment requirement (e.g. maternity leave, or other leave authorized by federal and/or state law). The BHA may consider successive employment during the one-year period and self-employment in a business.

The employment requirement does not apply to an Elderly Family or a Disabled Family.

16.2.5 Participation in the BHA's Family Self-Sufficiency Program

The BHA has chosen to require FSS Program participation as a prerequisite to participation in its Homeownership Program unless Participants receive a waiver to FSS participation. Requests for an exception to this policy will be evaluated on a case-by-case basis. Families requesting an exception must still meet all other eligibility criteria, including income and employment requirements. The requirement may also be waived if necessary as a Reasonable Accommodation for a Disabled Person.

Participation in the Family Self-Sufficiency Program is voluntary for Section 8 Participants; current Participants in the Section 8 Voucher program are eligible. The Family Self-Sufficiency Program is designed to promote employment and increase savings among families receiving Section 8 assistance. The Center on Budget and Policy Priorities has referred to it as "HUD's Best Kept Secret for Promoting Employment and Asset Growth".

There are two main components to FSS: case management and an escrow savings account.

(a) Case Management

Each FSS Family works with a case manager who develops an Individual Training and Service Plan and Contract that outlines how the Family will achieve and maintain economic self-sufficiency. Adult Family members who are parties to the FSS contract must obtain and maintain full-time (at least 30 hours per week) employment. No one in the Family may receive public assistance for at least the last year of the five-year contract. The case manager can help the Family access supportive services to help them achieve success in their plan. The services may include referrals for job training, education, healthcare, childcare and transportation assistance. In addition, the FSS Program provides workshops and training sessions on various money management skills including credit education and budgeting.

(b) Escrow Account

A Participant in the FSS Program, like most tenants in public or assisted housing, must pay a higher share of the rent when her/his income increases. Unlike other tenants, the FSS Participant, depending on their income, will have most or all of the increased rental charges put into an escrow savings account. The increased rental charges, plus interest, will be returned to the Participant upon successful completion of the program.

(c) How the FSS Escrow is Calculated

If an FSS Participant receives $400 per month in TANF benefits when she enters the program, and after completing a training program gets a job that pays $1,000 per month (and causes her to lose her TANF benefits), 30% of the increased income (i.e., 30% of $600, which is $180) is deposited in the FSS escrow account each subsequent month. If the Participant's earnings increase again during the FSS contract, the escrow deposit will increase as well. For example, if her earnings increase to $1,200 per month, the escrow deposit will increase to $240 per month (i.e., 30% of $800, the difference between her initial income and her total earnings). If this Participant worked for 18 months at the initial salary and three years at the increased rate of pay before completing her FSS contract, she would accumulate a total of $11,880 in her escrow account (18 months at $180 per month and 36 months at $240 per month). Barbara Sard "*The Family Self Sufficiency Program,*" Center on Budget and Policy Priorities. Page 4.

16.2.6 Other Eligibility Criteria

In addition to the above requirements, to qualify for the BHA's Section 8 Homeownership Program, applicants must:

(a) Be a Participant in good standing in the BHA's Section 8 tenant-based assistance program. (See glossary for definition of a Participant in Good Standing.) The BHA will determine the BHA Homeownership Program eligibility of families with Homeownership Vouchers from other PHAs according to all of the BHA's homeownership program policies, as long as the BHA is still accepting new families into its homeownership program.

(b) Have a Section 8 Voucher issued from Boston Housing Authority.

(c) Be a current Participant in, or have successfully completed, the Boston Housing Authority's Section 8 FSS program. If the Family has completed the FSS Program, eligibility would depend on the Head of Household maintaining full-time employment (not required for Disabled Families), and no non-disabled member of the Family receiving public assistance other than Section 8.

(d) Have successfully completed First-Time Homebuyer Education Classes provided by the City of Boston's Department of Neighborhood Development or an equivalent program approved by the BHA.

(e) Have successfully completed the FSS homeownership counseling courses.

(f) Have at least one percent (1%) of the purchase price for a down payment, which must come from the Family's own resources and may include funds from an FSS escrow account, plus a total of three percent (3%) of the purchase price for a down payment which may include grants from public or private agencies.

(g) Have been receiving Section 8 tenant-based rental assistance through the BHA or another PHA for a minimum of one year.

(h) Agree to use the Home purchased with homeownership program assistance as the only residence.

Eligibility will be determined through the application process.

16.3 Application Process

Final applications for the homeownership program will be given to interested and preliminarily qualified applicants upon request. Completed final applications will be reviewed for eligibility status. If an applicant is deemed ineligible and is denied, the BHA will afford the Family the right to an informal review regarding such denial.

If deemed eligible, the Family will be invited to an informational meeting organized by the FSS Program Coordinator. At this informational meeting, the following timeline will be explained:

- Step 1: Applicants are invited to an informational meeting and are advised of BHA approved first time homebuyer education classes available in the next eight (8) weeks.

- Step 2: The next step in the process will involve a six (6) to twelve (12) month FSS homeownership counseling course conducted by the BHA FSS Coordinator. At this step an FSS Individual Training and Service Plan and Contract is developed for each Family to address problems for the Family to correct such as poor credit history, low household income or other barriers to obtaining an adequate mortgage. This step may occur simultaneously with the classes described in Step 1.

- Step 3: After successfully completing a qualified first-time homebuyer courses and additional FSS counseling courses, the applicant should pre-qualify for a mortgage. After the applicant presents a certificate of completion of BHA-approved homebuyer classes to the FSS Coordinator the BHA will issue the applicant a homeownership "Voucher". Once an applicant is issued a homeownership "Voucher", the applicant may start to look for a Home to purchase.

16.4 Homeownership Counseling

Experience with low-income homeownership programs has demonstrated that quality counseling is imperative for successful homeownership and prevention of mortgage defaults. In addition, counseling will assist families in making informed decisions when selecting the Home they wish to purchase.

Qualified applicants in this program must participate in and satisfactorily complete a qualified BHA approved first-time homebuyer classes before commencement of homeownership assistance. Suggested topics for the BHA-required pre-purchase counseling program include:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a Home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a Home, including information about homeownership opportunities, schools, and transportation in the BHA's Jurisdiction;
- Advantages of purchasing a Home in an area that does not have a high concentration of low-income families and how to locate Homes in such areas; and
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and Information about the Real Estate Settlement Procedures Act ("RESPA") (12 U.S.C. § 2601, et seq.), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

The BHA may adapt subjects covered in pre-assistance and pre-purchase FSS counseling to local circumstances and the needs of individual families. The BHA will also require program Participants to attend ongoing post-purchase counseling after commencement of homeownership assistance.

The counseling will be provided by another entity such as a BHA- and HUD-approved housing counseling agency. HUD-approved housing counseling agencies provide free counseling. The HUD field office will provide the BHA with a list of the HUD-approved counseling agencies. If an applicant does not attend a HUD-approved housing counseling agency to provide the counseling for families participating in the homeownership program, the BHA will ensure that any BHA-approved counseling program is consistent with the homeownership counseling provided by the HUD-approved counseling agencies.

First-time homebuyer class time must exceed 10 hours. Attending all classes, arriving on time, completing all assignments and fulfilling all requirements will lead to successful completion. For a Family with multiple adult members, all adults who will hold title to the property purchased through the program must attend all pre-purchase classes. The Family member(s) may attend separate sessions, and finish the program on different timetables, as their schedules permit. The BHA does not provide childcare assistance.

A qualified class must have been completed in the six (6) months prior to the BHA's issuance of the homeownership "Voucher". If an applicant has completed a qualified course more than six months prior to the issuance of the homeownership "Voucher", the applicant must provide the BHA with proof that the applicant's certificate of completion has not expired, or that the applicant has renewed such certificate by taking a BHA-approved "refresher" course.

16.5 Briefing Session

After the BHA has determined an applicant finally eligible to participate in the Homeownership program, the BHA will conduct a briefing session at which time it will issue applicants a homeownership "Voucher". This homeownership "Voucher" will be issued according to the BHA's Family Unit Size Subsidy Standards which are applicable to the Housing Choice Voucher Program. At this briefing session, the BHA must advise the Family of any deadlines on locating a Home, securing financing, and purchasing the Home. In establishing such time limits, the BHA should ensure that a Family who has executed a sales contract is provided reasonable time to close on the purchase of the Home.

The BHA briefing for both rental and homeownership families will explain:

- Where the Family may Lease or purchase a unit;
- How Portability works (if the Family qualifies to Lease or purchase a Unit outside the BHA Jurisdiction under Portability procedures); and
- The advantages of moving to an area that does not have a high concentration of poor families (if the Family is currently living in a high poverty census tract within the Jurisdiction of the BHA).

Further, if the Family includes any Disabled Person or a person with limited English ability, the BHA will take appropriate steps to ensure effective communication during the briefing in accordance with 24 C.F.R. § 8.6.

16.6 Homeownership Voucher Term

Upon issuance of Section 8 Homeownership "Voucher", the Family will have 180 days to enter into a Purchase and Sales Agreement. In the event a Family cannot find a Home that meets their needs in the allotted 180 days, BHA will determine if an extension should be granted. The extensions will be determined on a case-by-case basis.

16.7 Requirement for an Attorney and Recommendation for a Buyer's Agent

The BHA requires that all homeownership program families contract with an attorney prior to the execution of a Purchase and Sales Agreement. The BHA also recommends that families contract with a buyer's agent early in the process of searching for a Home. The attorney and, if applicable, the buyer's agent will ensure that the Family is protected in all aspects of house hunting and the transactions that follow.

16.8 Eligible Homes

The BHA will administer the Homeownership voucher for a Family that purchases a home within the area that the BHA administers. The Home must be the Family's only residence and be a single Family Home with only one Unit, Cooperative, or condominium. The Family must be prepared to own and reside in the home for a minimum of one year.

The Family may look outside of the City of Boston. Families may search for Homes in other communities in the area in which the public housing agencies (PHAs) offer the Section 8 Homeownership Program and are accepting new Families in to their program. A list of cities and towns with homeownership programs will be provided to applicants when the homeownership "Voucher" is issued.

In general, the Portability procedures for the Housing Choice Voucher Program apply to the homeownership program. When a Family that has a homeownership Voucher from another public housing authority chooses to purchase a Home in Boston, the BHA will evaluate that Family according to all of the BHA's homeownership program policies, as long as the BHA is still accepting new families into its homeownership program. The BHA will evaluate whether the Family will be required to attend the briefing and counseling sessions required by the BHA. The BHA will determine whether the financing for and the physical condition of the Unit are acceptable.

16.9 Down Payments

The BHA requires a minimum down payment of three percent (3%). One percent (1%) of the down payment must come from the Family's own resources. A

Participant in the FSS Program may use escrow funds toward any part of the down payment, including the one percent (1%) contribution from the Family's own resources, providing that the Family fulfills the other goals of the FSS Program as stated in the Family's Individual Training and Service Plan. There is no prohibition against utilizing several different resources for down payment assistance including grants from public or private agencies.

16.10 Inspections

The home chosen by the Family must pass an initial BHA Housing Quality Standards (HQS) inspection. (The HQS used for the Section 8 rental program is applicable to the homeownership program.) The BHA inspection is the same as the initial HQS inspection conducted by the BHA for the tenant-based rental assistance program. This inspection will indicate the current physical condition of the Unit and any repairs necessary to ensure that the Unit is safe and otherwise habitable under HQS standards. The BHA HQS inspection does not include an assessment of the adequacy and life span of the major building components, building systems, appliances and other structural components.

The only difference between the HQS inspection requirements for the tenant-based rental and homeownership programs is that the BHA is not required by the regulation to conduct annual inspections. The initial (prior to the commencement of housing assistance) HQS inspection is the only BHA inspection required for homeownership units during the entire time the Family is receiving Section 8 homeownership assistance. The BHA reserves the right to conduct additional HQS inspection(s) of a homeownership program Participant's Unit during the term of homeownership assistance for good cause.

In addition, prior to purchase the Family must select and pay for an independent, professional home inspector to conduct a home inspection. The independent professional home inspection is conducted by a private market home inspector (not BHA staff) that is experienced and qualified to conduct pre-purchase inspections for homebuyers. The purpose of the home inspection is the identification of home defects and an assessment of the adequacy and life span of the major building components, building systems, appliances and other structural components, radon and insect infestation. The BHA, the buyer's agent and Family will meet and discuss the inspection and corrections that need to be made.

The requirement for an inspection arranged by the buyer and satisfactory to the buyer is a required contingency clause in all purchase and sale contracts according to HUD regulations. The Section 8 Family selects the home inspector and pays the home inspector's fees. (The source of funds for Family payment of the home inspection may be a gift, Family savings or an inheritance, or sources other than Family own resources.) A copy of the inspection report must be provided to the Family and the BHA.

The BHA requires that the home inspector is certified by the American Society of Home Inspectors, has a Certified Massachusetts State Home Inspector License, and must carry Errors and Omission Insurance.

The BHA will review the home inspector's report to determine whether repairs are necessary prior to purchase, and to generally assess whether the purchase transaction makes sense in light of the overall condition of the home and the likely costs of repairs and capital expenditures. For example, the home inspector's report might reveal foundation instability, and a defective roof and heating system that needs immediate replacement at great cost. Confronted with these facts the BHA would discuss the inspection results with the Family and decide whether to disapprove the Unit for assistance under the homeownership program because of the major physical problems and substantial correction costs, or whether it is feasible to have the seller make the necessary repairs prior to purchase.

16.11 Financing and Purchasing Requirements

A Family selected to participate in the Section 8 Homeownership program must secure their own financing. There are no Section 8 funds available for Home purchase financing. The Section 8 housing assistance will be provided monthly to a lender to help the Family meet Homeownership expenses.

The Family enters into a Purchase and Sale contract with the seller and is the party obligated by such contract. A copy of the Purchase and Sale contract must be provided to the BHA. Under federal law the contract must specify: the price and other terms of sale by the seller to the purchaser; provide that the purchaser will arrange for a pre-purchase inspection of the dwelling Unit by an independent inspector selected by the purchaser, provided that the purchaser is not obligated to purchase the Unit unless the inspection is satisfactory to the purchaser; provide that the purchaser is not obligated to pay for any necessary repairs; and contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under HUD regulations.

Under the homeownership program, a borrower may use Section 8 rental assistance to help the borrower quality for a mortgage. It is anticipated that mortgage lenders will consider the Section 8 assistance when underwriting the loan. If purchase of the Home is financed with FHA-insured mortgage financing, such financing is subject to FHA mortgage insurance credit underwriting requirements. Otherwise, all traditional underwriting standards apply. The manner in which an individual lender may structure a particular loan product can vary.

The Family has the discretion to choose which lender they use but the BHA must approve the financing before it is finalized. The BHA may disapprove proposed financing, refinancing, or other debt if the BHA determines that the debt is unaffordable, or if the BHA determines that the lender or loan terms do not meet the BHA's qualifications. In making this determination, the BHA may take into account other Family expenses, such as childcare, unreimbursed medical expenses, homeownership expenses, and other Family expenses as determined by the BHA. The BHA will not unreasonably withhold approval of financing. Generally, the BHA will withhold approval of financing to prevent the Family from falling victim to predatory lending practices.

It is the responsibility of the Family to secure its own financing for the purchase of

the Home. The BHA will provide supportive services but only related to a Family's credit score, income and overall viability to obtain mortgage approval.

The BHA will conduct a financing review to determine whether the monthly mortgage or loan payment is affordable after considering other Family expenses. The BHA may disapprove proposed financing, refinancing or other debt if the BHA determines that the debt is unaffordable.

The BHA will review seller-financing and variable rate financing on a case-by-case basis. The BHA may opt to prohibit seller financing, or to only allow seller financing in cases when the seller is a nonprofit or the purchase price can be clearly supported by an independent appraisal.

There is no prohibition against using local or State Community Development Block Grant ("CDBG") or other subsidized financing in conjunction with the Section 8 homeownership program.

The BHA requires a maximum loan to value ratio consistent with standard secondary market guidelines and prohibits balloon payments. The Family may not refinance, apply for an equity loan, or undertake any other loans using the Home as security without BHA approval.

16.12 Homeownership Housing Assistance Payment (HAP)

The homeownership Housing Assistance Payment will equal the lower of: (1) the Payment Standard minus the Total Tenant Payment; or (2) the monthly homeownership expenses minus the Total Tenant Payment. The Family is responsible for the monthly homeownership expenses not reimbursed by the Housing Assistance Payment. (Total Tenant Payment is higher of the minimum rent, 10 percent of Monthly Income, or 30 percent of monthly-adjusted income.) The BHA must use the Utility Allowance schedule and Payment Standard schedules applicable to the Housing Choice Voucher rental program.

BHA homeownership program Housing Assistance Payments will be made directly to the lender on behalf of the Family. The BHA will pay the excess amount, if any, directly to the Family.

Before the Housing Assistance Payments begins, the Family and the BHA must execute a "Statement of Homeowner Obligations." The Section 8 tenant-based HAP Contract, RTA and Lease addendum are not applicable to the Section 8 Homeownership program.

After the homeownership Housing Assistance Payments begin, the BHA will annually reexamine Family income and composition at a Recertification appointment and make appropriate adjustments to the amount of the monthly homeownership assistance payment.

In calculating the homeownership assistance payments, the BHA will also include an allowance for "Homeownership Expenses", which may include:

- Principal & Interest on the mortgage debt;

- Principal & Interest on debt for improvements, if any;
- Taxes and Insurance;
- Mortgage Insurance Premium;
- Condo or Cooperative Fees;
- Utility Allowance; and
- Homeownership Allowances.

The Homeownership allowances are broken down into two categories, one for routine maintenance and one for major repairs. The BHA will allot one percent (1%) of the purchase price per year each for major repairs and one-half percent (.5%) for routine maintenance for a total allowance of one and one-half percent (1.5%). 24 C.F.R. § 982.635(c) or any successor provision details the expenses that the BHA will include when determining the Family's homeownership expenses. If the Home is a Cooperative or condominium Unit, homeownership expenses may include Cooperative or condominium operating charges or maintenance fees assessed by the condominium or Cooperative homeowner association. The principal and interest amount is the debt service amount for the initial (original) mortgage debt, any refinancing of such debt, and any mortgage insurance premium.

The Utility Allowance is the same Utility Allowance schedule as used in the Housing Choice Voucher Program. The BHA allowance for maintenance expenses is the amount the BHA determines is appropriate for routine maintenance for a Home. The BHA allowance for major repairs and replacements is the amount the BHA determines is appropriate for a replacement "reserve" for a Home. If a member of the Family is a Disabled Person, such debt may include debt incurred by the Family to finance costs needed to make the Home accessible for such person, if the BHA determines that allowance of such costs as homeownership expenses qualifies as a Reasonable Accommodation so that the homeownership program is readily accessible to, and usable by such person, in accordance with 24 C.F.R. Part 8.

Families are not required to put the amount set aside for these two maintenance allowances in the bank or in escrow. Further, it is not expected that the monthly amounts for these allowances will cover all maintenance and capital expenditures.

An Example:

Major repairs allowance is calculated as follows:

Purchase Price	$80,000
	x 1%
	$800
Divided by 12 months =	$66 per month

Routine maintenance uses the same calculation:

Purchase Price	$80,000
	x .5%

$400
Divided by 12 months = $33 per month

Therefore, the total homeownership allowance per month is $ 99.00. This would be added to the other expenses to determine total monthly "Homeownership Expenses."

16.13 Continued Participation

Families participating in the Section 8 Homeownership Program must abide by the Rules and Regulations of the Section 8 Program. The Family is STILL a Section 8 Participant, the only difference is the Family owns the property instead of renting the property. If a Family violates any of the rules and regulations of the Section 8 Program, they may be terminated from the homeownership program.

Annual Recertifications of Household income and Family Composition will be conducted to ensure that the Family is still eligible for assistance. If the Family is determined ineligible for Section 8 Assistance, their homeownership assistance will be terminated and the Family will be responsible for the entire mortgage. A Family must comply with the Statement of Homeownership Obligations and sign it annually at the Recertification appointment.

In the event that the BHA proposes to terminate homeownership program assistance, the BHA will inform the Family that it has a right to an informal hearing pursuant to the hearing procedures applicable to the Housing Choice Voucher Program. In the event the BHA terminates a Family's participation in the homeownership program, the Family is responsible for the entire mortgage payment and other homeownership expenses.

16.14 Statement of Homeowner Obligations

To be eligible to participate in the BHA's Homeownership Program the Family must agree to adhere to the following program Participant's Statement of Homeowner Obligations:

- Be a Section 8 Participant in good standing in the BHA's Section 8 program (see glossary for definition of a Participant in good standing);
- Have been a Family Self Sufficiency program Participant 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;
- Have no ownership interest in other property.
- Meet all eligibility criteria as described in the Section 8 Homeownership Program Administrative Plan Amendment.
- Attend homeownership counseling prior to purchase and post-purchase as offered by BHA-approved counseling agencies;

- Secure financing through a lender acceptable to the BHA;
- Provide a down payment of at least three percent (3%) of the purchase price, with one percent (1%) of the down payment supplied from the Family's own resources;
- Be able to make the monthly payment of the Family's portion of the mortgage payment;
- 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;
- Enter into this Statement of Homeowner Obligations Agreement and comply with its provisions;
- Sign a certification form stating that they will comply with this "Statement of Homeowner Obligations" annually at the Family's Recertification appointment;
- Sign a release allowing the BHA to exchange information with the lender and the lender with the BHA;
- Sign an acknowledgment form that the Family becomes obligated for the whole mortgage payment in the event of termination of assistance;
- 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 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;
- Agree to use the Home as the Family's only residence;
- Agree to supply any information to the BHA regarding any mortgage or other debt incurred to purchase the Home, any refinancing of such debt, any satisfaction or payment of the mortgage debt, and any sale or other transfer of any Interest in the Home;
- Agree to notify the BHA before the Family moves out of the Home;
- Agree that during the period the Family receives homeownership assistance, no Family member may have any ownership interest in any other property receiving a subsidized rental payment; and
- Comply with applicable rules of the Housing Choice Voucher Program such as the requirements contained in the "Family Obligations", including the rule to fully report household income and Family Composition annually at the

Recertification appointment.

16.15 Maximum Term of Assistance

Except for Elderly and Disabled Families, Section 8 homeownership assistance may only be paid for a maximum period of 15 years if the initial mortgage incurred to finance purchase of the Home has a term that is for 20 years or longer. In all other cases, the maximum term of homeownership assistance is10 years. The BHA has the discretion to grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the Family. The maximum term of homeownership assistance is not capped for Elderly and Disabled families. The maximum term for homeownership assistance applies to any member of the Family who has an ownership interest in the Unit during any time that homeownership payments are made, or is the spouse of any member of the Family who has an ownership interest in the Unit at the time homeownership payments are made.

The maximum term for homeownership assistance does not apply to an Elderly or Disabled Family. In the case of an Elderly Family, this exception only applies if the Family qualifies as an Elderly Family at the commencement of homeownership assistance. In the case of a Disabled Family, this exception applies if at any time during receipt of Homeownership assistance the Family qualifies as a Disabled Family. If, during the course of homeownership assistance, the Family ceases to qualify as a Disabled or Elderly Family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a Family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the Family is otherwise eligible to receive Section 8 homeownership assistance).

16.16 Relocation with Homeownership Assistance

The Family may purchase one Home in a one-year period. If the Family moves, the BHA may not begin continued homeownership assistance for occupancy of the new Unit so long as any Family member owns any title or other interest in the prior Home.

Most of the homeownership requirements applicable to the first Home purchase remain applicable to a subsequent purchase. For example, the Family must once again meet the employment threshold. The necessity of any counseling will be determined by the BHA. An independent Home inspection will be conducted and the BHA will determine the acceptability of the financing. The maximum term of homeownership assistance applies to the cumulative time the Family receives homeownership assistance. The only exception to eligibility requirements applicable to initial receipt of homeownership assistance is that the Family need not meet the first-time homebuyer requirement. See 24 C.F.R. § 982.637(b).

If the Family decides to sell the property, the BHA must be consulted before the Home is placed on the market and the BHA must approve any sale of the property.

The maximum term of assistance described in Section XV above applies cumulatively. Thus if a Family is eligible for a maximum term of assistance of 15 years and receives benefits for 10 years in one Home, then the Family is eligible for a maximum of 5 years of assistance in a second Home.

16.17 Defaults

The PHA shall not commence homeownership assistance for a Family that includes an individual who was an adult member of a Family at the time when such Family received homeownership assistance and defaulted on a mortgage securing debt incurred to purchase the Home.

If the Family defaults on a mortgage securing any debt incurred to purchase the Home, the Family must notify the BHA within five days of receipt of a default letter. The BHA will not allow the Family to continue in or participate in the future in the BHA's Homeownership Program after a default on the mortgage by any member of the Family. The BHA must terminate Voucher homeownership assistance for any member of a Family that is dispossessed from the Home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA-insured or non-FHA) securing debt incurred to purchase the Home, or any refinancing of such debt. However, the Family may be eligible to receive continued Voucher rental assistance. The BHA may consider mitigating circumstances in determining whether to provide a Family with rental assistance after a mortgage default.

The BHA has the discretion to allow a Family to revert to Section 8 Housing Choice Voucher Program rental assistance after a mortgage default through the BHA's Homeownership Program. If the BHA denies rental assistance to a Family who defaults on a mortgage through the Section 8 to Homeownership program, the BHA will afford the Family the right to an informal hearing regarding such denial.

16.18 Prohibition of Ownership in a Second Residence

No Family member of a Family assisted by Section 8 program Home-ownership assistance may have a Present Ownership Interest in a second residence while receiving homeownership assistance.

16.19 Automatic Termination of Homeownership Assistance

Homeownership assistance for a Family terminates automatically 180 calendar days after the last Housing Assistance Payment on behalf of the Family. However, the BHA has the discretion to grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the Family.

16.20 Single Downpayment Assistance Program

The Boston Housing Authority does not offer a single downpayment assistance program as provided for in 24 C.F.R. § 982.625(ii).

CHAPTER 17: GENERAL ADMINISTRATIVE PROCEDURES

17.1 Fraud and Criminal Acts Against the BHA

17.1.1 Fraud Defined

Fraud is an intentional misrepresentation of the truth or concealing of material fact to induce another to act to his or her detriment.

17.1.2 Fraud by a Family

(a) *Family Fraud Against the BHA*. Examples of fraud by a Family against the BHA include, but are not limited to:

(1) Misrepresentation of income, Assets, or deductions;

(2) Misrepresentation of the Family's residence or composition; and

(3) Subletting or assigning the Apartment.

(b) *Termination or Denial of Assistance*. The BHA will propose termination of the Participant's assistance in accordance with Chapter 9 or deny assistance, in accordance with Chapter 5, to an Applicant who commits fraud. The BHA may use its discretion to enter into a repayment agreement with a family.

(c) *Fraud Reporting*. The BHA may report any incident of Fraud to the HUD Office of the Inspector General or any other applicable law enforcement agency.

17.1.3 Owner Fraud and Program Abuse

(a) Examples of fraud and program abuse by an Owner include, but are not limited to:

(1) Providing false information on a Rent Roll or RTA;

(2) Collecting extra or side rent payments from the Participant;

(3) Collecting assistance for Apartments not occupied by eligible families;

(4) Filing false vacancy loss or damage claims; and

(6) Bribing, or attempting to bribe, a BHA employee.

(b) *Action for Owner Fraud or Program Abuse*. In cases of suspected or alleged Owner fraud, the Leasing Officer will ask the Owner for an explanation of the suspected or alleged abuse. If the Owner is found to have intentionally abused the program, the BHA may

cancel the HAP Contract (issuing the Family a new Voucher) and require the Owner to reimburse the BHA for extra or excessive HAP payments, overcompensated claims for vacancy loss, unpaid Tenant Rent, or damages. The BHA may require the Owner to reimburse the tenant for any overpayment, unauthorized side agreements, or utility costs. The BHA will ask the Owner for proof that the matter has been resolved.

The BHA may also seek redress in these matters through the Courts, with the HUD Inspector General's office, the Boston Police Department, or the Massachusetts District Attorney. In addition, the BHA may refuse to enter into a new HAP Contract with such an Owner.

17.2 Special BHA Analyses

17.2.1 Analysis of Utility Costs

The BHA will review Utility Allowances annually. The BHA will establish new Allowances if old Utility Allowances are inadequate. The BHA will revise its Utility Allowance for a utility category if there has been a change of ten percent (10%) or more in the utility rate since the last Utility Allowance revision. The Administrator or his or her designee will approve all adjustments to the Utility Allowance schedules. The BHA will retain the documentation utilized in the annual review for seven (7) years.

17.2.2 Analysis of Rental Opportunities

To provide assistance in further expanding housing opportunities for Voucher holders, the BHA may periodically analyze rental prices both within and outside of the City, especially in areas with relatively low poverty and low concentrations of assisted housing, to determine whether the current Payment Standards allow families to find housing in a broad variety of areas. The BHA may also seek general adjustments or neighborhood exceptions from HUD as appropriate.

17.2.3 Housing Assistance Payments Register Review

On a monthly basis the Administrator or his or her designee shall review the Housing Assistance Payments register to ensure that it is current and reflects changes in payment due to Owners of Units assisted under the Section 8 program.

17.2.4 Revising the Payment Standard; Affordability Adjustments

The Payment Standard established by the BHA will never exceed the greater of 110% of Fair market rent or an exception Payment Standard. The Payment Standard shall not be less than 90% of the Fair market rent.

(a) *When a New Payment Standard is Applied*. The BHA will apply the Payment Standard that is effective on the date the initial Lease

and HAP Contract are effective. The BHA will change a Family's Payment Standard if a new Payment Standard is in effect at the Family's annual reexamination or when the Family relocates.

(b) *The Review Process*. On a periodic basis, the BHA will review the Tenant Share of Rent for families subsidized under the Voucher program. If the rent burdens are determined to be high, the BHA may decide to adjust the Payment Standard upward. In no instance shall the Payment Standard be raised above 110% of the Fair Market Rents except for Reasonable Accommodation and exceptional Payment Standards.

(c) In the case of a Reasonable Accommodation request by a Disabled Person for a Payment Standard of 120% of the Fair Market Rent, where the requisite verification of the disability or handicap and the higher Payment Standard would accommodate the disability or handicap, the BHA will seek HUD approval of a higher Payment Standard.

(d) *Local Factors*. The BHA will take into consideration local factors when reviewing the applicable Payment Standards. Survey and research data will be utilized to review any overall increase in rental prices for the city and their effect on Voucher subsidy holders.

17.4 Periodic Review of Administration

The Leased Housing Division will periodically review its procedures and revise them as necessary to accomplish its goals more efficiently and effectively and to assure compliance with the requirements of the Section 8 Management Assessment Program ("SEMAP"), and applicable federal, State, and local laws. The review and revision of this Administrative Plan is an example of such an undertaking.

17.5 Administration of Vouchers in Accordance with HUD NOFA.

The BHA has the ability to administer new Section 8 set-asides in accordance with such criteria as listed in HUD Notices of Funding Availability ("NOFA"). The BHA will track/monitor any special set-asides in a manner consistent with the NOFAs and HUD requirements.

Chapter 18: Glossary

1937 Act - 1937 Act means the United States Housing Act of 11037 (42 U.S.C. § 1437 et seq.).

Absence – Means that no member of the Family is residing in the Unit.

Absorption - In Portability, the point at which a Receiving Housing Authority stops billing the Initial Housing Authority for assistance on behalf of a portable Family.

ACC reserve account (Project Account) - The account established and maintained in accordance with 24 C.F.R. § 882.403(b).

Adjusted Annual Income - Annual Income of all family members, as verified by the BHA, after deductions, exceptions and exclusions are made with respect to each of the members of the Family to determine initial and continued program eligibility.

Administrative Fee - Fee paid by HUD to the BHA for the administration of the program.

Administrative Plan - This plan that describes the BHA policies for the administration of the HCVP.

Administrator - The chief executive officer of the BHA.

Admission - The point when the Applicant Family becomes a Participant in the program. In a tenant-based program, the date used for this purpose is the effective dated of the first HAP Contract for a Family (first day of initial Lease term).

Adult - A Family Member who is 18 years or older, or who is the Head of the Household, or spouse, or Co-Head.

Agency Determination Form - The form used by the BHA to calculate the term of the Voucher and notify the Applicant or Participant of any Suspension period due to the submission of a RTA or and Extension granted by the BHA.

Agency Plan - The BHA Agency Plan is a comprehensive guide to BHA policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the BHA Plan: the Five-Year Plan, which the BHA submits to HUD once every fifth year, and the Annual Plan, which is submitted to HUD every year.
Agreement to enter into Housing Assistance Payments Contract (AHAP) - A written agreement between the Owner and the PHA that, upon satisfactory completion of the rehabilitation in accordance with requirements specified in the AHAP, the PHA will enter into a Housing Assistance Payments Contract with the Owner.

Annual Contributions Contract (ACC) - The written contract between HUD and a housing authority under which HUD agrees to provide funding for a program under the HCVP, and the BHA agrees to comply with HUD requirements for the program.

Annual Income -

(a) **Annual income** means all amounts, monetary or not, which:

(1) Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or

(2) Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and

(3) Which are not specifically excluded in paragraph (c) of this definition.

(4) Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

(b) **Annual income** includes, but is not limited to (See 24 C.F.R. § 5.609):

(1) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

(2) The net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family;

(3) Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation is permitted only as authorized in paragraph (b)(2) of this definition. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of $5,000, annual income shall include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD;

(4) The full amount of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount (except as provided in paragraph (c)(14) of this definition);

(5) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay (except as provided in paragraph (c)(3) of this definition);

(6) Welfare assistance payments.

(i) Welfare assistance payments made under the Temporary Assistance for Needy Families (TANF) program are included in annual income only to the extent such payments:

(A) Qualify as assistance under the TANF program definition at 45 C.F.R. § 260.31; and

(B) Are not otherwise excluded under paragraph (c) of this section.

(ii) If the welfare assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:

(A) The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus

(B) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph shall be the amount resulting from one application of the percentage.

(7) Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or from persons not residing in the dwelling;

(8) All regular pay, special pay and allowances of a member of the Armed Forces (except as provided in paragraph (c)(7) of this section)

(c) Annual income does not include the following:

(1) Income from employment of children (including foster children) under the age of 18 years;

(2) Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone);

(3) Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (except as provided in paragraph (b)(5) of this section);

(4) Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

(5) Income of a Personal Care Attendant, as defined in section 5.4.2 of this Administrative Plan;

(6) The full amount of student financial assistance paid directly to the student or to the educational institution;

(7) The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;

(8)

(i) Amounts received under training programs funded by HUD;

(ii) Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);

(iii) Amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program;

(iv) Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed $200 per month) received by a resident for performing a service for the PHA or Owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as a member of the PHA's governing board. No resident may receive more than one such stipend during the same period of time;

(v) Incremental earnings and benefits resulting to any family member from participation in qualifying State or local employment training programs (including training programs

not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program;

(9) Temporary, nonrecurring or sporadic income (including gifts);

(10) Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;

(11) Earnings in excess of $480 for each full-time student 18 years old or older (excluding the head of household and spouse);

(12) Adoption assistance payments in excess of $480 per adopted child;

(13) Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts.

(14) Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit;

(15) Amounts paid by a State agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home; or

(16) Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 C.F.R. § 5.609(c) apply. A notice will be published in the Federal Register and distributed to PHAs and housing Owners identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.

(d) Annualization of income. If it is not feasible to anticipate a level of income over a 12-month period (e.g., seasonal or cyclic income), or the PHA believes that past income is the best available indicator of expected future income, the PHA may annualize the income anticipated for a shorter period, subject to a redetermination at the end of the shorter period.

Apartment - Residential space for the private use of a Family. Also referred to as a Unit.

Applicant (Applicant Family) - A Family that has applied for Admission to a program

but is not yet a Participant.

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 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 everyday 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.)[22]

Assisted Lease (Lease) - A written agreement between an Owner and a Family for the leasing of a dwelling Unit to the Family. The Lease establishes the conditions for occupancy of the dwelling Unit by a Family with Housing Assistance Payments under a HAP Contract between the Owner and the housing authority.

Area Median Income (AMI) - The median income of the greater Boston area as determined by HUD.

Base Rent - The base rent is calculated using the rent charged for the Unit or the estimated costs to the Owner of owning, managing and maintaining the rehabilitated unit.

Bedroom Size – See Unit Size.

Child - For purposes of Citizenship regulations, a member of the Family other than the Family head or spouse who is under 18 years of age.

Child Care Expenses - Amounts anticipated to be paid by the Family for the care of children under I3 years of age during the period for which Annual Income is computed, but only where such care is necessary to enable a Family member to actively seek employment, be gainfully employed, or to further his or her education, and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for childcare. In the case of childcare necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income.

Citizen - A Citizen or National of the United States.

Co-Head of Household - A person who, with the Head of Household, assumes the responsibility and accountability for the Family and signs the Lease. The Co-Head of Household is equal to and has the same rights and responsibilities as the Head of Household.

Congregate housing - Housing for Elderly or persons with disabilities that meets the HQS for congregate housing.

---

[22] For more guidance on assets see HUD Handbook 4350.3, REV-1

Consent Form - Any Consent form approved by HUD to be signed by assistance Applicants and Participants for the purpose of obtaining income information from employers and SWICAs, return information from the Social Security Administration, and return information for unearned income from the Internal Revenue Service. The Consent forms may authorize the collection of other information from assistance Applicants or Participant to determine eligibility or level of benefits.

Continuously Assisted - An Applicant is Continuously Assisted under the 1937 Housing Act if the Family is already receiving assistance under any 1937 Housing Act program when the becomes a Participant in the HCVP. Brief interruptions in assistance caused by transitioning from one form of assistance under one 1937 Act program to another will not be considered to break the continuity of assistance where the reason for the transition was through no fault of the family, including but not limited to, the expiration of a HAP Contract for a project-based development or termination of a HAP Contract for Owner breach or other extenuating circumstances.
Contract - See definition of Housing Assistance Payments Contract.

Contract Rent - The monthly rent payable to the Owner under the Lease and any amendments. The Contract Rent covers payment for any housing services, maintenance, and utilities that the Owner is required to provide and pay for.

Cooperative - Housing owned by a non-profit corporation or association, and where a member of the corporation or association has the right to reside in a particular Apartment, and to participate in management of the housing.

Cooperative Member - A family of which one or more members owns Membership Shares in a Cooperative.

Covered Person – A Tenant, any member of the Tenant's household, a guest or another person under the Tenant's control.

Dating Violence - Violence committed by a person:

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

(b) Where the existence of such a relationship shall be based on a consideration of the following factors:

(1) The length of the relationship;

(2) The type of the relationship; and

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

Dependent - A member of the Family (except foster children and foster adults) other than the Head of Household, Co-Head of Household, spouse, or Emancipated Minor who is under 18 years of age, or is a Disabled Person, or is a Full-time student.

Disabled Family - A Family whose head, spouse, or sole member is a Disabled Person; or two or more Disabled Persons living together; or one or more Disabled Persons living with one or more Personal Care Attendants

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).

For Eligibility in Federally-Assisted Housing – A person who:

(i) 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

(ii) 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

(iii) 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.

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.*

Displaced Person - A person displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws." See also 24 C.F.R. § 5.403's definition of "displaced family."

Domestic Violence – Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the Massachusetts or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction. The BHA will form its Domestic Violence policies in accordance with federal, State and local laws.

Domestic Violence (for Priority Determination) - Continuing actual or threatened physical violence (including sexual abuse) directed against one or more of the Household Members by another Household Member or by a non-Household Member.

Domicile - The legal residence of the Family as determined in accordance with State and local law.

Drug – A controlled substance as defined in § 102 of the Controlled Substances Act (21 U.S.C. § 802).

Drug Related Criminal Activity - Illegal use of a controlled substance, and the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance.

Elderly Person - A person who is at least sixty-two (62) years of age.

Eligible Non-Citizen Status - The admittance of a Non-Citizen to the United States under one of the following categories:

(1) 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;

(2) 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 U.S.C. § 1259];

(3) 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);

(4) 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))

(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));

(6) A Non-Citizen lawfully admitted for temporary or permanent residence under section 245A of the Immigration and Nationality Act (8 U.S.C. § 1255a).

Emancipated Minor - Minor (under 18 years old) with a child who has otherwise established him/herself as a non-Dependent individual.

Extremely Low-Income Families - Those families whose incomes do not exceed thirty percent (30%) of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

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.).

Fair Market Rent (FMR) - The rent, including the cost of utilities (except telephone), as established by HUD for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. FMRs are published periodically in the Federal Register.

Family -

(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;

(2) This definition includes single persons.[23]

(3) Other persons, including foster children, Personal Care Attendants[24], and members temporarily absent (including children temporarily assigned to foster care[25]), may be considered a part of the household if they are living or will live regularly with the Household.

Family Break-Up - A Family Break-Up occurs when there one or more adult Household Members will no longer reside together and there is a dispute as to whom the subsidy will remain with. A Family Break-Up situation may often occur in instances including but

---

[23] Single persons include: a single man; 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.
[24] Personal Care Attendants do not have rights of tenancy, nor can they be considered the remaining member of a resident household unless they are found to be a licensed PCA and select one of the options in Chapter 5, section 5.4.2(g).
[25] See 24 C.F.R. § 5.403.

not limited to: divorce, separation, or protective order. When a Family Break-Up occurs, the HCVP assistance does not necessarily remain with the Head of Household. Any adult Household Member, Emancipated Minor, or adult assuming responsibility for one or more minor family members could retain the HCVP Assistance.

Family Composition – See Household.

Family Self-Sufficiency Program (FSS Program) - The program established by the BHA to promote self-sufficiency or assisted families, including the coordination of supportive services (42 U.S.C. § 1437u).

FSS Contract - The FSS Contract includes the effective date, term, responsibilities of the Family and BHA and provisions for establishing an escrow account.

FSS Coordinator - The BHA employee that oversees Participants in the FSS program.

Family Share - The portion of rent and utilities paid by the Family or the Gross rent minus the amount of the Housing Assistance Payment.

Family Unit Size - The appropriate number of bedrooms for a Family as determined by the housing authority under the BHA's Subsidy Standards.

Full-Time Student - A person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. An educational institution shall include but not be limited to: college, university, secondary school, vocational school, or trade school.

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.

Gross Rent - The sum of the rent to the Owner plus any utility allowances.

Group Home - A dwelling Unit that is licensed by a State as a Group Home for the exclusive residential use of two to twelve persons who are Elderly or persons with disabilities (including any PCA).

Head of Household - The Family member who assumes the responsibility and accountability for the Household and signs the Lease.

Home - In the homeownership option: A dwelling Unit for which the BHA pays homeownership assistance.

Homeless - A Household lacks a fixed, regular and adequate nighttime habitation OR the primary nighttime dwelling is one of the following:

(a) A supervised public or private shelter designed to provide temporary living accommodations (includes welfare hotels, congregate shelters and transitional housing);

(b) A public or private place not designed for, or ordinarily used as, a regular sleeping place for human beings.

Homeowner - In the homeownership option: A Family of which one or more members own title to the Home.

Homeownership Expenses - In the homeownership option: A Household's allowable monthly expenses for the home, as determined by the PHA in accordance with HUD requirements.

Homeownership Option - Assistance for a Homeowner or Cooperative Member under 24 C.F.R. § 982.625 to 24 C.F.R. § 982.641.

Household (Family Composition) - All persons residing in an Apartment who are listed on the HUD 50058 as Household Members. The Household may include an approved PCA, who resides in the Apartment.

Household Member - A person residing in an Apartment who is listed on the HUD 50058 form as a Household Member. A Household Member may be an approved PCA who resides in the Apartment. Household Members are listed on the HUD-50058.

Housing Assistance Payment (HAP) - The monthly assistance by the BHA or another housing authority paid to the Owner in accordance with the HAP Contract.

HAP Contract - The contract that governs the monthly assistance paid by the BHA to the Owner.

Housing Quality Standards (HQS) - The HUD minimum quality standards for housing assisted under the Section 8 program.

Housing Choice Voucher - A document issued by the BHA to an eligible Applicant selected for admission to the HCVP or issued to a Participant during a relocation process. This document describes the program what the eligible Applicant must do to Lease an Apartment. The Voucher also states the obligations of the Family under the program. No Housing Choice Voucher will be effective for more than 120 days.

Housing Choice Voucher Holder - An Applicant or Participant Family that has an unexpired Housing Choice Voucher.

Housing Choice Voucher Program (HCVP) - The program that HUD pays rental subsidies so eligible families can afford decent, safe, and sanitary housing.

HUD (U.S. Department of Housing & Urban Development) - The federal department responsible for the Section 8 and public housing program as provided for in the 1937 Housing Act.

Immediate Family Member (for definition of Stalking) – A person who is:

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

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

Imputed Welfare Income - 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.

Individual Training and Service Plan (IT&SP) - The FSS Coordinator uses the needs assessment to develop an Individual Training and Service Plan (IT&SP) for the tenant. This IT&SP breaks the large goal of self-sufficiency into smaller interim goals and outlines the activities and services necessary, along with an estimated time frame to achieve FSS program goals.

Initial Housing Authority - In Portability both: (1) a housing authority that originally selected a Family that later decides to move out of the Jurisdiction of the selecting housing authority, and (2) a housing authority that absorbed a Family that later decides to move out of the Jurisdiction of the absorbing housing authority.

Initial Payment Standard - The Payment Standard at the beginning of the HAP Contract term.

Initial Rent to Owner - The Rent to Owner at the beginning of the initial Lease term.

In-place Tenants - Tenants living on a rehabilitated property at the time the HAP Contract is executed between the BHA and the Owner.

Interest in the Home - In the homeownership option:

(1) In the case of assistance for a homeowner, "Interest in the Home" includes title to the home, any Lease or other right to occupy the home, or any other present Interest in the Home.

(2) In the case of assistance for a Cooperative Member, "Interest in the Home" includes ownership of Membership Shares in the Cooperative, any Lease or other right to occupy the home, or any other present Interest in the Home.

Interim Recertification - A reexamination of a Participant's income, expenses, and Family Composition conducted between the annual re-certifications when a change in a Family's circumstances warrant such a reexamination.

Jurisdiction - The area in which the BHA has authority under State and local law to administer the program. Under Massachusetts Law the BHA Jurisdiction is anywhere within the Commonwealth of Massachusetts.

Lease - A written agreement between the Apartment Owner and the Head or Co-Head of Household for the occupancy of the Apartment.

Leased Housing Division - The division within BHA that is responsible for the

administration of the Section 8 Programs and other various subsidized housing programs.

Leasing Officer - The employee of the BHA that assists the Participant with continued eligibility and participation in the Section 8 program.

Live-in Aide - See Personal Care Attendant (PCA)

Lower Income Families – Families with incomes between 51 percent and 80 percent of the median income.

Low-Income Household - A Household whose Annual Income does not exceed 80 percent of the median income for the area as determined by HUD with adjustments for smaller and larger families. [1937 Act]

Manufactured Home - A manufactured structure that is built on a permanent chassis, is designed for use as a principal place of residence, and meets the HQS.

Manufactured Home Space - A space Leased by an Owner to a Family. A Manufactured Home owned and occupied by the Family is located on the space.

Medical Expenses - Medical expenses, including medical insurance premiums, that are anticipated during the period for which annual income is computed, and that are not covered by insurance.

Minor - A Minor is a person less than 18 years of age. An unborn child will not be considered as a Minor. (See also the definition of Dependent)

Mitigating Circumstances - Circumstances which would tend to lessen the negative impact of unsuitable behavior and which may overcome or outweigh negative information gathered in the Admissions or Termination process about the Applicant/Participant.

Mixed Family - A Family whose members include those with citizenship or Eligible Non-Citizen Status, and those without citizenship or Eligible Non-Citizen Status.

Membership Shares - In the homeownership option: shares in a Cooperative. By owning such Cooperative shares, the share-owner has the right to reside in a particular Unit in the Cooperative, and the right to participate in management of the housing.

Moderate Rehabilitation – Section 8 Housing Program which requires rehabilitation involving a minimum expenditure of $1000 for a unit, including its prorated share of work to be accomplished on common areas or systems, to:

(1) Upgrade to decent, safe and sanitary condition to comply with the Housing Quality Standards or other standards approved by HUD, from a condition below these standards (improvements being of a modest nature and other than routine maintenance); or

(2) Repair or replace major building systems or components in danger of failure.

Monthly Adjusted Income - One twelfth of Adjusted Income Annual.

Monthly Income - One twelfth of Annual Income.

Mutual Housing - included in the definition of "Cooperative."

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.

Near-Elderly Family - A Family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62 living with one or more Personal Care Attendants.

Non-Citizen - A person who is neither a Citizen nor National of the United States.

Notice Of Funding Availability (NOFA) - For budget authority that HUD distributes by competitive process, the Federal Register document that invites applications for funding. This document explains how to apply for assistance, and the criteria for awarding the funding.

Other Person Under the Tenant's Control - A person who, although not staying as a guest in the unit, is, or was at the time of the activity in question, on the premises because of an invitation from the Tenant or other member of the household who has express or implied authority to so consent on behalf of the Tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the Tenant's control.

Overcrowded – A condition of occupancy where given its bedroom size and applicable HQS standards, too many people reside in an Apartment.

Owner – Any person or entity, including a Cooperative, having the legal right to Lease or Sub-lease existing housing.

Participant (Participant Family) – A Family that has been admitted to the housing authority's program and is currently assisted in the program. A Participant will also include those persons which the BHA has an obligation to offer Continued Assistance. The Family becomes a Participant on the effective date of the first HAP Contract executed by the housing authority for the Family (first day of initial Lease).

Participant in Good Standing – A Participant who has not violated any rules of the Section 8 program in the prior year is a Participant in good standing. If a Participant has violated Section 8 program rules but the violation has been resolved by agreement between the Participant and the BHA or another PHA, and, if applicable, the Participant has honored the terms of the agreement for the prior year, then the Participant is in good standing. If a determination is pending, the Participant will be considered “in good standing” pending the final decision or resolution of any pending proposed violation of Section 8 program rules and obligations.

Payment Standard – The maximum monthly assistance payment for a Family before deducting the Total Tenant Payment by a Family. For a Voucher tenancy, the housing

authority sets a Payment Standard in the range from 90% to II0% of the current FMR or at any exception Payment Standard amount approved by HUD.

Perpetrator – A person who commits an act of Domestic Violence, Dating Violence or Stalking against a victim.

Personal Care Attendant (PCA) - A person who:

(i) Is determined by BHA based upon medical documentation from a Qualified Healthcare Provider to be essential to the care and wellbeing of an Elderly or Disabled Person or persons; ***AND***

(ii) May or may not reside with the Elderly or Disabled Person or persons; ***AND***

(iii) Is not obligated to support the Elderly or Disabled Person or persons; **AND**

(iv) In the case of a live-in PCA, would not be living in the Apartment except to provide the necessary supportive care; ***AND***

(v) Has no right to the Apartment as a Residual Tenant except as provided in section 8.9, ***AND***

(vi) Does not have his/her income included in the Elderly or Disabled Participant's Household for the purposes of determining total Family income and rent except as provided in section 8.9.

Portability - Renting a dwelling Unit with Section 8 tenant-based assistance outside the Jurisdiction of the Initial Housing Authority.

Preference - The BHA gives preference to an Applicant on the waiting list if they qualify for one of the Preference categories listed below. See section 3.3.6. Preference points are cumulative and are added to the Applicant's 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. Specific Preference definitions and point information can be found in section 3.3.6 of this Administrative Plan.

Premises - The building or complex in which the dwelling Unit is located, including common areas and grounds.

Present Ownership Interest - In the homeownership option: "Present Ownership option" in a residence includes title, in whole or in part, to a residence, or ownership, in whole or in part, of Membership Shares in a Cooperative. "Present Ownership Interest" in a residence does not include the right to purchase title to the residence under a Lease-purchase agreement.

Priority - Priority is a housing-related situation that affects an Applicant's present residential status. The BHA gives points to an Applicant with a Priority that ranks an Applicant higher on each waiting list than an Applicant 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.

Private Space - In Shared Housing: The portion of a contract Unit that is for the exclusive use of an assisted Family.

Proration of Assistance - The reduction in a Family's Housing Assistance Payment to reflect the proportion of the Household Members in a Mixed Family who are eligible for assistance.

Public Housing Agency (PHA) - A State, county, municipality or other governmental entity or public body (or agency or instrumentality thereof) authorized to engage in or assist in the development or operation of low-income housing.

Qualifying Family - An Elderly or Disabled family; or a Family receiving supportive services. To qualify, a Family must have at least one member receiving at least one qualifying supportive service. The BHA may not require participation in medical or disability-related services other than drug and alcohol treatment in the case of current abusers as a condition of living in an excepted Unit, although such services may be offered. If a family at the time of initial tenancy is receiving, and while the resident of an excepted Unit has received, FSS supportive services or any other supportive services as defined in the Administrative Plan, and successfully completes the FSS contract of participation or the supportive services requirement, the Unit continues to count as an excepted Unit for as long as the family resides in the Unit. If a Family in an excepted Unit fails without good cause to complete its FSS contract of participation or if the family fails to complete the supportive services requirement as outlined in the PHA administrative plan, the PHA will take the actions provided under 24 C.F.R. § 983.261(d), and the Owner may terminate the Lease in accordance with § 983.257(c).

Qualified Healthcare Provider - A medical or rehabilitation professional or expert, **OR** non-medical service agency whose function is to provide services to the disabled.

Reasonable Accommodation - A change or modification to BHA rules, policies, practices, or services when such a change is reasonable and necessary because of a person's disability, and provided that the change does not pose an undue financial or administrative burden, or result in a fundamental Alteration of BHA policies.

Reasonable Rent - A Rent to Owner that is not more than charged: (a) for comparable units in the private unassisted market; and (b) for a comparable unassisted Unit in the premises.

Receiving Housing Authority - In Portability, a housing authority that receives a Family selected for participation in the tenant-based program of another housing authority. The Receiving Housing Authority issues a Voucher, and provides program assistance to the Family.

Recertification - A reexamination of a Participant Family's income, expenses, and Family Composition to determine the Tenant Share of Rent for the following twelve (12) months.

Remaining Member of a Tenant Family - A Household Member listed on the Lease who continues to live in the assisted Unit after the Head of the Household has left.

Rent to Owner - See Contract Rent

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.

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 Administrative Plan to remain a BHA resident.

Section 8 – Refers to Section 8 of the United State Housing Act of 1937 (42 U.S.C. § 1437f) and its associated programs, such as the Housing Choice Voucher Program and Moderate Rehabilitation Program.

Sexual Assault - The term Sexual Assault means any conduct prescribed by Chapter 109A of title 18, United States Code, whether or not the conduct occurs in the special maritime and territorial jurisdiction of the United States or in a Federal prison and includes both assaults committed by offenders who are strangers to the victim and assaults committed by offenders who are known or related by blood or marriage to the victim.

Shared Housing - A Unit occupied by two or more families. The Unit consists of both Common space for shared use by the occupants of the Unit and separate Private Space for each assisted Family.

Single Person - Someone living alone or intending to live alone who does not qualify as an Elderly Person, a Disabled Person, a displaced person, or the Remaining Member of a Tenant Family.

Single Room Occupancy Housing (SRO) - A Unit for occupancy by a single eligible individual capable of independent living that contains no sanitary facilities or food preparation facilities, or contains either, but not both, types of facilities.

Special Admission - Admission of an Applicant that is not on the housing authority waiting list, or without considering the Applicant's waiting list position.

Special Housing Types - Housing that includes: SRO housing, Congregate housing, Group Homes, Shared Housing, Cooperatives (including Mutual Housing), and Manufactured Homes (including manufactured home space rental).

Stalking – Means:

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

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

(i) That person;

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

(iii) The spouse or intimate partner of that person.

Statement of Homeowner Obligations - In the homeownership option: The Household's agreement to comply with program obligations.

Statement of Family Responsibility – In the Moderate Rehabilitation Program, an agreement in the form prescribed by HUD, between the PHA and a Family to be assisted under the Program, stating the obligations and responsibilities of the Family.

State Wage Information Collection Agency (SWICA) - The State agency receiving quarterly wage reports from employers in the State, or an alternative system that has been determined by the Secretary of Labor to be as effective and timely in providing employment-related income and eligibility information.

Subsidy Standards - Standards established by a housing authority to determine the appropriate number of bedrooms and amount of subsidy for families of different sizes and compositions.

Suspension - Stopping the clock on the term of a Household's Voucher, for such period as determined by the housing authority, from the time when the Household submits a request for tenancy approval to Lease a Unit, until the time when the housing authority approves or denies the request, and upon BHA approval based on other extenuating circumstances. Also referred to as Tolling.

Tenant - The person or persons (other than a PCA) who execute(s) the Lease as lessee of the dwelling Unit.

Tenant Share of Rent (Household Rent to Owner) - In the Voucher program, the portion of the monthly Rent to Owner paid by the Household. For calculation of Rent to Owner see 24 C.F.R. § 982.515(b).

Third-Party Verification - Oral or written confirmation of a Applicant/Participant's income, expenses, or Family Composition provided by a source outside the household, such as an employer, doctor, school official, etc.

Tolling - See Suspension

Total Tenant Payment (TTP) - Total Tenant Payment is the amount calculated under Section 3(a)(1) of the 1937 Act, which is the higher of: 30% of the Family's Monthly Adjusted Income; 10% of the Family's Monthly Income; Minimum rent; or if the Family is receiving payments for Welfare Assistance from a public agency and a part of such payments, adjusted in accordance with the Family's actual housing costs, is specifically

designated by such an agency to meet the Family's housing cost, the portion of such payments which is so designated.

Underoccupied - A condition of occupancy where given its bedroom size too few people reside in an Apartment.

Unit - See Apartment

United States Department of Housing & Urban Development (HUD) - The federal department responsible for the Section 8 and public housing program as provided for in the 11037 Housing Act.

Utility Allowance - If the cost of utilities (except telephone) and other housing services for an assisted Unit is not included in the tenant rent but is the responsibility of the Family occupying the Unit, an amount equal to the estimate made of approved by a housing authority or HUD of the monthly cost of a reasonable consumption of such utilities and other such services for the Unit by an energy-conservative Family of modest circumstances consistent with the requirements of a safe, sanitary, and healthful environment.

Utility Reimbursement - The amount, if any, by which the Utility Allowance for the Unit, if applicable, exceeds the Total Tenant Payment for the Family occupying the unit

Verification - The process of obtaining statements from individuals whom can attest to the accuracy of the amounts of income, expenses, or Family Composition (e.g., employers, public assistance agency staff, doctors).

Very Low-Income Families - Low-income families whose incomes do not exceed 50% of the median Family income for the area, as determined by the Secretary with adjustments for smaller and larger Families.

Veteran - Anyone who is a Veteran as defined in M.G.L ch. 4, § 7, clause 43. The word "Veteran" as used in this Administrative Plan 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.

Violent Criminal Activity - Any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause or be reasonably likely to cause serious bodily injury or property damage.
Voucher - See Housing Choice Voucher.

Voucher Holder - A Family holding a Voucher with unexpired search time.

Voucher Size – See Family Unit Size.

Welfare Assistance - Welfare or other payments to Families or individuals, based on need, that are distributed through programs funded by Federal, State or local governments. See 24 C.F.R. § 5.603(d).

ra B. Henriquez
dministrator
nuary 1, 2009

nd Programs 10
rwork 10
ion other than Plain Language Paperwork . 10
lity 10

LITY, OWNER PARTICIPATION, AND
..... 11

..... 11
..... 11
..... 11
..... 12
ND STANDARDS 12
irements and the ADA 12
..... 12
n Rehabilitating Nine or More Units 13
rds 13
..... 13
..... 13
ry Screening of Proposals 14
s 15
..... 16
..... 16
Analysis and Energy Conserving
..... 16
CTION OF PROPOSALS 17
..... 18
ANT ELIGIBILITY 18
P AND COST ESTIMATE 18
..... 20
ractors 20
er 20
s 20

NITORING OF PROGRAM REQUIREMENTS.....25
.....25
ut BHA Approval.....26
EHABILITATION 27
SPECTION 27
Items of Delayed Completion.....28
Other Deficiencies.....28
OF HAP CONTRACT 28
HAP Contract 28
ract 29
Rents from the AHAP.....29
nits at the Time of Execution 29
OUTREACH 30
DUCT ADVERTISING AND OUTREACH IN
REMENTS SET FORTH IN CHAPTER 1
ATIVE PLAN. *SEE ALSO* 24 C.F.R. §
.....30
NG LIST ADMINISTRATION.....31
.....31
IG 31
or! Bookmark not defined.Error! Bookmark
enance **Error! Bookmark not defined.Error!**
tion Client Control Number **Error! Bookmark**
not defined.
TRATION.....31
.....31

S AT COMPLETION OF REHABILITATION 33
Y THE OWNER 33
THE BHA TO FILL VACANT UNITS.....33
WEEN EXECUTION OF THE CONTRACT AND
.....33
ER INITIAL OCCUPANCY 34
VACANCIES IS PROHIBITED 34
ELIGIBLE FAMILIES IS PROHIBITED.....35
LIGIBLE FAMILIES.....35
ITS COVERED BY CONTRACT.....35
UNITS COVERED BY CONTRACT.....35

AND VERIFICATION.....37

OF ELIGIBILITY 38

REMENTS 38
ELIGIBILITY) 38
.....38
ETING 38
come Families 38
led Persons.....38
LIGIBLE IMMIGRATION STATUS.....38
ER RECORD INFORMATION (CORI) 38
.....38
of Eligibility Determinations.....39
.....39
.....39
Given at Briefing 40
ure to Attend Briefing Session.....40

OD REHAB PROGRAM 41

.....41

REHABILITATION LOAN TERM 46
.....46
Contract Rent Adjustments 46
ents Subject to HUD Approval.....47
ion to Rent Adjustments 48
.....48
nt Rent 48
.....48
wner.....49
bility. 49
.....49
.....49
.....49
Refund.....49
ecurity Deposits.....49

ERIM AND ANNUAL) 51

SPECTION 51
QUIREMENTS 51
.....51
.....51
.....51
al Inspection).....51
uirements.....51
re.....52
.....52
AND INTERIM) 52
Corrections of Inspections Violations 52
ng Payments after Interim or Annual
.....52
-up inspection).....52
ation Criteria 52

.....57
ing an Interim Recertification.....57
erim Recertification.....57
R TERMINATION OF HAP CONTRACT 57
on Contract.....57
n 57
.....58
.....58
.....58
y (30) Days 58
n Thirty (30) Days.....58
eed 180 Days.....58
.....58
.....59
.....59
sposition of Assistance 59
Initial Determination 59
l Hearings Regarding Family Break–Up.....59
e Exhaustion of Right of Review 59
ily's Income and Change in Rent Share.....59
re Is a Family Break-Up and Adults Who Are
bers Advance a Claim on Behalf of Minor or
bers 59
.....60
dual Family 60
nce Residual Applicant Approved.....60
.....60
ht of Appeal 60
nd the Rules for Underoccupied Units.....60
NCE PAYMENTS.....60

ASSISTANCE.....62

nistrative Plan frequently references the BHA's
am ("HCVP") Administrative Plan since there is a
ween the two programs.[2] Please note that the
es Leasing Officer duties. Those same duties will
l term BHA staff under Mod Rehab Program.

Plan are organized in accordance with the Mod
eginning with project development and continuing
s and continued Program administrations. Terms
t this Administrative Plan are defined terms that

Units and the Cranston-Gonzalez Act

al Affordable Housing Act repealed 42 U.S.C. §
funding of new Moderate Rehabilitation Units as
.C. § 12839(a). Units that were rehabilitated prior
still in operation, and thus this Administrative Plan

am was repealed, the Mod Rehab Single Room
r Homeless Individuals in accordance with title IV
ss Assistance Act is still an active program and
ecome available subject to appropriations by
61 *et seq*. While this is technically a different
Rehab Program, this Administrative Plan will
ey share most of the same regulations and most
rocedures. The main difference between the
rity for their funding. Therefore, this

n for further information on use of the term "Mod

ram are promulgated under Section 8 of the United

possible, the Owners of assisted McKinney-
ram properties will involve homeless individuals
nployment, volunteer services, or otherwise, in
ing SRO facilities, and in providing services for
ies. See 24 C.F.R. § 882.808(q)(2).

ficiency Units

nto Homeless Assistance Act, Mod Rehab
O Units may also be used for the rehabilitation of
es and procedures for SRO Units in this
therefore intended to apply to efficiency Units as
407 and 24 C.F.R. § 882.805(d)(4).

HCVP Administrative Plan

dation

HCVP Administrative Plan

HCVP Administrative Plan

uage

nd Programs

HCVP Administrative Plan

work

HCVP Administrative Plan

ion other than Plain Language Paperwork

HCVP Administrative Plan

ity

HCVP Administrative Plan

t be located in an area in which there is a
ts as determined by the HUD Field Office; and
local government in which the property is located
ng utilized for such purpose. See 24 C.F.R. §

be rehabilitated for SRO housing, provided that
t due to the physical limitations or configuration of
ns of personal privacy require that the facility (or
vailable only to members of a single sex. See 24
This determination shall only be made in
ble State law.

ot be eligible for assistance under the Program.
property is eligible it may depend on whether is is
C.F.R. §§ 882.401(b) and 882.803(a) for further
eligibility.

ted facilities such as intermediate care or board
within the grounds of penal, reformatory, medical,
c or private institutions, and facilities providing
edical or nursing services;

II of the Massachusetts State Sanitary Code. See 105
k, where required, will have to meet more detailed
QS regulations include requirements for all housing
elling Units, as well as specific requirements for
om Occupancy and Shared Housing.

ilitation must be adequate in size, exposure, and
mber and type of Units proposed; adequate
ilable to service the site. The existence of a
vate sanitary water supply for the site, approved
ay be considered adequate utilities. See 24

882.803(b)(2)(ii), the site must be suitable from
furthering full compliance with the applicable
l Rights Act of 1964 (42 U.S.C. § 2000d-2000d-
ct of 1968 (42 U.S.C. § 3601-19); E.O. 11063 (as
R., 1959-1963 Comp. p. 652 and 3 C.F.R., 1980
ations issued pursuant thereto.

e to social, recreational, educational, commercial,
ppropriate municipal facilities and services. See

Standards

rements and the ADA

Rehab Program requires compliance with the
t forth in 24 C.F.R. § 5.105, and with the
es Act (42 U.S.C. § 12101 *et seq.*)

to accomplish at least $3,000 per Unit of
g work to make the Unit(s) accessible to a
ing the Unit(s) or expected to occupy the Unit(s),
uch Units not to exceed 5% of the Units under its

ocality's Moderate Rehabilitation Program in whole or
n a case-by-case basis. See 24 C.F.R. § 882.401(3).

ons set out in 24 C.F.R. part 70;

of laborers and mechanics is subject to the
Contract Work Hours and Safety Standards Act
7-333); and

mply with all related rules, regulations, and
must all Owners, contractors, and

rds

w requirements of 24 C.F.R. § 58, implementing
ntal Policy Act and related environmental laws
the Mod Rehab Program. See 24 C.F.R. §

osals") will be publicly solicited through a
"RFP"). The RFP will note that permanent
s will not be permitted except in cases where
s necessary.[6] The RFP and subsequent selection
ormed in accordance with relevant State and
s.

pre-proposal conference explaining the Program,
esponsibilities, and the procedures for submitting,
roposals. At the conference, the BHA will provide
ing available from local lending institutions and
vailable from the City of Boston's Department of

n 4.3 of this Administrative Plan.

istics of present Tenants in Units proposed for

at the proposed rehabilitation will not cause
acement of present Tenants;

ner anticipates temporary Tenant relocation, the
h of any such relocation, and the Owner's
sume the costs of the relocation;

at no Tenant has been forced to move without
past 12 months;

e Owner's prior participation in HUD, BHA, and/or
ograms (if applicable);

e Owner's plans for managing and maintaining
who will perform management functions);

revious management experience of the Owner or
ency;

n for financing the rehabilitation;

pied Units proposed to be assisted, broken down

nent of applicability of Davis-Bacon Act
projects with 9 or more assisted Units when

ption of the rehabilitation work accompanied by a
f the cost of each work item.

y Screening of Proposals

oject is infeasible;

nquent on tax, water, or sewer charges, or any due the City of Boston that could result in a lien or ger the long-term viability of the proposed project. oposed project may be considered if the Owner an agreement with the appropriate agency for the me or can show that the delinquent amount is hrough the appropriate legal process;

operty is in dispute or undetermined (evidence of ndatory);

oject Units do not meet the standards of 105 0. If the Owner proposes to subsidize efficiency a Unit will be determined based upon post- t layout. If the building code requires a higher ard, such standard shall apply;

nable to demonstrate an ability to initiate the hin 120 days of conditional commitment of BHA; or

ch agencies as the BHA, Inspectional Services D, HUD, etc. indicate that the Owner has a poor them. These reports may include, but not be wner's history of code violations, responses to ubstandard conditions, and financial management 24 C.F.R. Part 24 regarding debarment and owner due to issues of non-compliance with egulations.

quest that the Owner and Tenant(s) be present
d encourage them to suggest needed repairs.
n with the DND, will make the final decision
will be required.

results of the inspection and sign off on an
d for the Mod Rehab Program. The form will detail
nust be corrected to bring the proposed unit(s) into
S. The DND will also determine whether any
r component is in danger of failing.

Analysis and Energy Conserving

Preliminary Feasibility Analysis to determine the
l. The BHA shall review the Preliminary
shall have final right to approve or deny based on
will:

uired amount and terms of conventional
ancing using data provided by local banks or
wner's proposal;

nthly amortization amount for the loan;

Rent using the rent and expense data in the

ntract Rent and Gross Rent for the Unit(s) using
;

er Tenants will be temporarily relocated;

ns, see Chapter 12.

posal must meet the following minimum threshold
e with the RFP; and (b) the proposed financing is
sal with a favorable Preliminary Feasibility
e mentioned minimum threshold selection criteria
nst other proposals according to the following

of major State Sanitary Code violations
ion work subsidized under the Mod Rehab
als addressing the most numerous and serious
and/or need for energy improvements will be
ection process. (*Maximum of 25 Points*)

*ructures***.** Those proposals having a higher
rticular neighborhood, street, or block by the
ular key building shall be ranked higher.

rience. The Owner should document experience
milar rehabilitation projects. Those Owners with
bilitation experience will be ranked higher.

nabilitation to be accomplished. Those proposals
deliver more work per subsidy dollar (a higher
anked higher. (*Maximum of 18 Points*)

ose proposals whose Owners document firm
or whose proposals demonstrate a better
ng financing will be ranked higher. (*Maximum of*

se proposals that provide a high level of services
equest for proposal will be ranked higher. The

y should request all tenants residing in Units
tion in the Program to contact the BHA to submit
ers whose proposals have been selected for
ave thirty (30) days to complete the Final

ejected will be notified of the reasons for the
peal the rejection. The time limit for appeal shall
all depend on the urgency of the particular
als are viable but not selected for processing will
are being held and that they will be notified should
ture processing. At the discretion of the BHA, an
r proposal or re-apply in order to be selected for

Eligibility

iew residents of approved Units using the HCVP
apter 5 of the HCVP Administrative Plan.
accordance with Chapter 9 of this Administrative
be briefed as to their rights and responsibilities
See 24 C.F.R. §§ 882.514 and 882.805(c)(2).

f ineligibility, the ineligible Tenant will be notified
ght to request a hearing within twenty (20) days to
BHA will not enter into a HAP Contract for any
amily, meaning that a determination of Tenant
ction in the number of units assisted at a Property.
ection if the Tenant provides information
ineligibility. If the determination is upheld, the
djustment in the number of Units to be assisted.

d Cost Estimate

ach required repair and its cost as well as
eligible for amortization through the Contract
ding minimum acceptable levels of workmanship
882.805(c)(3). To assist with the process,
e following information:

ciencies and description of work required and its

and cost estimate;

ctors[8];

ates for the area, if Owner proposes to renovate
ssistance; and

ble financing.

work write-ups and cost estimates will be the
e Owner, the initial meeting between the Owner
The DND will explain each form and answer the
g will allow DND to gauge the Owner's ability to
us to plan what assistance might be needed.

sist the Owner in preparing cost estimates and
the completed documents for consistency with the
Owners with proposals covering nine or more
al assistance since federal labor standards and
posals.

function under this section, the BHA has final
ding the Work Write up and Cost Estimate.

Plan for further information.

performance, the cost to complete the project, and
tractor's workmanship.

er

accomplish all or part of the rehabilitation
advance approval from the BHA and must also
et forth in Section 3.10.2 above.

doing some of the work themselves, will be
three bids for completion of the approved
. The DND will assist in soliciting bids if
er requests. Bids may be requested orally, but
written bids, accurately describing the work to be
of each item.

examine all bids before an AHAP is executed.
to select the lowest responsible bidder, though
e to select the best proposal even if it is not the
investigate the possibility that an *identity of*
between the Owner and selected contractor. In
st sign an "Identity of Interest" certification form.

vate financing may be utilized to finance
ception of the rehabilitation loan program under
ing Act of 1964. See 24 C.F.R. § 882.405(a).
apply to the McKinney Vento funded SRO units.

ounts payable under the Contract in accordance

analysis, the DND and BHA will work with the
ork write-ups and cost estimates and contractor
d Contract Rents

D and BHA will make a final determination
s feasible. For proposals not found feasible, DND
posal could be feasible if work items were
price was reduced. If that is possible, the Owner
make changes to bring the proposal within

ot feasible will be notified in the same manner as
ejected as described in section 2.7 of this
hose proposals are feasible will be notified and
uring of financing, the BHA will execute an AHAP
e that the BHA is available to assist the Owner in
ing. See also section 3.11.1

rior to Contract Execution

asibility Analysis and prior to contract Execution,

a contractor are obtained, determine whether the
initial Contract Rents; and, if a structure contains
e assisted, submit the Base Rent and Contract
appropriate HUD field office for review and

ures in the applicable notice of funding
ay not proceed with processing for the proposed
AHAP until HUD notifies the BHA that HUD has
alternative structure and that all requirements
C.F.R. § 882.805(c)(6)(x).

ntribution commitment if, in HUD's determination, good faith effort to adhere to this schedule or if ne number of Units. See 24 C.F.R. §

re-construction conference with each Owner and o review work items and cost estimates, obtain a contract for the files, explain the process by d, and agree upon deadlines for completing the xplain the procedure for requesting changes to the and provide the Owner and contractor with written lures not specified in the contract.

e will also include a discussion of the effect of the nts and the measures which will be taken to avoid rty and disruption of their normal routine. If l, the Owner will provide the BHA with a relocation end to existing tenants. The Owner will then ng the tenant of the need to move temporarily with the relocation in compliance with Section

ent

t they have taken all reasonable steps to ent of persons (households, businesses, non- farms) as a result of a project assisted under the o the extent feasible, residential tenants must be pportunity to lease and occupy a suitable, decent, dable dwelling Unit in the project upon its R. § 882.810(a)(1).

the comparable replacement dwelling used to
the replacement housing payment to be provided
n an area of minority concentration, such person
ssible, referrals to comparable and suitable,
ry replacement dwellings not located in such

.F.R. § 882.810(b), residential Tenants who will
permanently but who must relocate temporarily
ovided:

for all reasonable out-of-pocket expenses
ection with the temporary relocation; and

sory services, including reasonable advance

and approximate duration of the temporary
n;

ion of the suitable, decent, safe, and sanitary
o be made available for the temporary period;

s and conditions under which the Tenant may
d occupy a suitable, decent, safe, and sanitary
he project upon completion; and

stance required under item (1) of this section of
nistrative Plan.

Assistance Decision

ed, the BHA will have the right to rescind the
e action. See 24 C.F.R. § 882.806(a)(2)(i).

oring of Program Requirements

ess of the rehabilitation by inspecting the work at
is proceeding on schedule and that the Owner is
ate Labor Standards and Davis-Bacon Wage
he inspections, the DND will ensure that the work
with the terms of the AHAP, particularly that the
ls of workmanship and materials specified in the
882.806(a)(3). The Owner (and the local Code
r required) will normally be asked to accompany
all these reports shall be supplied to the BHA by

s, the DND will review on a bi-weekly basis the
npleted and the established deadline for
e bi-weekly reports will also include comments on
ems. The BHA shall be informed of the results of

ty and control regarding the requirement set forth

equest and obtain written approval from the DND
e work specified in the AHAP that would alter the
ired rehabilitation or increase the Contract
nerally not be approved unless the circumstances
nge are beyond the contractor's control and/or the
the rehabilitation project. Where appropriate, the
of changes on a reduction of the Contract
ract Rents. The BHA will be responsible for

been completed in accordance with the
the AHAP;

good and tenantable condition;

been rehabilitated in accordance with the
g, building, housing and other codes, ordinances
s modified by any waivers obtained from the
als;

n compliance with part 35, subparts A, B, H, and

t prior to 1973 are in compliance with §
d § 882.404(c)(4); and

Owner has complied with the provisions of the
the payment of not less than prevailing wage
o the best of the Owner's knowledge and belief
ms of underpayment concerning alleged violations
s of the AHAP. In the event there are any such
o the knowledge of the Owner, PHA or HUD, the
quired to place a sufficient amount in escrow, as
e BHA or HUD, to assure such payments.

d to fill out an "Actual Cost and Rehabilitation
4 C.F.R. § 882.507(c).

the final inspection of the Unit(s), reviewing all
P and determining compliance with the HQS,
act. The Owner and the contractor will be

ederal Accessibility Standards, if applicable. 42 U.S.C.

Plan for more information.

ircumstances of the delay and may use its

r exercise other rights under the Contract. See 24

Other Deficiencies

t, the BHA will determine whether and to what
re correctable, and whether the Contract Rents
Owner will be notified of any such decision. If the
possible, the BHA and the Owner must enter into
rrection for the deficiencies within a specified
are corrected within the agreed period of time, the
s. Otherwise, the Unit(s) will not be accepted and
d with a statement of the reasons for non-

HAP Contract

he Owner certifications immediately after the final
tual Cost and Rehabilitation Loan Certifications"
lysis and approved change orders (if any). If after
ND finds that the Unit(s) comply with the AHAP,
e 24 C.F.R. §§ 882.507(e). Contract Rents will be
the AHAP need to be adjusted in accordance
§882.408(d).

red and the Owner will execute the HAP
how and when housing assistance payments will
ions the Owner has regarding the HAP contract.

AP Contract

ents from the AHAP

be higher or lower than those specified in the section 12.4 of this Administrative Plan. See 24 d 882.805(d).

nits at the Time of Execution

o the execution of the Contract, the Owner shall Unit(s) they anticipate to be leased and not e date of the Contract. The Owner shall update in regards to the number of leased and unleased te of the Contract approaches. See also 24

r a HAP Contract executed pursuant to 24 C.F.R. § SRO projects). Previously, HAP Contracts had to be for 03(c), and such Contracts may still be in existence.

151B; Executive Order 11246; September 9,
ts of 1988 an the American with Disabilities Act.
appropriate complaint procedures so that
complaint process if they feel discrimination has

ng and Outreach in accordance with the
l 2 of the HCVP Administrative Plan. *See also* 24

ation

nd all subsections of the HCVP Administrative

hab property shall order the waiting list in
Section 3.3 of the HCVP Administrative Plan,
rty has units funded by the McKinney-Vento SRO
neless Individuals, in which case the Owner shall
ersons on to the list that meet the definition of
ned under 42 U.S.C. § 11302. The waiting lists
bsidized by the McKinney-Vento SRO Program
lividuals shall still use the BHA preference
er the waiting list. See Section 3.3.6 of the
ative Plan.

ssions

ng list and select tenants in accordance with
tions, unless the waiting list is for a property
SRO Program for Homeless Individuals, in which
hose persons on to the list that meet the
d under 42 U.S.C. § 11302. The waiting lists for
Kinney-Vento SRO Program for Homeless
A preference categories to order the waiting list.
Administrative Plan.

s upon Unit Acceptance

wner rejects a Family, and the Family believes
he result of unlawful discrimination, the BHA staff
ete the HUD Discrimination Complaint Form and
assachusetts Commission Against Discrimination
oth forms to all Applicants. If necessary, BHA staff
the required discrimination forms. The staff may
Office of Civil Rights for assistance in filing a
, the Family will be provided with the address and
ich may be able to provide legal assistance
eater Boston Legal Services, the Lawyers
the Greater Boston Fair Housing Center. See 24
08(b)(2).

Owner the Applicant may be precluded from re-
sed waiting list for eighteen (18) months from the
y the Owner.

BHA to Fill Vacant Units

ections of the HCVP Administrative Plan

McKinney-Vento SRO Units under Contract,
882, subpart H, to homeless individuals located
fforts and determined by the BHA to be eligible.
)(2). Thus, all Applicants who have applied for
ust be homeless as defined by in Section 103 of
302). See Section 3.3.5(b) of the HCVP
ns of the different Priorities.

een Execution of the Contract and Initial

Initial Occupancy

Unit and it is not the result of a Mod Rehab
, the Owner may receive the housing assistance
e remainder of the calendar month ("move-out
cant. If the vacancy continues, the Owner may
ayment in the amount of 80% of the Contract Rent
ding an additional month. However, if the Owner
of the rent for this period, the amount paid by the
unt which, when added to the Family's payment,
ntract Rent. Any payment exceeding this amount
ner to the BHA. See 24 C.F.R. § 882.411(b)(1).

n these circumstances, the Owner must:

within two (2) business days upon learning of the
vacancy;

e to take all feasible actions to fill the vacancy
cient number Applicants to BHA in accordance
AND

ligible Applicant except for good cause

ne Owner evicting an Eligible Family, the Owner
above payments unless the BHA determines that
uirements of the Contract. See 24 C.F.R §

cancies Is Prohibited

sections 8.4 and 8.5 will not be available to an
o payments from other sources (for example,

ble Families

nths after the effective date of the Contract, the
ontinuous months to have at least 90 percent of
ailable for leasing by Eligible Families (because
come ineligible due to termination), the BHA may
Units in accordance with Section 6.9 of this
F.R. § 882.512(b).

s Covered by Contract

er of Units covered by the Contract if the Owner
ineligible Families (see Section 6.7), fails to lease
ection 6.8), or fails to maintain the waiting lists in
e Chapter 7 generally). In any situation, the BHA
s assisted to the number of Units actually leased
le Families plus 10 percent (rounded up). The
notice before doing so. See 24 C.F.R. §

under Contract and if one year has elapsed since
stance payment, the BHA may terminate the
Owner. See 24 C.F.R. § 882.512(b).

ts Covered by Contract

882.512(c), if a reduction is made, the BHA will
Contract which restores the number of units
reduction levels if:

at the restoration is justified by demand;

as a record of compliance with obligations under

dministrative Plan and all of its subsections.

ng

dministrative Plan and all of its subsections.

come Families

provide assistance to Lower Income Families in
hab portfolio. This authority can only be used to
Families residing in the property prior to
considers Lower Income Families to be in danger
st-rehabilitation rents, plus the Tenant supplied
ent of the Family's adjusted gross income (gross
s).

led Persons

tion of its allocations to provide barrier-free Units
selected proposals include Units that are already
d, Owners will be required to permit Reasonable
d by law. See also 24 C.F.R. § 100.203. When
e vacant, Disabled Applicants on the Owner's
isabilities will be given preference to lease these

gible Immigration Status

dministrative Plan and all of its subsections.

Record Information (CORI)

dministrative Plan and all of its subsections.

BHA shall only be required to determine Section 8
nteen (18) months unless the Applicant was
of the following reasons:

hip or eligible Non-Citizen status;

e owed to a publicly assisted housing program;

tatus;

xceeds the applicable program limits;

hine eligibility for an Applicant in less than
s reasonable accommodation for a person with

ble for housing assistance payments or is
Mod Rehab Program, the BHA will provide a letter
on.

BHA will give them a letter stating the reason for
mily of their right to request an informal review of
ble accommodation. The letter will also include a
btaining such a review. Failure to attend the
hdrawal from the waiting list.

ble Families on the amount of their Tenant Rent
copy of the BHA's Utility Allowances schedule.
heir own interpreter for the briefing, but the BHA
ps to assure meaningful access by Disabled

abilitated under the Mod Rehab Program;

ons under the Mod Rehab Program should the
ed to move due to an increase or decrease in

and availability of blood lead level screening
r 6 years of age and HUD's lead-based paint
part 35, subparts A, B, H, and R of this title.

Given at Briefing

ive BHA policies regarding Domestic Violence
modation for Individuals with Disabilities.

mporarily relocated, the briefing will include a
ion policies.

ure to Attend Briefing Session

tend the scheduled briefing session, they will be
that they must contact BHA staff to make an
briefing session or they may be denied
ed Unit. If the Applicant does not respond or fails
efing session, the BHA may deny assistance in
10.8. Mod Rehab

ases that may become effective as early as the
t, but *no earlier* than the date on which the new
of the unit.

n the Family and the Owner will be for at least one
IAP Contract, whichever is shorter. In cases
one year remaining on the HAP Contract, the
y mutually agree to terminate the Unit from the
leasing the family to an Eligible Family. See 24

n of the Lease term for any Unit will in no case
ining term of the HAP Contract. See 24 C.F.R. §

set forth in Section 7.4.2 of the Housing Choice
when the owner would like to amend or use a
del Lease provided by BHA.

Units

ill limit occupancy to one eligible individual. See

acity to enter a lease under State and local law.
tenant is bound by the terms of the lease and
ase against the owner. See also, the definition of
ossary.

the Family and Owner covering items and
and for which the BHA is not providing

HUD Field Office approval, the BHA may approve
n exceed the applicable Mod Rehab FMRs by up
given size in specified areas where HUD has
s for standard Units suitable for the Existing
ore than 10% higher than the Existing Housing
ubmit documentation demonstrating the necessity
s in the area to the HUD Field Office. See 24
l (b).

changes in the Contract Rent subsequent to
see section 5.2) which result in an initial Gross
Mod Rehab FMR applicable to the Unit by up to
82.408(a) and (d).

ntaining Four or Fewer SRO Units

ur or fewer SRO Units, the FMR for that size
1-, 2-, 3-, or 4-bedroom Unit, as applicable) must
e FMR limitation instead of using the separate
To determine the FMR limitation for each SRO
ucture must be apportioned equally to each SRO
32.805(d)(3).

ncy Units

FMR") for a Unit is determined by consulting the FMR
h is 120% of the Existing Housing FMR Schedule
e that the FMR limitation applicable to SRO housing is
or a 0-bedroom Unit (i.e., 75% of 120% of the Existing

se of exception rents for 0-bedroom Units, the SRO
xception rent applicable to Moderate Rehabilitation 0-
).

l costs to the Owner of owning, managing and
ated unit. See 24 C.F.R. § 882.408(c)(2).

bilitation Loan: The monthly cost of a rehabilitation
using:

st rate on the portion of the rehabilitation costs
Owner;

aximum interest rate for multifamily housing (or
scribed by HUD) for rehabilitation costs paid by
non-borrowed funds; and

r loan term, except that if the total amount of
ess than $15,000, the actual loan term will be
on of the rehabilitation costs borrowed by the
eld Offices may authorize loan terms which differ
n accordance with HUD requirements).

y cost of a rehabilitation loan for SRO Units, refer
Administrative Plan.

may in no event exceed: the Mod Rehab FMR or
e to the Unit on the date that the AHAP is
plicable allowance for utilities and other services
See 24 C.F.R. §§ 882.408(a) and (c)(1).

Units will not include the costs of providing
nsportation, furniture, or other non-housing costs,
See 24 C.F.R. § 882.805(d)(4).

ost of a Rehabilitation Loan for SRO Units

nly cost of a rehabilitation loan for SRO Units, a
years (instead of 15 years) may be used. The

such as high construction costs or stringent fire
rther requirements see 24 C.F.R. §§
(d)(1)(ii)

ct Rents During Rehabilitation

882.408(d), the initial Contract Rent as calculated
ontract Rents on the effective date of the
wing circumstances:

on, work items (including substantial and
es) which (A) could not reasonably have been
sitated by a change in local codes or ordinances,
n the work write-up prepared or approved by the
required and approved by the BHA. See 24

the rehabilitation performed is less than that
ion of Contract Rents for the AHAP or the actual
than estimated due to unforeseen factors beyond
., strikes, weather delays or unexpected delays
nents). See 24 C.F.R. § 882.408(d)(ii).

) approves changes in financing. See 24 C.F.R. §

on payments made by the Owner to temporarily
s from the cost estimated in the calculation of
HAP. See 24 C.F.R. § 882.408(d)(iv).

anges in the Federal Register in the Notice of Funding
. § 882.805(d)(1)(i)(B).

a revised AHAP or Contract for Gross Rents
an 10 % until it receives HUD Field Office
may approve revised Gross Rents which exceed
or the circumstances listed above upon proper
ecessity for the increase. See 24 C.F.R. §

Units

initial Contract Rents during rehabilitation for
nitial Contract Rents may not reflect an average
st that exceeds the limitations specified in section
tive Plan. See 24 C.F.R. § 882.805(d)(2).

abilitation Loan Term

al Contract Rent was based upon a loan term
ntract will provide for reduction of the Contract
he month following the end of the term of the
of the reduction will be the monthly cost of
loan. This reduction should result in a new
e Rent plus all subsequent adjustments. See 24

Contract Rent Adjustments

pursuant to 24 C.F.R. part 882, subpart H (the
od Rehab Units built prior to the enactment of subpart
2.5 should read “less than 15 years” in accordance

es cases in which further “special adjustments” approval. See 24 C.F.R. § 882.410(a)(2).

nts Subject to HUD Approval

s may be recommended by the BHA for approval situations:

rship/Maintenance Costs - A special adjustment, ermined by HUD to reflect increases in the actual xpenses of owning and maintaining the Unit ted from substantial general increases in real ssessments, utility rates, may be recommended pproval by HUD. See 24 C.F.R. §

minal Activity Prevalent - Subject to special adjustment may also be recommended pproval by HUD when HUD determines that a in a community where drug-related criminal lly prevalent, and not specific to a particular project’s operating, maintenance, and capital have substantially increased primarily as a result e of such drug-related activity. HUD may, on a t basis, provide adjustments to the maximum a level no greater than 120% of the current gross nit size under a HAP contract, to cover the costs security, capital repairs and reserves required for ry out a strategy acceptable to HUD for roblem of drug-related criminal activity. Prior to ecial adjustment to cover the cost of physical IUD will perform an environmental review to the y HUD’s environmental regulations at 24 C.F.R. §

oaccess.gov.

may not result in material differences between
sisted and comparable unassisted Units, as
(and approved by HUD, in the case of
uant to section 12.8.3). This further limitation will
n rents between assisted and comparable
extent that differences existed with respect to the
nless the rents have been adjusted in accordance
9 as discussed in section 12.5 of this
e 24 C.F.R. § 882.410(b).

nt Rent

unt payable monthly by the Family to the Owner
Tenant Payment minus any Utility Allowance.
a).

.F.R. § 5.628, the Total Tenant Payment will be
ng amounts, rounded to the nearest dollar:

) of the Family's monthly adjusted income[17];

) of the Family's monthly income;

eceiving payments for welfare assistance from a
d a part of those payments, adjusted in
the Family's actual housing costs, is specifically
ch agency to meet the Family's housing costs,
se payments which is so designated;

culations for adjusted income.

security deposit at the time of the initial execution
vacates the Unit, the Owner, subject to
l law, may use the security deposit as
npaid Tenant Rent or other amount owed for
under the Lease (such as damages beyond
See 24 C.F.R. § 882.414(a) and (b).

nd procedures used by the BHA are consistent
5(b)(i)(iii) and HUD memoranda.
f the deposit shall be the *greater* of one month's
e, this amount shall not exceed the maximum
Massachusetts or local law. For Units leased in
collected prior to the execution of a Contract
his maximum amount do not have to be refunded
the Unit subject to the Lease terms. The Family is
deposits and utility deposits from its resources
ivate sources. See 24 C.F.R. § 882.414(a).

Refund

Unit the Owner shall refund the security deposit if
Massachusetts law.

ecurity Deposits

with all Massachusetts and local laws regarding
enants on security deposits. Owners shall take
ents into consideration when calculating
aid rent or refunds to Families. See 24 C.F.R. §

easonableness. See also Chapter 17.

uirements

HCVP Administrative Plan

HCVP Administrative Plan.

hapter 5 cover those inspections required after
tion or construction prior when the unit is initially
s referred to in this section refer to inspection that
ng into an existing Moderate Rehabilitation unit.

inspection before the execution of the
tion of payments.

itial Inspection)

he HCVP Administrative Plan

uirements

Family and Owner of the inspection results in

d Interim)

orrections of Inspections Violations

HCVP Administrative Plan.

g Payments after Interim or Annual

HCVP Administrative Plan. If any unit is in
more than six month and the Owner does not
sult, the BHA may reduce the number of assisted
in accordance with section 8.9

up inspection)

HCVP Administrative Plan.

nation Criteria

e HCVP Administrative Plan.

sistance Payments have been made for 6
nd the BHA determines that it is unlikely that
rrective action to bring the unit into
ction requirements, the BHA may exercise
edies under the HAP Contract. These
ement of housing assistance payments (even
s in occupancy), termination of the HAP
ed unit, and assistance to the Family in
F.R. § 882.514(e).

24 CFR part 982 will be applicable except
any housing assistance payments contract
beyond the term of the initial Moderate
Contract.

determined ineligible for continued
certificate or voucher may be offered to the
the BHA's waiting list. The unit will remain
erate Rehabilitation ACC which provides for
ion of the units; therefore no amendment to
necessary to convert to the Section 8 tenant-
ce programs.

rmination

e Owner in writing of the HAP Contract
e that the HAP Contract is terminated due to
e and the Family is still eligible for continued
d Rehab Program, see section 15.2.2 of this

e Participant Family

HCVP Administrative Plan.

Administrative Plan.

The appropriate Unit Size will be determined
as previously described. If the Family
arger Apartment, BHA staff will notify them in
n bedroom size, the conditions under which
n exception to the Subsidy Standards, and
l hearing to dispute the determination.

Underoccupied (Underhoused or
HA determines that the Family's unit is not
tary by reason of an increase in Family size,
r than appropriate for the size of the Family,
HAP payments. However, the Owner must
able alternative unit should one become
ily will be required to move. If the Owner
ble available unit, the BHA shall assist the
ther Mod Rehab unit within the BHA portfolio
Housing assistance payments under the
nated if the Family rejects without Good
nit which the BHA judges to be acceptable.
509.

the BHA that they must find a smaller or
not move, the BHA shall not terminate the
has identified an appropriate apartment for
882.509.

nits

that anyone other than, or in addition to, the
cupying an SRO Unit assisted under the Mod

nit being severely overcrowded.

Family Composition

VP Administrative Plan.

hold / Co-Head of Household

VP Administrative Plan.

ances

Allowances annually as discussed in section
ve Plan.

e to the Utility Allowance schedules, then the
nts of adjustments, if any, to be made in the
affected Families and the amount of Housing
HA will notify the Owners and Families
to the Utility Allowance will be implemented
ecertification or at lease renewal, whichever is
510.

Termination of HAP Contract

ation Contract

ne Owner or Family has failed to meet the
l obligations, the BHA may suspend the
minate the HAP Contract, or terminate the

Mod Rehab Program operations at such
necessary to ensure that the Owner and the
ance with the terms and conditions of the
. Equal Opportunity review may be conducted
JD review or at any time deemed appropriate
R. § 882.517.

ion

assisted Family in violation of the Contract or
e Contract, and/or the Contract for the unit is
Family was not at fault and is eligible for
the Family may continue to receive housing
e conversion of the Moderate Rehabilitation
ased assistance under the HCVP if funding is
must then be issued a voucher and treated
24 C.F.R Part 982 and the HCVP
nd must be assisted by the BHA in finding a
rements of 24 C.F.R. part 982 will be
the term of any HAP Contract for tenant-
not extend beyond the initial Mod Rehab

P Administrative Plan.

t

P Administrative Plan.

rty (30) Days

the HCVP Administrative Plan.

an Thirty (30) Days

the HCVP Administrative Plan.

ceed 180 Days

the HCVP Administrative Plan

hen one or more adult Household Members
and there is a dispute as to who will remain
p situation may often occur in instances
vorce, separation, or the issuance of a
nily Break-Up occurs, the Head of Household
benefit of the assisted Unit. Any adult
pated Minor, or adult assuming responsibility
members could retain the Assistance.

the HCVP Administrative Plan.

's Initial Determination

the HCVP Administrative Plan.

al Hearings Regarding Family Break–Up

the HCVP Administrative Plan.

the Exhaustion of Right of Review

the HCVP Administrative Plan.

mily's Income and Change in Rent Share

a Family Break-Up, and following the court
Up determination (and exhaustion of the BHA
applicable), a subsequent change in the
curs, the BHA will immediately remove the
old from the Family Composition and
s rent share to reflect the current Family
ance with the provisions of section 10.3 and
ministrative Plan. Any change in the Family's
ffective retroactive to the first of the month
Family Break-Up occurred.

ere Is a Family Break-Up and Adults Who
ousehold Members Advance a Claim on
capacitated Household Members

the HCVP Administrative Plan.

ght of Appeal

the HCVP Administrative Plan.

and the Rules for Underoccupied Units

pplicant is approved, the rules and
ccupied Units found in section 14.2 of this
ll still be applied.

ance Payments

ing Assistance Payments shall continue until
uals the Gross Rent. The termination of
t affect the Family's other rights under its
on preclude the resumption of payments as a
ome, rents or other relevant circumstances
ct. However, eligibility also may be
h HUD and BHA requirements for such
equested verification information, including
and verification requirements for Social
ed by 24 C.F.R. part 5, subpart B, or failure to
ns for the obtaining of wage and claim
Information Collection Agencies, as provided
B. For provisions requiring termination of
termines that a family member is not a U.S.
ble immigration status, see 24 C.F.R. parts 5
rning certain assistance for mixed families

P Administrative Plan and all of its subsection
ough 13.3.4, for which there is no regulatory
Mod Rehab program.

am, the BHA may also terminate assistance

hat a Family has failed to meet its
the Statement of Family Responsibilities. See
).

hat a member of the household is fleeing to
custody or confinement after conviction, for a
mmit a crime, that is a felony under the laws
h the individual flees. See 24 C.F.R. §

hat a member of the household is violating a
or parole imposed under Federal or State
882.518(c)(2)(ii)(B)

fused to move to an appropriate-sized
amily composition has changed enough to
in Apartment size, provided the BHA has
f the availability of an provably Apartment.
509.

Due to Lack of Adequate Funding

P Administrative Plan.

ecertification to certify that he/she
d will comply with the obligations of the Mod
n. See also section 13.5.1-2 of the HCVP
Plan.

Assistance

P Administrative Plan.

cipant Families

P Administrative Plan.