PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: _Boston Housing Authority_____ PHA Code: _MA002_____

PHA Type: ☐ Small ☒ High Performing ☐ Standard

☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): _04/2010_____

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: _10,985_ Number of HCV units: _11,816*_

*leased units

3.0 Submission Type

☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

Amendment #1 July 14, 2010

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

It is the mission of the Boston Housing Authority:

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

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

SEE ATTACHED, FIVE-YEAR PLAN.

6.0	**PHA Plan Update** (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See attached Plan Elements. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan are: BHA main administrative office, 52 Chauncy Street, Boston, MA 02111 and BHA Development Management Offices, and www.bostonhousing.org, and Government Documents Dept. of the Copley Branch of the Boston Public Library
7.0	**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.* a) HOPE VI or Mixed Finance Modernization or Development ☒ 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
7.0 a	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
7.0 a	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

7.0 a

☒ 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 intends to submit a HOPE VI application for the next phase of the Old Colony development. BHA applied for and received federal stimulus funds for the Phase One portion of the Old Colony site.

☒ 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) Transferring two BHA Elderly/Disabled sites (Lower Mills and Heritage) from public housing subsidy to Project-based Section 8 subsidy.
(v) Old Colony – Phase One

7.0 a

☐ 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	Expended	Franklin Hill
2	FFY 2006	MA-06-R002-502-06	$928,594	Expended	Franklin Hill
1	FFY 2007	MA-06-R002-501-07	$475,543	Expended	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	MA-06-R002-501-09	$1,558,766	Planned	Washington Beech Phase 2
2	FFY 2009	MA-06-R002-502-09	$1,265,700	Planned	Washington Beech Phase 2

As of 9/30/09

7.0 b	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 next component; 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 next component. If "No", complete the Activity Description table below.)

	Demolition/Disposition Activity Description
7.0 b	1a. Development name: Old Colony – Phase One 1b. Development (project) number:
	2. Activity type: Demolition ☒ Disposition ☒
	3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
	4. Date application approved:
	5. Number of units affected: 171 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
	7. Timeline for activity: a. Actual or projected start date of activity: January 2010 b. Projected end date of activity: September 2012

	Demolition/Disposition Activity Description
7.0 b	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: April 1, 2009; as amended on July 15, 2009. Approval for Washington Beech Phase 2 on June 23, 2009.
	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.

7.0 b	**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
7.0 b	**Demolition/Disposition Activity Description** 1a. Development name: Heath St. / 41 Bickford St. (formerly 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 designated Associated Early Care and Education (AECE) in August 2007 for the project. AECE proposes to demolish the existing building and construct a new 3-story daycare facility at the site, with some office use on the top floor. A disposition application will be submitted to HUD pending the completion of appropriate milestones by the Associated team. The anticipated submission date is February, 2010. The project currently calls for a September, 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.

7.0 b	**Demolition/Disposition Activity Description**
	Demolition/Disposition Activity Description
	1a. Development name: Lower Mills 1b. Development (project) number: MA002000257
	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: 179 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
	7. Timeline for activity: a. Actual or projected start date of activity: February, 2010 b. Projected end date of activity: February, 2010
7.0 b	**Demolition/Disposition Activity Description**
	1a. Development name: Heritage 1b. Development (project) number: MA002000252
	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: 303 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
	7. Timeline for activity: a. Actual or projected start date of activity: February 2010 b. Projected end date of activity: February 2010

7.0 c	7.c Conversion of Public Housing **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 next component; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to next component.) 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 next component. If "No", complete the Activity Description table below.

7.0 c	**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)

Boston Housing Authority
Voluntary Conversion from Public Housing to Tenant-Based Assistance
Initial Assessment

The Boston Housing Authority determined a Per Unit Monthly (PUM) cost for covered (general occupancy) developments including operating costs with tenant contribution ($785) and capital ($184) for a total of $996 PUM as of September 2008. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to $1460 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.

7.0 c

The above formula applies to the following developments:

Development Name	Number of Occupied Units*
Alice Taylor	352
Bromley Park	517
Cathedral	397
Charlestown	982
Commonwealth	269
Franklin Field	326
Heath Street	214
Lenox Street	271
Mary Ellen McCormack	941
Old Colony	804
Washington / Beech	124
West Newton Street	124
Whittier Street	189

*As of September 2009

(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.)

7.0 d	**A. Public Housing** 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 next component; 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 next component.) 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 next component. If "No", complete the Activity Description table below.)

7.0 d	**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

7.0 d	**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 next component; 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 next component.) 2. Program Description:
7.0 d	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.
7.0 d	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.

7.0 d	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
7.0 d	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:

7.0 d	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).*

7.0 e	7.e Project-based Vouchers: Boston Housing Authority Section 8 Project Based Voucher Program **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.
7.0 e	**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.**
7.0 e	**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 13,067 tenant-based units, 20% would equate to 2613 units. By the end of BHA Fiscal Year 2011, the BHA anticipates that it will have 1560 units under contract in its PBV Program. This number includes 450 new units the BHA expects to lease in BHA FY 2010 as part of the BHA's repositioning of units from ACC to PBV. In addition, the BHA has issued award letters for 179 new construction units that are anticipated to be occupied during FY 2011. All of these units are to be located in the City of Boston.
7.0 e	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.

7.0 e	**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 BHA will partner with the City of Boston to solicit proposals for new affordable housing units utilizing up to 200 units in FY 2011. These units will be targeted towards the creation of affordable housing for homeless families. 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:
7.0 e	**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.
7.0 e	**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.).
7.0 e	**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.
7.0 e	**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.
7.0 e	**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.

8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit **t**he *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing. **See attached Capital Fund Program Annual Statement and Performance and Evaluation Reports.**
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. **See attached Capital Fund Program Five-Year Action Plan**
8.3	**Capital Fund Financing Program (CFFP).** ☒ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	**Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.0	**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**	**Sup ply**	**Quali ty**	**Access-ability**	**% Over-crowded***	Size	**Location**	
	Income <= 30% of AMI	50,714	51.3	5	3	2	2	N/A	1	N/A	
	Income >30% but <=50% of AMI	24,043	24.3	5	3	2	2	N/A	2	N/A	
	Income >50% but <80% of AMI	24,006	24.3	4	3	2	2	N/A	2	N/A	
	Elderly <80%**	20,601	20.9	4	3	2	2	N/A	N/A	N/A	
	Non-Elderly Families with Disabilities <80%**	11,542	11.7	3	4	2	2	N/A	N/A	N/A	
	White Non-Hispanic <80%	42,785	43.3	4	3	2	2	N/A	N/A	N/A	
9.0	Black Non-Hispanic Households <80%	26,141	26.5	4	3	2	2	N/A	N/A	N/A	
	Hispanic Households <80%	16,611	16.8	5	3	2	2	N/A	N/A	N/A	
	Native American <80%	368	.4	5	3	2	2	N/A	N/A	N/A	
	Asian Pacific Islander <80%	9120	9.2	4	3	2	2	N/A	N/A	N/A	
	All Minority Households <80%	52,240	52.9	4	3	2	2	N/A	N/A	N/A	
	All Renter Households <80% AMI	98,763	100	4	3	2	2	N/A	1	N/A	

*Overall renter households eligible for public housing, those below 80% of Area Median Income
**There is likely some overlap in the data. For example, elderly households will include persons with disabilities who are elderly and disabled families will include both single persons and persons with children.

9.0

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 7/1/2008 to 6/30/2013

☒ U.S. Census data: the State of the Cities Data Systems: Comprehensive Housing Affordability Strategy ("CHAS") dataset as of 2000

☐ 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

9.0

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.

9.0

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	5887		2500**
Extremely low income <=30% AMI	5372	91.25%	
Very low income (>30% but <=50% AMI)	487	8.27%	
Low income (>50% but <80% AMI)	28	.48%	
Families with children*	1918	32.58%	
Elderly families*	152	2.58%	
Families with Disabilities*	1408	23.92%	
White Hispanic	1233	20.94%	
White Non-Hispanic	1732	29.42%	
Black Hispanic	292	4.96%	
Black Non-Hispanic	2454	41.69%	
American Indian Hispanic	10	0.17%	
American Indian Non-Hispanic	72	1.22%	
Asian/Pacific Island Hispanic	2	0.03%	
Asian/Pacific Island Non-Hispanic	92	1.56%	

9.0	*The BHA had 1622 Single applicants on the waiting list. In addition there were 787 instances of families that fit into more than one category. **BHA ranked 7277 applications on its Section 8 Tenant-Based Waiting List based on the result of the lottery process when it re-opened the waiting list for two weeks in October 2008. Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: **HOW LONG HAS IT BEEN CLOSED? SINCE NOVEMBER 1, 2008** 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.	

9.0

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	19335		5000**
Extremely low income <=30% AMI	17436	90.18%	
Very low income (>30% but <=50% AMI)	1672	8.65%	
Low income (>50% but <80% AMI)	227	1.17%	
Families with children*	8331	42.91%	
Elderly families*	1577	9.22%	
Families with Disabilities*	4568	24.98%	
White Hispanic	5029	26.01%	
White Non-Hispanic	3619	18.72%	
Black Hispanic	1204	6.23%	
Black Non-Hispanic	7336	37.94%	
American Indian Hispanic	46	0.24%	
American Indian Non-Hispanic	95	0.49%	
Asian/Pacific Island Hispanic	9	0.05%	
Asian/Pacific Island Non-Hispanic	1997	10.33%	

9.0	*The BHA had 5054 Single applicants on the waiting list. In addition there were 195 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	9907	51.24%	
	2 BR	5995	31.01%	
	3 BR	2890	14.95%	
	4 BR	463	2.39%	
	5 BR	66	0.34%	
	6+ BR	14	0.07%	
	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			
9.1	**Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**			

9.1	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. **<u>(1) Strategies</u>** **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.
9.1	**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.

9.1	**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)
9.1	**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)
9.1	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)
9.1	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

9.1	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).
9.1	**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.
9.1	**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)
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Five-Year Plan Progress Report (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

10.0	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 or federal statutory requirements; such changes will not be considered significant amendments by HUD.

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. See attached file with forms a-e. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. See attached file Response to Comments of RAB and Public (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

	Names of Documents: PHA 5-Year and Annual Plan HUD 50075 (ma002v03) Attachments: Five Year Agency Plan FY 2010-2014 (ma002a03) Comments and Responses to the BHA FY 2010 Five-Year and Annual Plan Amendment No. 1. (ma002b03) Plan Certifications (ma002c03) 5 Year Plan Progress Report (FY 2005-2009) (ma002d03) FY 2010 Capital Fund Program Annual Statement Parts I, II, and III (ma002e03) FY 2010 Capital Fund Program 5 Year Action Plan (ma002f03) FY 2010 Capital Fund Program 5 Year Action Plan Part I Summary (continued) (ma002g03) FY 2010 Capital Fund Program 5 Year Action Plan Part II Physical Needs (ma002h03) FY 2010 Capital Fund Program 5 Year Action Plan Part III Management Needs (ma002i03) Performance and Evaluation Replacement Housing Factor Summary and Supporting Pages for FFY 2006 (501), FFY 2006 (502), FFY 2007 (501), FFY 2007 (502), FFY 2008 (501), FFY 2008 (502), FFY 2009 (501), FFY 2009 (502) (ma002j03) Capital Fund Recovery Competition Performance and Evaluation for Amory, Bromley, Cathedral, and Old Colony (ma002k03) Perform. and Eval. FFY 2005 Summ. & Supp. Pages (ma002l03) Perform. and Eval. FFY 2006 Summ. & Supp. Pages (ma002m03) Perform. and Eval. FFY 2006 (502) Summ. & Supp. Pages (ma002n03) Perform. and Eval. FFY 2007 Summ. & Supp. Pages (ma002o03) Perform. and Eval. FFY 2008 Summ. & Supp. Pages (ma002p03) Perform. and Eval. FFY 2009 Summ. & Supp. Pages (ma002q03) Perform. and Eval. Capital Fund Financing Program Summ. & Supp. Pages (ma002r03) Capital Fund Recovery Grant (stimulus) (ma002s03) Challenged Elements (ma002t03) Supplement to HUD Form 50075: Plan Elements (ma002u03) Amended Administrative Plan (ma002w03)

Boston Housing Authority

Five-Year Agency Plan FY 2010-FY 2014

The Boston Housing Authority (BHA) presents this Five-Year Plan for the federal housing programs that BHA administers for fiscal years 2010 through 2014. A final version of this plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) as part of the BHA's annual Agency Plan submittal in January, 2010.

In the past, HUD has provided a template for the Five-Year Plan, and housing authorities have had limited flexibility to customize the document for local considerations and initiatives. With the upcoming Five-Year Plan submission, HUD is allowing housing authorities far more flexibility in how they structure their plans and communicate goals and priorities to HUD and the community. BHA intends, with the current Five-Year Plan, to clearly lay out the Authority's key initiatives in a format that will best facilitate public input.

I. Background:

In September 2007, the BHA issued *An Approach to Preservation*: *Repositioning Boston's Public Housing for the Future*,", a strategic planning document that described directly the serious and long-term shortfall in capital funding for needed upgrades and repairs to the BHA's public housing portfolio. In that document, the BHA laid out several specific initiatives aimed at addressing the capital needs of the BHA's federal public housing portfolio, then estimated at $500 million over the coming five years. Today we have already made significant achievements through those initiatives. Although the long-term forecast for Boston's public housing still includes significant challenges, we are pleased to report a positive outlook regarding resources for the BHA's federal housing stock over the next five years:

- The Capital Fund Financing Program (CFFP) is in its second year, spurring another $70 million in upgrades currently in construction;
- Through the American Reinvestment and Recovery Act (ARRA), the federal stimulus legislation enacted in early 2009, the BHA has been awarded over $73 million for capital and redevelopment projects over the next 3 years;
- An Energy Performance Contract for upgrades at 13 developments has been fully negotiated and financed and is awaiting HUD approval for an additional $60 million in critical energy and water efficiency investment;
- Over $200 million in mixed-finance redevelopment has been initiated within the last two years.

This infusion of investment in BHA's federal housing is unprecedented and allows the opportunity to make a one-time, significant impact on the overall condition of this housing over the next few years.

In addition to significant achievements toward securing the long-term stability of its federal housing portfolio, the BHA as an organization has continued to evolve, building upon its Operations, Leased Housing, and Administrative accomplishments:

- BHA has been designated a High Performer for its public housing program for three (3) consecutive years;
- BHA has been designated a High Performer for its Leased Housing program
- The BHA has increased its voucher portfolio by 1875 vouchers in the past five years;
- The BHA has partnered with the City of Boston and private developers to create 683 new affordable units since 2001 through its Section 8 Project-Based Voucher Program;
- The BHA has maintained at least a 97% occupancy rate in public housing since 2005 and has no long term vacant, off-line units;
- The BHA has become a national leader in green and healthy public housing, including a nationally-recognized model for Integrated Pest Management and several smoke-free housing pilot programs underway;
- The BHA recently received an A+ Stable rating from Standard & Poor's.

II. Five-Year Goals:

The BHA's overall mission remains the same: to provide stable, quality affordable housing for low- and moderate-income persons; to deliver these services with integrity and mutual accountability; and to create living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.

We have developed several goals to guide our activities over the next five years to best accomplish this overall mission given the particular challenges and opportunities facing the Authority in the upcoming five-year period. These goals will undergo annual review and progress reporting under the Agency Plan process:

- Continue to preserve and enhance housing opportunities with an emphasis on deep affordability and sustainability;

- Maintain High Performer Status (Public and Leased Housing);

- Invest in resident capacity building and self-sufficiency initiatives to the greatest extent possible;

- Enhance systems, training and ongoing support for managers and staff to ensure that they have the tools to effectively carry out the BHA mission;

- Continue to improve customer service in all areas such that the BHA is consistently experienced internally and externally as an efficient, pleasant and responsive organization.

In support of these goals, we put forward several priority initiatives for the next five years that will enhance the quality of life for Boston public and leased housing residents.[1]

III. Key Initiatives:

Priority initiatives are described below within the core divisions of the BHA: Capital Construction, Operations, Mixed Finance Redevelopment, Leased Housing and Occupancy, Resident Services, and Agency Administration.

Capital Construction:

Currently $200 million in repairs are underway or planned for the next five years, and the Authority is focused upon completing this renovation on schedule and within budget, in a manner that creates as little disruption for residents as possible. Physical assessments are conducted annually with input from many sources: residents, managers, superintendents, capital staff, etc. Health and safety, security, operating efficiencies, and basic preservation of building stock are the highest concern.

Capital Fund Program:

The CFP provides about $24 million annually, and will continue to help address the physical needs of the portfolio in years to come. The CFP is the critical cornerstone of the overall plan to preserve the BHA's public housing stock, but it is not sufficient to address the comprehensive needs of the federal portfolio, estimated at over $500 million—hence the other strategies highlighted below. The listing of all CFP projects is included in the BHA's Annual Statement and Five-Year Capital Plan, which are reviewed by residents and made available for public comment each year. A summary of the plans is available in the BHA Planning Library or on the BHA web site at *www.bostonhousing.org.*

Capital Fund Finance Program:

HUD regulations permit housing authorities to issue bond debt to be repaid out of future CFP subsidy allocations. A portion of the annual CFP subsidy to be received from HUD in

[1] *Note on State Public Housing: Although HUD's Five-Year Plan requirement does not apply to state public housing units, the Five-Year Plan goals are authority-wide goals that apply to all programs, including the state program. Residents and other stakeholders have asked us to provide a preservation strategy for the BHA's state public housing units in conjunction with the federal Five-Year Plan process. The picture is far more challenging in terms of capital resources for the BHA's state-funded public housing portfolio than in the federal program at this juncture. The state's resource environment has continued to decline over the past two years. Despite the best efforts of BHA and its partner agency, the Massachusetts Department of Housing and Community Development (DHCD), the state has had to postpone and/or cancel most of the major capital projects in the pipeline over the past 2 years, including over $55 million in kitchen and bath repairs at several family developments. We hope to reinstate these projects, but the state has been clear that there are no additional resources on the short-term horizon.*

future years can be pledged to leverage a lump-sum infusion of capital funding from the bond market today. This is called the Capital Fund Financing Program (CFFP).

In May 2008, the BHA issued CFFP bonds that brought in $77 million. BHA staff has proceeded to obligate and expend these funds on schedule with major upgrades at Charlestown and Mary Ellen McCormack, and additional repairs at Old Colony and numerous Elderly/Disabled sites. All funds must be obligated by February, 2010 and spent by February, 2012.

More specifically, bathroom plumbing and ventilation contracts are underway at Charlestown, Mary Ellen McCormack and Old Colony, as well as storm and sewer line replacements, building envelope repair and hot water improvements at these sites. By February, 2010, the last phase of building envelope work at Mary Ellen McCormack will be under contract as well as $9.9 million for upgrades at Charlestown in conjunction with the Energy Performance Contract described below. Within the Elderly/Disabled portfolio, elevator modernization began at nine developments in September 2008 and will be completed in late 2010. Improvements to fire alarm systems at 12 elderly sites will also begin construction in February 2010.

Energy Performance Contract

HUD allows public housing authorities to enter into Energy Performance Contracts with companies called ESCOs (Energy Services Companies) that provide heating, ventilation, plumbing, electrical and other energy-related upgrades in exchange for a fee derived from the utility cost savings resulting from those improvements. The arrangement allows a housing authority to leverage private sector funds to make improvements rather than use scarce federal capital funds.

The BHA outlined plans for its third energy performance contract to address improvements at 13 federal sites in the *Approach to Preservation* in September 2007. These upgrades are not only critical in terms of sustaining these buildings, but will reduce operating costs significantly. We are pleased to be moving from planning to reality on this program, with a fully negotiated and financed project awaiting HUD approval. The negotiated program represents over $60 million in critical energy and water efficiency investment. The measures under the program (which vary from site to site) include

- High Efficiency Natural Gas Boilers and Domestic Hot Water Systems
- High Efficiency Low Flow Toilets
- Solar Photovoltaic Panels
- Co-Generation Systems
- Web Based Energy Management Systems
- High Efficiency Lighting and Controls
- New "Cool" Roofing Systems
- High Efficiency Low-E Window Systems

A more complete listing of projects by site can be found at www.bostonhousing.org. The BHA submitted the final contract to HUD for approval in September, 2009 and is anticipating approval in November, 2009. Construction will begin toward the end of 2009, and will be completed in 2012.

American Reinvestment and Recovery Act (ARRA) Fund Projects:

In March, 2009, the BHA was awarded a one-time formula allocation of $33 million under the American Reinvestment and Recovery Act (ARRA), allowing the BHA to address significant additional repairs over the next three years. The BHA will use these funds to expand and enhance work funded under the CFFP program as well as to upgrade some additional heating systems at elderly/disabled properties. Specific projects are listed in the Agency Plan Annual Statement and 5-Year Plan, a summary of which is available in the BHA Planning Library or on the BHA web site at *www.bostonhousing.org*

In addition, the BHA applied for $57 million in several categories over the summer of 2009 for ARRA funds through HUD's Competitive Recovery Fund Competition program. We were delighted to be awarded over $40 million in September, 2009. $18 million of these funds will go to the following capital construction projects (an additional $22 million was awarded to Old Colony as described in the Mixed Finance Redevelopment section below):

- Green Rehab at Bromley Heath and Cathedral -- BHA received $14 million to create a green public housing renovation demonstration at its Bromley-Heath and Cathedral developments. BHA will seek LEED for Homes certification and establish a cost-effective, replicable model for sustainable public housing rehabilitation at 24 units at Heath and 56 units at Cathedral. Improvements at the buildings and the surrounding site will include: white roofing, a rainwater collection system, new storm and sewer service lines, new energy efficient windows, solar thermal and/or electric panels, designated recycling areas and designated bike rack areas, new kitchens and baths incorporating green sustainable fixtures, finishes and coverings, energy-efficient lighting, enhanced insulation, and energy-efficient heating and utility service improvements.

- Elder Services Center at Amory Street – BHA received $4 million to build a comprehensive services center for frail elders at its Amory Street Elderly/Disabled development. These funds will enable BHA to renovate a portion of the ground floor at this site into a 10,000 square foot full-service center serving the needs of BHA elders and people with disabilities who are over the age of 55. The programs and services to be offered by this facility are described further in the Resident Services section below.

Operations:

The BHA has continued to build upon its High Performer status in a number of ways by focusing on both the core mission of providing housing as well as embarking upon

initiatives that target the health of BHA residents and the efficiency and sustainability of our housing. We continue to work with site–based staff to set ambitious performance goals and the make sure that staff have the training and tools they require to achieve these goals. Additionally, the BHA is actively engaged in and seeks to increase its partnerships with academic and public/community health organizations to explore ways to provide healthier and more sustainable public and affordable housing.

To carry out these intentions the Operations Department has established the following goals to be achieved in the next five years:

- **Achieve a twenty day unit turnaround time at all developments:**
  In order to appropriately serve all those eligible the BHA must reduce the amount of time units are off-line between residents. In addition to maintaining 97% or better occupancy, decreased vacancy days will also maximize the affordable housing resource for the community.

- **No more than 10% of the rent roll outstanding in any year:**
  Timely collection of rent is essential to the success of any property, particularly under HUD's project-based funding system.

- **Fully implement preventive and planned maintenance schedules and increase the percentage of staff-initiated work items to 70% of the total**:
  Performing maintenance from a solid maintenance plan is the most cost effective way to provide maintenance services to BHA's residents and therefore makes the most of the scarce resources available for public housing.

- **Fully implement asset management by developing site-based plans that will ensure high occupancy, collection of all potential rent and preservation of the physical asset**:
  The essence of asset management is to understand the circumstances of each development and develop strategies that permit each development to achieve its highest potential to provide affordable housing for the longest possible period.

- **Provide operations staff training required to meet agency goals:**
  It is incumbent upon the BHA to ensure that its staff has the skills, systems and tools required to meet the performance and customer service goals that have been set.

- **Establish resident health, energy efficiency and sustainability as priorities in the planning and implementation of all initiatives:**
  By including these principles as priorities in all activities, the BHA can develop a comprehensive approach that recognizes the importance of establishing healthy and energy efficient affordable housing.

Mixed Finance Redevelopment:

The BHA has become a national leader in public housing revitalization through HUD's Mixed Finance program, which allows housing authorities to combine public housing funds with private funds in order to redevelop properties into new housing or to change the type of subsidy at the site so that the site can be preserved as affordable housing for future generations of low-income residents.

Mixed-finance endeavors are always limited by the availability of tax credit and other state and local funding; however, thanks to its state and City partners the BHA has been fortunate to continue to secure these resources on a limited but regular basis. The following initiatives will be prioritized over the next five years:

- **Washington Beech**: The BHA received a $20 million HOPE VI grant for Washington Beech in March, 2008, and $10 million from the ARRA formula grant in March, 2009. The project is in construction on a $45 million 100-unit Phase 1, to be completed in the fall of 2010. Phase 2, another 106 units, will be completed late 2012. The project will provide completely new, energy-efficient and healthy homes for the existing residents of the site, along with significant self-sufficiency programs.

- **Orchard Gardens Homeownership:** The Orchard Homeownership Initiative is transforming a long-vacant block in the heart of the Dudley Square neighborhood into 20 brand new, affordable, energy-efficient homes for sale to first-time homebuyers. The new homes will feature solar panels and other renewable energy features. The initiative is the final phase of development under the Orchard Park HOPE VI program, and is being developed by the Madison Park Community Development Corporation (MPCDC). Units will come on line in late 2010.

- **Project-based Section 8 at Heritage and Lower Mills:** The transfer of these two Elderly/Disabled sites from the public housing program to Project-based Section 8 is on track for early 2010. The initiative will preserve these properties as affordable housing and leverage an estimated $10 million for needed repairs.

- **Old Colony:** The BHA applied for and received $22 million through HUD's Competitive Recovery Fund Competition program—the largest single award to a public housing authority nationwide—in September, 2009. The BHA and Old Colony residents propose to set a new standard for sustainable multi-family design and livability at Old Colony. The overall redevelopment objective at Old Colony is to transform the site into a green/sustainable, vibrant urban village, which provides attractive, quality housing and enhanced programs for residents. Phase 1 will involve the construction of approximately 100 new units, to be completed by September, 2012. At the same time, the BHA will move forward to develop a master plan for the rest of the Old Colony site by December, 2010.

- **Orient Heights**. The BHA's priority for redevelopment within the state portfolio continues to be Orient Heights. This site is facing significant distress due to its

aged infrastructure, deteriorated site and buildings, and challenging topography. The BHA has been working with state officials to consider alternatives for redevelopment given the lack of state resources to assist in redevelopment. As more detailed plans emerge from this effort, the BHA will re-engage residents in a planning process.

Leased Housing and Occupancy:

The BHA's Leased Housing and Occupancy Divisions continue to improve its provision of service to our internal and external customers. Building upon our success and the achievement of High Performer status, Leased Housing and Occupancy will partner with our funding agencies, the City of Boston and private advocacy and development agencies to preserve existing and create new affordable housing opportunities. Leased Housing and Occupancy will also continue to prioritize all of the BHA's housing resources towards the provision of permanent housing to homeless or displaced low income households.

The following initiatives will be prioritized over the next five years:

- **Create and Preserve Affordable Housing.** The BHA will continue to maximize assistance to existing participants while serving new applicant households as appropriations allow through monitoring of voucher utilization and costs. The BHA will also actively pursue any available voucher funding.

  The BHA will also continue to utilize its Project Based Voucher (PBV) Program to create and preserve affordable housing. The BHA has committed 600 PBVs to the City's Leading the Way III campaign for the creation of new affordable housing over the next three years. In addition, the BHA has committed up to 500 PBVs for use in the BHA's Heritage and Lower Mills initiative described above.

- **Decrease Homelessness in the City of Boston.** Over the past several years the BHA has partnered with a number of public and private providers to decrease chronic homelessness in the City of Boston. Over the next five years the BHA will build on these partnerships to create scattered site and project -based supportive housing programs targeted towards the specific needs of chronically homeless households. In addition, the BHA will look to mirror the success it has had with individual providers, to create a system of supportive housing programs for homeless families with the goal of significantly reducing the number of Boston households residing in shelters and motels.

- **Enhance Customer Service.** The BHA will continue to explore and implement improvements to our policies and procedures as well as changing technology, all with the goal of enhancing service to our landlords, applicants, participants and employees. The BHA will utilize changing technology to create portals for landlords, applicants and participants into the BHA's systems that will allow secure access to relevant data. The BHA is also in the process of implementing direct deposit for landlords with an anticipated completion date of June 2010. In addition, the BHA will

continue to evaluate staff roles and responsibilities and will train staff on changing technology, new programs and policy changes.

- **Maintain High Performer Status.** In 2008, the BHA received an unprecedented 100% on HUD's Section 8 Management Assessment Program(SEMAP). Over the past five years, the BHA has created and implemented a number of policies, procedures and monitoring tools specific to each of the indicators evaluated by HUD. Over the next five years, the BHA will continue to update and monitor these tools as necessary to ensure that we maintain a high level of program performance.

Resident Services:

The BHA recognizes the importance of continuing and expanding its work with residents and has established three priority goals for the next five years:

- **Expand employment and skills training for BHA residents**:
    - Expand the Public Housing Family Self-Sufficiency program from 36 to 100 households by 2015;
    - Strengthen existing partnerships and secure at least $195,000 in funding annually for resident services;
    - Expand staff capacity to include at least one a social work degree;
    - Work more closely with the Civil Rights Department's Section 3 program.

- **Respond to the social service needs of residents**:
    - Further integrate the work of elderly resident service coordinators and family services program to better address the needs of elders living in family developments;
    - Developing more youth services and partnerships including the development of more college pathways for BHA youth.
    - Strengthening and expanding the BHA's Health and Wellness Initiatives such as those established through the Partners in Health and Housing Prevention Research Center.

- **Provide support for capacity-building with residents** so that resident organizations are active and effective in representing the needs of residents, and more Local Tenant Organizations become recognized and are able to sustain recognition.

The following special projects are also key priorities over the next five years:

Elder Services Center at Amory Street – BHA received $4 million to build a comprehensive services center for frail elders at its Amory Street Elderly/Disabled development. The center, which will draw residents from multiple sites, will be operated by Upham's Corner Health Center's Elder Service Plan. The program allows elders to remain living independently in the community, rather than in a nursing home. Services to residents will include primary care, specialty care, dental and eye care, prescription

drugs, home health services, rehabilitative services, nutrition, respite care, and transportation assistance. The Center will be constructed by September, 2012.

Early Education Center at Bromley -- BHA, the Tenant Management Corporation at Bromley Heath, and Associated Early Care and Education have partnered to plan for a new state-of-the-art comprehensive Early Education Center at the Bromley-Heath site. An existing long-term vacant building will be demolished to make way for the Center, which will serve more than 80 children and families from Bromley, other BHA sites, and the surrounding neighborhood. The Center will be constructed by March, 2012.

Finance and Administration:

The BHA's Finance and Administration division has also developed a set of initiatives to support the overall Five-Year Agency Plan goals, and to push progress in specific areas to optimize the Agency's ability to deliver on those goals. While these initiatives are mainly internal to the organization, they are critical to the continued improvement of customer service:

- Move the BHA from cash to encumbrance budgeting to improve short term control over spending data;
- Increase the availability of real-time financial reporting;
- Use available technology to allow stakeholder access to administrative systems, e.g. vendor portals, application status, etc. from outside the BHA;
- Utilize document management and automated work flow technology to improve efficiency through effective document routing and concurrent review and approval methods;
- Attract, motivate, retain, manage, and develop qualified and productive employees and provide a safe, non-discriminatory work environment for those employees;
- Ensure that supervisors/managers have the tools to effectively manage their staff and provide ongoing guidance and training to assist them regarding the policy, regulatory, customer service, and mission aspects of their jobs.

IV. Next Steps:

This Five-Year Plan is now being submitted to HUD as part of the BHA's Agency Plan for review and approval. Please contact us in writing (email is fine) if you have questions or comments:

Five-Year Plan Comments and Questions:
c/o Administration Department, Boston Housing Authority
52 Chauncy Street, Boston, MA 02111
John.kane@bostonhousing.org

Comments and Responses to the BHA FY 2010 Five-Year and Annual Plan Amendment No. 1.

The following document contains the comments and responses received on the BHA's FY 2010 Five-Year and Annual Plan Amendment No. 1. This Amendment consists of changes the BHA has made to its Housing Choice Voucher Program Administrative Plan. The HCVP Administrative Plan was put out for public comment on May 19, 2010 and the comment period closed on July 2, 2010 with a public hearing held June 22, 2010 at the Amory Street Housing Development at 6:00 P.M.

The BHA took several steps to notify the public of the revision to its HCVP Administrative Plan and the opportunity to comment. The BHA placed an advertisement in the Boston Globe and sent letters to many local officials and advocacy groups notifying them of the Public Hearing and the proposed changes to the HCVP Administrative Plan. The revised HCVP Plan was made available for review at BHA's headquarters at 52 Chauncy St. and on its website at www.bostonhousing.org .

The following are the comments the BHA received on its proposed changes to the HCVP Plan as well as the BHA's responses to those comments:

Comment: A number of comments applauded the collaborations the BHA is building to facilitate housing options among homeless families and individuals and identified the most recent proposed changes to the HCVP Plan as evidence of the BHA's continued commitment to creating housing options for homeless households.
BHA Response: The BHA is thankful for the support of its partners and agrees that these new changes will expand our ability to provide supported housing to homeless households.
Comment: A few comments asked clarifying questions as to the impact on the waiting list for current applicants once the chronic homeless preference is eliminated and asked what notice applicants would receive of the change in the amount of points they old on the waiting lists.
BHA Response: Once the chronic homeless preference is eliminated, the BHA will remove the one point associated with this preference from all applicants on the waiting lists. The BHA will send a notice to each impacted household notifying them of the change in the amount of points they hold on the waiting lists.
Comment: One comment asked if the BHA was seeking to extend Super Priority to the PBC Program as well as to the Section 8 Moderate Rehabilitation Program.
BHA Response: The BHA is not looking to extend the Super Priority category to its PBC Program as all of these sites will be converting to PBV subsidy by the end of this calendar year.

Comment: One comment asked if the BHA had received additional vouchers for these proposed programs and if not what the impact of these programs will be on the BHA's ability to serve households on the tenant based waiting list.
BHA Response: The BHA has not received additional vouchers for these programs. However, in creating these preferences, the BHA did look at annual turnover of vouchers it has and feels that provided we continue to receive sufficient appropriations, we will be able to serve both these programs as well as households on the waiting list.

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 City of Boston prepared pursuant to 24 CFR Part 91.

Thomas M. Menino 1-14-10

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 X *5-Year and/or* X *Annual PHA Plan for the PHA fiscal year beginning* 4/1/10, *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

X 5-Year PHA Plan for Fiscal Years 2010 - 2014

X Annual PHA Plan for Fiscal Years 2010 - 2011

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
William E. McGonagle	Administrator
Signature	Date
	1/13/10

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

Annual Plan and Capital Plan

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.)

52 Chauncy Street Boston, MA 02111 and BHA federal public housing developments

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
William E. McGonagle	Administrator
Signature	Date
X	1/13/10

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:
[b] a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:
[a] a. bid/offer/application
b. initial award
c. post-award

3. Report Type:
[a] a. initial filing
b. material change
For Material Change Only:
year _____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity:
[x] Prime [ ] Subawardee
Tier _____, *if known*:
Boston Housing Authority
52 Chauncy St. 11th Fl.
Boston, MA 02111
Congressional District, *if known*: MA 8&9

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:

Congressional District, *if known*:

6. Federal Department/Agency:
U.S. Dept. of Housing and Urban Development

7. Federal Program Name/Description:
Annual Plan and Capital Fund Program 2010
CFDA Number, *if applicable*: _____

8. Federal Action Number, *if known*:

9. Award Amount, *if known*:
$

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: William E. McGonagle
Title: Administrator
Telephone No.: 617-988-4124 Date: 1/13/10

Federal Use Only:

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Standard Form LLL (Rev. 7-97)

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
William E. McGonagle	Administrator
Signature	**Date (mm/dd/yyyy)**
	1/13/10

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

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Boston Housing Authority	MA002
PHA Name	PHA Number/HA Code

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: William E. McGonagle	Title: Administrator
Signature:	Date: 01/10/2010

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, Washington Beech, and Old Colony 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 210 vouchers as a participant in HUD's Veterans Administration Supportive Housing (VASH) Program. The BHA will also be applying for additional FUP and Designated Housing Vouchers as they become available. 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; underway for Washington Beech; underway for Heritage and Lower Mills; planned for Old Colony.
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	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

	units.	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. As of September 30, 2009, BHA's occupancy rate remains at 97%. With a recent HOPE VI award and several ARRA projects in the pipeline at our largest developments, it has become necessary to resume holding some units to accommodate relocation.
	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. Since 2005, BHA implemented a streamlined procedure 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. Average unit turnover time for the immediate past fiscal year was 113 days.
Objective: Leverage private or other public funds to create additional housing opportunities.		

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

	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 pending.
	Leverage public and private funds for Franklin Hill and Washington Beech redevelopment.	Franklin Hill redevelopment is close to completion. The new Phase 1 units are occupied and the Phase 2 units are ready for occupancy. 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 complete. New construction of the first 100 units began in June 2009 with occupancy anticipated in July 2010. Significant public and private funds have been 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. The BHA applied for and received over $4 million in the recent ARRA competitive capital fund round to build a comprehensive Elder Services/PACE Center at Amory Street. The Center will be completed in the Fall, 2012.
	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 Maverick and Franklin Hill.	Replacement Housing Factor funds have been expended at Maverick and at Franklin Hill and Washington Beech. The FY 2009 1st and 2nd increments of RHF funds will be expended at Washington Beech Phase 2.
	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, and has been update and re-issued as the BHA's Five-Year Plan in conjunction with this year's Agency Plan process. 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. BHA has remained a high performer since FY2007.
	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. The rent collection percentage for September 2009 was 96%.
	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 was 97%. The rent collection percentage for September 2009 was 96%.
	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 were 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. In the past two years, BHA Managers have received additional EIV training in conjunction with changes to the system, as well as training in rent calculation, public housing management, and Asset Management provided by HUD and Nan McKay. BHA staff has also provided training on BHA's Rent Manual.

	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 (SBWL). 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. The next testing of BHA's and HOPE VI SBWL will occur in 2010. We are currently reviewing the RFP for the bidding process. Any training modifications that may be needed will be reviewed after our 2010 testing of the SBWL. Comprehensive training and revised protocols have been developed at both BHA and HOPE VI sites as a result of the previous testing process completed in 2007.
	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. For FY2009, BHA completed 99% of emergency work orders within 24 hours and the average completion time for non-emergency work orders was 22.1 days, with both averages achieving an "A" under the current PHAS standards.
	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. We continue to work with individual developments to achieve the 97% goal individually. As of September 30, 2009, the Federal Occupancy Rate was 96%, with 30 of 50 sites at or above

		97% occupied.
	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%. In September 2009 the reporting rate had fallen to 94% due to staff turnover. BHA is working to address this issue and return the reporting rate to greater than 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. BHA maintained the same level of performance in the areas measured on the Management Assessment for 2009, but HUD did not assess PHA performance on the Indicator. The Physical Indicator was assessed and BHA scored 25 out of 30, qualifying for the performance incentive (a year exempt from the HUD REAC inspection cycle).
	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 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 completed Year 3 of the grant activities and fifteen developments participated 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. Standard Operating Procedures have been fully implemented. Staff have begun a quality assessment of the program in addition to continued evaluation. IPM trainings will be held twice a year for resident tenant coordinators. We are also piloting an IPM orientation for new residents and families that are having problems with pests about how to take care of their apartment and help keep it a pest-free environment. We are also working to include IPM concerns in construction contract specifications and have developed a structural guide to IPM.
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 worked diligently, 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 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. In 2009 the BHA achieved its goal as a high performer with a SEMAP score of 100%. The BHA will continue to monitor our performance on SEMAP indicators in order to maintain the status of high performer.
	Create and implement a revised Section 8 Administrative Plan.	The BHA submitted a new Housing Choice Voucher Program (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. This plan was approved by HUD and is now fully implemented. A waiver request seeking transfer of preliminary application in-take screening and wait list management has been submitted to HUD and is pending.
	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. In 2009 the BHA began to recapture the administration of BHA vouchers in surrounding communities.
	Improve system for the timely submission of complete and accurate data to HUD's PIC system to meet HUD-established reporting rate.	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 Section 8 reporting rate was 99.88%.The BHA's Section 8 reporting rate for September 2007 was 95.43%, for September 2008 it was 100.12%, and for September 2009 the BHA's reporting rate 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 2009 staff trainings included EIV updates, training on the BHA's database software, changes in the Administrative Plan, LEP policy, Reasonable Accommodations and Customer Service. 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 continues 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 has 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 were 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 assisted 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 were coded as RS (for Resident Survey) in the work order system. Final reports indicated that about 75% to 80% of residents completing the survey had a positive opinion of their work order experience. 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. In 2009, the BHA implemented a new telephone system that is more robust and reliable, and allows customers to get the person or information they need as quickly as possible. This telephone system includes improved call routing, Automated Attendants, multiple Integrated Voice Response (IVRs) automating customer interactions, and new flexible and powerful call center systems for our switchboard, Emergency Response Center, Occupancy and Leased Housing departments. 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 and 2010, the BHA plans to implement new software to support public housing management operations, and Finance/Human Resources software systems. Each of these implementation projects is being driven by the results of the Needs Assessment. The BHA intends to implement software applications that will allow it to make these operations as customer-focused as possible.

		With the transition to Property Based funding scheduled for 2008, BHA is reviewing its business processes to ensure that they are designed to facilitate a property-centered operation. The impact of this on software applications will be reviewed during the upcoming year.
	Develop and distribute on a regularly scheduled basis a survey questionnaire to residents about completed work orders and to Section 8 participants for annual recertifications. The survey would be sent to a predetermined percentage of randomly chosen residents and participants across the portfolio. Results will be reviewed and evaluated for possible actions the BHA may take to improve customer service and the experience for residents and participants around the work order and recertification processes.	See response under section on Customer Service. BHA has implemented the work order survey and has surveyed 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 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 were sent out to randomly selected residents who have had a work order completed within the previous 60-90 days. BHA received approximately 25 percent of the surveys back in response with about 75% to 80% were positive.
	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 by the end of 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 staffperson, 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.	In the past, 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 the most recent 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. HUD did not conduct a RASS survey in 2009.
	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 implemented use of the Emphasys-Elite Appeals tracking software module for Section 8 terminations. This software integrates data on appeals with the admissions and occupancy systems. Work will continue to include Public Housing appeal categories as MIS Department resources become available. 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 2010. 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. In 2008, BHA conducted on-site SOP reviews to determine compliance and identify training needs. These reviews resulted in follow-up technical assistance visits and targeted individual training which continues in 2009. Maintenance superintendents received Certified Manager of Maintenance training from the National Center for Housing Management. In the past two years, BHA Managers have received additional EIV training in conjunction with changes to the system, as well as training in rent calculation, public housing management, and Asset Management provided by HUD and Nan McKay. BHA will continue to update the Rent Manual to keep pace with regulatory changes and updates to HUD's web-based information systems.
	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 (BTC). Implementation was held in abeyance pending agreement on the job description for the position. An agreement was made for a six-month pilot that allowed BHA supervisors to assign all non-licensed tasks to any tradesperson. 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. The Operations Department 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. This has accelerated with the approaching implementation of new public housing management software. Operations and MIS are collaborating to train Operations staff to use the new software for the annual recertification process, and all residents will have an up-to-date, validated certification, completed at their property's management office, in the new system by the middle of 2010.

		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 (training classes on Microsoft Applications including Excel and Outlook as well as one-on-one training). 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 and unit status reporting 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. This past year BHA sent Maintenance Supervisors to Certified Manager of Maintenance Training for those that hadn't previously taken the course. BHA will continue efforts to upgrade technology and provide greater access to management information. In September of 2009, the Authority began implementation of new property management software for the Operations Department.
	Create Operations Manual for Occupancy staff and train staff on same.	A draft was created and all occupancy staff have been trained. In addition other BHA staff (Legal, Leased Housing and Office of Civil Rights, and Hearing Officers) have been trained and provided Elite access. A final manual will be completed once all pending Elite programming is done. The Occupancy Dept. has now revised all of its forms to meet the needs of the 2008 and 2009 approved ACOPs. 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 2009 HUD approved a slightly revised Housing Choice Voucher Program Administrative Plan as well as a new Moderate Rehabilitation Administrative Plan, both of which have been fully implemented. In addition, the BHA created and implemented an EIV Security Manual and provides annual training for staff on same. These documents as well as the Reasonable Accommodation in Rental Assistance Policy and Procedures and Limited English Proficiency (LEP) 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). In 2009 chapters covering the Violence Against Women Act (VAWA), Domestic violence and LEP will be added to the internal procedure manual. Also in 2009 a new recertification training manual was created and fully implemented for the Leased Housing Divisions database software (“Elite”).
	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. Interdepartmental teams have been organized at part of the new software implementation plan.
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. The BHA updated several chapters of the SOP in 2009 and conducted training sessions with maintenance staff and on-site reviews to ensure compliance. The Maintenance Systems Manager sends regular performance reports to Operations Senior staff.
	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. The current reporting system is being reviewed to ensure the new software system meets the needs of property staff.
	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	This program was initiated in April 2005. Superintendents report

	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.)	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 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. In late 2009 and into 2010, the BHA will replace this Terminal Server farm with an even more sophisticated and flexible "PC emulation" application, VMWare running Virtual Desktop Integration (VDI). The BHA will roll out VMWare to all of its management and maintenance offices in 2009, and to most of its central office departments early in 2010. VMWare provides individual users with a more 'PC-like' experience, and provides MIS with the ability to better manage and configure individuals' desktops to ensure each staffperson has the necessary access to the computer resources they need to do their jobs. The BHA has upgraded its telephone system to implement a system with greater reliability, redundancy, and manageability than the current system. The new system allows the BHA to continually tweak and enhance its ability to tailor call routing guaranteeing 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 Request for Tenancy Approval (RFTA) and Inspections information immediately available to appropriate Leased Housing staff. Now, the BHA is working to replace the CCSLIB applications for both Public Housing and Finance / Administration with the new Emphasys applications. The first phase is to roll out the resident recertification process to all of the BHA’s properties. During 2010,

		the BHA will implement the full public housing management application, including move-in, property management, property work orders, and property inspections, and the full financial & administrative suites including General Ledger, purchasing, Accounts Payable, Inventory/Fixed Assets, Grants Management, Payroll and Human Resources.
	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. Even more BHA PCs will have their useful lives extended as VMWare, the replacement and upgrade to the Microsoft Terminal Server environment, is rolled out to even more of the organization. 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. However, the MIS Department is shifting its focus to writing reports for the new Emphasys software package, as more and more BHA staff utilize the new Elite applications to create and produce reports directly out of the software application. The BHA has integrated data from the new intake and screening system, as well as from the legacy CCSLIB database, 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, is still in use and will be replaced by a fully integrated purchasing system for all managers. On-line rent collection and unit status reporting is also available.

		In September of 2009, the Authority began implementation of the Elite property management software for the Operations Department. The new software will provide even greater access to management information.
	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 preparation for the implementation of the Elite software, BHA hosted computer training sessions sponsored by DHCD. The training included several Windows-based applications. Now that the Elite implementation has begun, BHA is taking a pro-active hands-on approach to allow users the opportunity to enter much of their existing data from CCSLIB rather than have it converted by MIS. The entry is taking place over an 8-week period in a training room established by MIS. By the end of the process, every development management staff person will have received an average 24 hours of supervised, hands-on training on Elite.
	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 once all of the systems for Public Housing, Finance, and Administration are converted in 2010.
	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. Since 2007 the BHA has added more detailed information to the BHA website and site brochures in an effort to market its Designated Housing Plan.
	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 close to implementing the process to enhance its computer system by utilizing 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 Leased Housing operations in accordance with the BHA Needs Assessment recommendations and policies by 10/05.	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 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 implement housing management software in 2009 and 2010. The results of the Needs Assessment are being reviewed in light of the transition to property-based funding. In September of 2009, the Authority began implementation of new public housing management software.
	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 implement Financial, Human Resources, and other Administrative software concurrently with the implementation of the housing management software application project. The BHA projects that these software applications will be implemented in 2010.

PROGRESS REPORT: BHA FIVE-YEAR PLAN (FY 2005 – 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 implement Capital Project management and development software development software concurrently with the implementation of the housing management software application project. The BHA projects that these software applications will be implemented in 2010.
	Implement automated Voice Response System (VRS) for use in status lines for applicants, landlords, Section 8 participants, and residents.	The BHA has implemented approximately a dozen different Integrated Voice Response (IVR) applications with the introduction of the new telephone system in 2009, for status lines for applicants, landlords, Section 8 participants, and residents.
D. Financial Systems		
	Develop and make available to development managers and senior staff comprehensive site-based budget report formats that include operating income and all the development site costs including fringe benefits, collection loss, utilities and indirect costs generated from regional offices and from central office.	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. BHA intends to apply for HOPE VI funds for its Old Colony development during this fiscal year.
	Meet 100% obligation and expenditure requirements of the BHA's Capital Fund Program.	The BHA has met FFY05 expenditure deadlines and the FFY 07 obligation deadlines and is therefore in compliance with all expenditure and obligation deadlines. The BHA's goal for the coming years is to meet all obligation and expenditure deadlines for the bond, ARRA formula funds and ARRA competitive grants.
	Execute Round III Energy Performance Contract at 13 federal sites ($63 million in energy upgrades anticipated).	BHA anticipates executing the Energy Services Agreement (ESA) in November of 2009. ESA is currently under review at the HUD Boston Regional Office with approval expected in early November 2009. The prospects for financing have improved and the thirty-month construction period should begin in early 2010.

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

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. Finally, the BHA is planning to dispose of a portion of the Old Colony site as part of the Phase One redevelopment process.
Objective: Provide replacement public housing.		
	In connection with the receipt of new Hope VI grants.	This goal has been thoroughly integrated into every HOPE VI and non-HOPE VI/mixed-finance project at BHA.
	Implement 1st Increment Replacement Housing Factor Plan at Maverick; Seek approval for and implement 2nd Increment Replacement Housing Factor funds plan.	Complete.
Objective: Provide replacement vouchers.		
	In connection with the receipt of new HOPE VI grants or the demolition or disposition of public housing.	The BHA has received replacement housing vouchers associated with its redevelopment strategy at Franklin Hill and Hope VI at Maverick. BHA has applied for and received replacement housing vouchers as part of the Washington Beech redevelopment program. BHA will apply for replacement housing vouchers for any BHA properties that are transferred from public housing to Project-based Section 8 subsidy, and will apply for vouchers as part of the Old Colony Phase One redevelopment project.
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 $63 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. Presently the Technical Audit and The Energy Services Agreement are under review at the HUD Boston Regional office. The BHA anticipates receiving approval to proceed from HUD and signing the Energy Services Agreement in November of 2009. The prospects for financing have improved and the thirty-month construction period should begin in early 2010.
	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 have completed Year 3 of the grant activities and fifteen developments have participated 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. The BHA is working with its partners to finish the work of the Kellogg Foundation grant. The BHA has continued the implementation of IPM at all its developments. The BHA has continued to work with its Healthy Homes Partners to seek additional funding opportunities to continue this work. The BHA has also begun working with its residents and partners to develop smoke-free housing options.
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, 2008, and 2009 the BHA received sufficient funding to assist all households currently leased as well as to issue new vouchers to households on the waiting list.
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. On January 1, 2009 the BHA maintained its payment standards at 110% of the established FMRs. Effective October 1, 2009 FMRs increased and therefore, effective January 1, 2010, the BHA will set its payment standard to 105% of current FMR. 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 worked with the Madison Park Development Corporation on design and financing for the final 20 affordable for-sale units. These units are under construction and will be ready for sale and occupancy in the summer of 2010. BHA is also implementing a Loan-to-Purchaser program as part of the Washington Beech HOPE VI initiative. This program will enable 56 income-eligible households to purchase a home, similar to the Maverick program. To date, there have been four closings.
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. The next round of testing of BHA and HOPE VI sites will be in 2010.
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 has approved the BHA's ACOPs, implemented in January 2005, 2008, and most recently 2009 which include 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 and is working towards re-accreditation in 2010. 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 10 months of 2009, violent crime on BHA properties has decreased by 2.5% compared to the same period in 2008. Total reported crime has decreased by 3%. City-Wide, violent crime has dropped by 2.5% for the same period. 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. With ARRA funding, we have initiated a pilot program to bring video monitoring to 23 Elderly Developments and 5 Family sites to enhance safety and security and promote crime prevention. 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. 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 and is working towards re-accreditation in the fall of 2010.
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: Since 2008, the BHA has 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. (The 2009 data is not yet available.)
	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 participated 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. The BHA is working with its partners to finish the work of the Kellogg Foundation grant. The BHA has continued the implementation of IPM at all its developments. The BHA has continued to work with its Healthy homes Partners to seek additional funding opportunities to continue this work. The BHA has also begun working with its residents and partners to develop smoke-free housing options.
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. Since the Fall of 2007, the BHA in collaboration with Northeastern University has 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. In the fall of 2009, 6 BHA residents began attending Northeastern using the BHA scholarships.
	Continue to encourage Section 8 participants to enroll in the FSS	Interest in the program has greatly increased since the inception

	program.	of the homeownership program. Presently, approximately 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 it was awarded $68,000 to serve 36 families. The BHA also submitted a Resident Opportunities & Self-Sufficiency – Service Coordinators Program Grant application in September 2009, in order to further expand its FSS programming to residents of public housing. If funded the BHA would receive $240,000 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. Since the Fall of 2007, the BHA in collaboration with Northeastern University has 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. In Spring 2009, the BHA working in collaboration with the Mayor's Office of Jobs & Community Services assisted BHA residents (14 to 21 years) obtain summer employment funded through the ARRA funding. The BHA has also formed partnerships with several other workforce development partners including the Boston Private Industry Council and the Asian American Civic Association to apply for additional ARRA funds designed to provide training and employment in the Green Jobs Sector. The Section 3 Program has provided a range of employment opportunities for BHA residents and low income Boston

		residents. BHA maintains a fruitful relationship with Youth Build of Boston and that program accepts our residents for GED, job training, and employment options. In the future we hope that contractors will increase the training, employment, and business opportunities for our residents. There were 56 Boston Housing Authority tenant hires from 1/1/08 through 11/18/09 to positions with the Boston Housing Authority. In addition, CWC (Construction Contractor – Franklin Field) reported 146 Section 3 hires from 5/1/2008 through 5/31/2009. The Section 3 hires reported by CWC are (1) public housing residents or (2) low and very-low income persons who live in the metropolitan area where a HUD-assisted project for housing or community development is located. It is likely that some Section 8 participants are included in CWC's numbers. With the upcoming new capital projects, we foresee the Section 3 REP will reach a goal for 2010 of 95 positions.
	Explore the possibility of expanding the Self-Sufficiency Program to public housing residents.	In May 2009, the BHA was awarded $68,000 to start a Public Housing FSS Program to serve 36 families. The program is now underway and has enrolled 9 households to date.
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	The BHA is a member of the Boston Workforce Investment Board, (WIB) which seeks to shape the workforce and education needs

	have access to employment and training services.	of City of Boston residents – from both the adult and youth perspectives. In 2010, BHA staff will continue to improve the service delivery model for working effectively with the One-Stop Career Centers. In 2009, the BHA revised its Memorandum of Agreement with the WIB.
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 University GEM Program, 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	In 2002, the BHA partnered with the Gerontology Institute of U-MASS Boston to conduct a needs assessment of seniors who

	staff in the elderly/disabled program on joint events as possible.	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 2009, a collaboration for individuals living with chronic health conditions- "My Life, My Health", sponsored by the Mass. Department of Public Health continued and as noted in last year's plan the program was held in South Boston and included residents from the Mary Ellen McCormack, Old Colony and West Broadway developments. A new collaboration with the MA Department of Public Heath, the Boston Public Health Commission and the BHA funded through a private foundation is starting up to provide enhanced dental screening and treatment for Seniors at selected developments. In September 2009 the BHA was successful in receiving ARRA

		funding for a program that will build a facility and provide comprehensive health services to elders and eligible disabled individuals at the Amory Street 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. The efforts with Central Boston Elder Services continues. Additionally in September 2009 the BHA was successful in receiving ARRA funding for a program that will build a facility and provide comprehensive health services to elders and eligible disabled individuals at the Amory Street development.
	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. As noted earlier, the BHA has applied for ROSS 2009 funding and is awaiting notification. We have also applied for renewal of the Public Housing Family Self-Sufficiency Program. In August 2009, the BHA was part of a national technology grant application submitted by the City of Boston. If funded, the BHA would receive funds to support 11 computer learning centers, which would provide residents with free access to the internet and basic software education. Through the Partners in Health & Housing Prevention Research Center, the BHA and its partners received a 5 year renewal grant from the US Centers for Disease Control and Prevention, which allows the partnership to provide innovative health & wellness programs and services to BHA residents in the Family portfolio.

		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 opened 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

		The BHA applied for and received over $4 million in the recent ARRA competitive capital fund round to build a comprehensive Elder Services/PACE Center at Amory Street. The Center will be completed in the Fall, 2012.
	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 identified threats to public safety or civil rights.	The Office of Civil Rights works in collaboration with the Boston Police Dept. Community Disorders Unit to respond to civil rights concerns and attend public safety community meetings. The BHA offers Priority One status to displaced victims of violence, domestic or otherwise to all applicants to both its Section 8 or Public Housing Programs. The BHA also offers Emergency Transfers within its Public Housing Program to any household with an identified threat qualifying as a threat to public safety or civil rights. BHA is working with advocates to create a referral network for domestic violence victims. BHA has its own police department with officers who are trained in recognizing and dealing with incidents of domestic violence and knowledgeable about resources and prosecution of offenders. BHA lease provides (paragraph 7N) that we will re-key locks promptly upon request of a household member who has a restraining order against another household member and waive normal charges.

		BHA is implementing the Violence Against Women Act (VAWA) Policy, a part of the HUD approved 2009 Plan. HUD has also approved the 2009 ACOP which contains language related to VAWA. The changes were needed in order to comply with VAWA requirements. The Occupancy department has provided training to its staff regarding Domestic Violence. Other BHA staff will be scheduled for future trainings. The BHA will be completing a mailing for all Residents/Participants/and Applicants informing its clients about their rights under VAWA.
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 drafted an LEP policy which will be finalized this year. 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. The committee continues to work diligently on LEP issues.
	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. The BHA is starting the selection process to hire the independent tester to begin the every third year independent waiting list audit and to be completed in 2010.
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 is distributed to all residents as new leases are 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, civil rights 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 extensive network of partnerships, residents are able to access job training and employment options. In Spring 2009, the BHA working in collaboration with the Mayor's Office of Jobs & Community Services assisted BHA residents (14 to 21 years) obtain summer employment funded through the ARRA funding. The BHA has also formed partnerships with several other workforce development partners including the Boston Private Industry Council and the Asian American Civic Association to apply for additional ARRA funds designed to provide training and employment in the Green Jobs Sector.

		Through a new partnership with the Crittenton Women's Union and the MEMcCormack Tenants Task Force, the Old Colony Tenants Association and the West Broadway Task Force, the Career Family Opportunity Program is an innovative Family Self Sufficiency Program offered to residents at these 3 family developments.
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. 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 also been completed in the state-funded portfolio. Construction starts of 31 accessible units at three developments in the state-funded portfolio remain delayed pending state funding. The continuing economic downturn is expected to further delay the state's ability to fully fund these projects. With additional accessible units being built as part of the Washington Beech and Old Colony re-development projects BHA will pursue closing the VCA with HUD, at least with respect to the federally-funded portfolio.
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 Office 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. The BHA is currently conducting reasonable accommodation training throughout the agency in fall 2009.
	Update Sexual Harassment Policy with accompanying training.	The Sexual Harassment Policy has been revised to include Workplace Harassment has been updated as of Summer 2009 and the BHA is in an ongoing discussion with the unions prior to implementation. The BHA will deliver a workplace harassment training to staff in 2010.
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. BHA continues to provide on-demand access to management information for site staff. Implementation of new public housing software and associated network upgrades should further improve the ability of development management and maintenance staff to get information.
	Continue to respond to and implement timely changes in response to new HUD regulations on project based	BHA is in the process of transitioning to property-based funding. Several interdepartmental committees continue to meet to review

	management, accounting, and budgeting.	current BHA business processes in key functional areas and to recommend changes that may be required by the new regulations. The work of these committees continues. A number of committee recommendations have been implemented. Others have been presented to the Executive Committee and are pending implementation.
PHA Goal: Establish a comprehensive community participation process to assure that all significant BHA policies receive appropriate review and recommendation.		
	Continue to recognize current and approved LTO role to review and advise on new and amended BHA policy.	This is ongoing; this past year the BHA consulted formally and informally on all new and amended policies as appropriate, including the Memorandum of Agreement for the Tenant Participation Funds.
	Update and revise existing tenant participation policy (TPP).	In June 2007, the BHA released the newly revised TPP after undergoing a community review process and notice and comment procedure. For the coming year, the BHA will 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 again in August 2009 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.	The BHA will be submitting a list to the Mayor's Office pursuant to the MA Chapter 88 of the Acts of 1989 after the upcoming election.

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: FFY10**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-10	**Federal FY of Grant**
	Replacement Housing Factor Grant No:	**Approval: FFY10**

Type of Grant

_X_ **Original Annual Statement** ___ **Reserve for Disasters/Emergencies** __ **Revised Annual Statement (revision no: 1)**

___ **Performance and Evaluation Report for Program Year Ending** ___ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	5,172,234			
3	1408 Management Improvements	2,465,289			
4	1410 Administration	2,561,117			
5	1411 Audit	25,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,744,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	1,318,000			
10	1460 Dwelling Structures	8,444,000			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	60,000			
13	1475 Nondwelling Equipment	173,317			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	110,000			
17	1499 Development Activities*				
18a	1501 Collateralization or Debt Service paid by PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	3,679,382			
19	1502 Contingency (may not exceed 8% of line 20)	108,833			
20	**Amount of Annual Grant (Sum of lines 2-19)**	25,861,172	-	0.00	0.00
21	Amount of line 20 Related to LBP Testing	610,000			
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	1,095,702		0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	2,000,000			
25	Amount of line 20 Related to Energy Conservation Measures	1,845,000			

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	Capital Fund Program Grant No: MA06-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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		5,172,234.00					
2-00	AUTHORITY WIDE-MIP FUNDS	1408		10,000.00					
2-00	MIS	1408		266,312.00					
2-00	PUBLIC SAFETY	1408		1,095,702.00					
2-00	STAFF TRAINING	1408							
2-00	INTERNAL AUDIT	1408							
2-00	ELDERLY SERVICES	1408		401,669.00					
2-00	OCCUPANCY	1408		189,423.00					
2-00	FAMILY SERVICES	1408							
2-00	COMMUNITY SERVICES	1408		269,612.00					
2-00	GRIEVANCE PANEL	1408		69,208.00					
2-00	RISK MANAGEMENT	1408		111,810.00					
2-00	RENT COLLECTION	1408		51,553.00					
2-00	VACANCY REHAB	1408							
2-00	YOUTH SERVICES	1408							
2-00	ADMINISTRATIVE	1410		2,561,117.00					
2-00	AUDIT	1411		25,000.00					
2-00	ARCH / ENG(USTs)	1430		100,000.00					
2-00	ARCH / ENG (Lead)	1430		100,000.00					
2-00	ARCH / ENG (Electrical)	1430							
2-00	ARCH / ENG (Building Envelope)	1430		50,000.00					
2-00	CONSULTANTS	1430							
2-00	CONSULTANTS(Site)	1430							
2-00	CONSULTANTS(Development)	1430		100,000.00					
2-00	USTs	1450		50,000.00					
2-00	ENVIRONMENTAL REMEDIATION	1450							
2-00	LEAD PAINT ABATEMENT	1460		500,000.00					
2-00	ASBESTOS ABATEMENT	1460							
2-00	VACANT UNIT REHAB	1460							
2-00	OFFICE EQUIPMENT	1475		23,692.00					
2-00	COMPUTERS	1475		99,625.00					
2-00	VEHICLES	1475		50,000.00					
2-00	RELOCATION	1495		100,000.00					
2-00	RELOCATION(Lead)	1495		10,000.00					
2-00	RELOCATION(504 Compliance)	1495							
2-00	DEBT SERVICE	9000		3,679,382.00					
2-00	CONTINGENCY	1502		108,833.00					
				15,195,172.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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		125,000.00					
2-01	ARCH / ENG (Site)	1430		5,000.00					
2-01	ARCH / ENG (Electrical)	1430		10,000.00					
2-01	BUILDING EXTERIOR	1460	Stairhall Security at all buildings	750,000.00					
2-01	ELECTRICAL	1460	Stairhall Security at all buildings	500,000.00					
2-01	FIRE PROTECTION	1460	Stairhall Security at all buildings	750,000.00					
				2,140,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	LENOX STREET								
2-04	CLERKS	1430		25,000.00					
2-04	PLUMBING	1460	Two basement waste lines	50,000.00					
				75,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	CATHEDRAL								
2-06	CLERKS	1430		35,000.00					
2-06	ARCH / ENG (Building Env)	1430		25,000.00					
2-06	SITE	1450	Equipment Enclosures	200,000.00					
				260,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	WHITTIER STREET								
2-11	CLERKS	1430		130,000.00					
2-11	ARCH / ENG (Site)	1430		5,000.00					
2-11	ARCH / ENG (Elevators)	1430		50,000.00					
2-11	STORM AND SEWERS	1450	Replace as -needed	100,000.00					
2-11	BUILDING EXTERIOR	1460	Windows and caulking	300,000.00					
2-11	ELECTRICAL	1460		1,644,000.00					
2-11	HVAC	1460	Bathrooms Venting	520,000.00					
				2,749,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	BEECH STREET								
2-13				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	ALICE TAYLOR								
2-14	CLERKS	1430		65,000.00					
2-14	ARCH / ENG (Site)	1430		5,000.00					
2-14	ARCH / ENG (Electrical)	1430		10,000.00					
2-14	HVAC	1460		100,000.00					
2-14	STAIRS	1460	At Mid-rise buildings	1,000,000.00					
				1,180,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	BROMLEY								
2-19	ARCH / ENG (Site)	1430		5,000.00					
2-19	ARCH / ENG (Electrical)	1430		10,000.00					
				15,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	MARY ELLEN McCORMACK								
2-23	CLERKS	1430		50,000.00					
2-23	ARCH / ENG (Site)	1430		5,000.00					
2-23	ARCH / ENG (Electrical)	1430		10,000.00					
2-23	STAIRS	1460	Exterior Stoops	500,000.00					
				565,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	OLD COLONY								
2-24	ARCH / ENG (Site)	1430		5,000.00					
2-24	ARCH / ENG (Electrical)	1430		10,000.00					
				15,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	MARGARET COLLINS								
2-26	CLERKS	1430		25,000.00					
2-26	ARCH / ENG (Site)	1430		2,500.00					
2-26	SITE	1450	Repair Tripping Hazards	77,500.00					
				105,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	ANNAPOLIS								
2-27									
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	ASHMONT								
2-28				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
HOLGATE									
2-29									
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	FOLEY APARTMENTS								
2-30	CLERKS	1430		25,000.00					
2-30	ARCH / ENG (Electrical)	1430		25,000.00					
2-30	ARCH / ENG (Site)	1430		7,000.00					
2-30	SITE	1450	Paving, Garage	75,000.00					
				132,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	GROVELAND								
2-32	ARCH / ENG (Site)	1430		5,000.00					
2-32	SITE	1450	One HazMat shed	34,000.00					
				39,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
DAVISON									
2-34									
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	WASHINGTON								
2-35	CLERKS	1430		75,000.00					
2-35	ARCH / ENG (Electrical)	1430		25,000.00					
2-35	ARCH / ENG (Elevators)	1430		20,000.00					
2-35	ARCH / ENG (Non-Res)	1430		2,000.00					
2-35	ARCH / ENG (Roofs)	1430		6,000.00					
2-35	STORM AND SEWERS	1450		20,000.00					
2-35	ELEVATORS	1460	equipment	1,060,000.00					
2-35	ROOFS	1460		15,000.00					
2-35	NON-RESIDENTIAL	1470		20,000.00					
				1,243,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	WEST NINTH STREET								
2-36	CLERKS	1430		10,000.00					
2-36	ARCH / ENG (Site)	1430		2,500.00					
2-36	SITE	1450	Repair Tripping Hazards	77,500.00					
				90,000.00					

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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

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	CARROLL APARTMENTS								
2-37									
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	Revised1	Difference	Obligated2	Expended2	
	MEADE APARTMENTS								
2-38	ARCH / ENG (Site)	1430		5,000.00					
2-38	SITE	1450	Repave parking	50,000.00					
				55,000.00					

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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									
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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				**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	AMORY STREET								
2-45	ARCH / ENG (HVAC)	1430		20,000.00					
2-45	HVAC	1460	Ventilation	135,000.00					
				155,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	GENERAL WARREN								
2-47	CLERKS	1430		20,000.00					
2-47	ARCH / ENG (Site)	1430		2,500.00					
2-47	ARCH / ENG (Stairs)	1430		30,000.00					
2-47	ARCH / ENG (Site)	1430		130,000.00					
2-47	SITE	1450	All Exterior stairs	77,500.00					
				260,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	TORRE UNIDAD								
2-49				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	ROCKLAND								
2-50	ARCH / ENG (Building Env)	1430		15,000.00					
				15,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	CODMAN APARTMENTS								
2-51	CLERKS	1430		12,500.00					
2-51	ARCH / ENG (Non-Res)	1430		2,000.00					
2-51	NON-RESIDENTIAL	1470	Trash Compactor	20,000.00					
				34,500.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	HERITAGE								
2-52									
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
ST. BOTOLPH									
2-53				**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	PASCIUCCO								
2-54	ARCH / ENG (Non-Res)	1430		2,000.00					
2-54	NON-RESIDENTIAL	1470	Trash Compactor	20,000.00					
				22,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	LOWER MILLS								
2-57				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS								
2-58	ARCH / ENG (Electrical)	1430		10,000.00					
2-58	UNIT MOD	1460	Structural Repairs	20,000.00					
				30,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised1	Difference	Obligated2	Expended2	
	AUSONIA								
2-61	CLERKS	1430		50,000.00					
2-61	BUILDING EXTERIOR	1460	All Windows	600,000.00					
				650,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	HASSAN								
2-62				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	SPRING STREET								
2-70				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
PATRICIA WHITE									
2-71				**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	ROSLYN APARTMENTS								
2-72	CLERKS	1430		20,000.00					
2-72	ARCH / ENG (Site)	1430		2,500.00					
2-72	ARCH / ENG (Site)	1430		5,000.00					
2-72	ARCH / ENG (Site)	1430		7,500.00					
2-72	SITE	1450	Haz Mat Shed	34,000.00					
2-72	SITE	1450	Ext. Stairs	75,000.00					
2-72	SITE	1450	Repair Tripping Hazards	77,500.00					
				221,500.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	BELLFLOWER								
2-77	ARCH / ENG (Site)	1430		2,500.00					
2-77	SITE	1450	Repair Tripping Hazards	77,500.00					
				80,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	COMMONWEALTH FAMILY								
2-82	ARCH / ENG (Site)	1430		5,000.00					
2-82	ARCH / ENG (Electrical)	1430		10,000.00					
				15,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
PEABODY SQUARE									
2-83				**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	FRANKLIN FIELD								
2-89	ARCH / ENG (HVAC)	1430		35,000.00					
2-89	ARCH / ENG (HVAC)	1430		60,000.00					
2-89	ARCH / ENG (Site)	1430		5,000.00					
2-89	ARCH / ENG (Electrical)	1430		10,000.00					
2-89	ARCH / ENG (Site)	1430		50,000.00					
				160,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	JOSEPH MALONE								
2-90				0.00					
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	HIGHLAND PARK								
2-93	ARCH / ENG (Site)	1430		5,000.00					
2-93	ARCH / ENG (Electrical)	1430		10,000.00					
				15,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised1**	**Difference**	**Obligated2**	**Expended2**	
	COMMONWEALTH ELDERLY								
2-95	ARCH / ENG (Site)	1430		5,000.00					
2-95	ARCH / ENG (Electrical)	1430		10,000.00					
				15,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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								
2-89	CLERKS	1430		10,000.00					
2-98	ARCH / ENG (Site)	1430		2,500.00					
2-98	SITE	1450	Repair Tripping Hazards	77,500.00					
2-98	STORM AND SEWER	1450	Replace Main Sewer	20,000.00					
				110,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

[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-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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	CLERKS	1430		10,000.00					
2-126	ARCH / ENG (Site)	1430		2,500.00					
2-126	SITE	1450	Repair Tripping Hazards	77,500.00					
2-126	STORM AND SEWER	1450	Replace Main Sewer	20,000.00					
				110,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

[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-P002-501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY10

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	CLERKS	1430		10,000.00					
2-127	ARCH / ENG (Site)	1430		2,500.00					
2-127	SITE	1450	Repair Tripping Hazards	77,500.00					
2-127	STORM AND SEWER	1450	Replace Main Sewer	20,000.00					
				110,000.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Capital Fund Program Grant Number: MA06-P002-501-10

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
PHA AUTHORITY-WIDE	09/30/11			09/30/13			
2-01 CHARLESTOWN	09/30/11			09/30/13			
2-04 LENOX STREET	09/30/11			09/30/13			
2-06 CATHEDRAL	09/30/11			09/30/13			
2-07 HEATH STREET	09/30/11			09/30/13			
2-08 MAVERICK	09/30/11			09/30/13			
2-09 FRANKLIN HILL	09/30/11			09/30/13			
2-11 WHITTIER STREET	09/30/11			09/30/13			
2-13 WASHINGTON-BEECH	09/30/11			09/30/13			
2-14							

1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement	(2) To be completed for the Performance and Evaluation Report
Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

ALICE H. TAYLOR	09/30/11			09/30/13			
2-19							
BROMLEY PARK	09/30/11			09/30/13			
2-23							
M.E. McCORMACK	09/30/11			09/30/13			
2-24							
OLD COLONY	09/30/11			09/30/13			
2-58							
W. NEWTON/RUTLAND/E. SPRINGFIE	09/30/11			09/30/13			
2-82							
COMMONWEALTH	09/30/11			09/30/13			
2-89							
FRANKLIN FIELD	09/30/11			09/30/13			
2-93							
HIGHLAND PARK	09/30/11			09/30/13			

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

2-26							
M. COLLINS	09/30/11			09/30/13			
2-27							
ANNAPOLIS	09/30/11			09/30/13			
2-28							
ASHMONT	09/30/11			09/30/13			
2-29							
HOLGATE	09/30/11			09/30/13			

2-30 FOLEY	09/30/11			09/30/13			
2-34 DAVISON	09/30/11			09/30/13			
2-35 WASHINGTON STREET	09/30/11			09/30/13			
2-36 W. NINTH STREET	09/30/11			09/30/13			
2-37 JOHN CARROLL	09/30/11			09/30/13			
2-38 J.J. MEADE	09/30/11			09/30/13			
2-40 MLK TOWERS	09/30/11			09/30/13			
2-41 EVA WHITE	09/30/11			09/30/13			
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			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
2-42 WALNUT PARK	09/30/11			09/30/13			
2-45 AMORY STREET	09/30/11			09/30/13			
2-47 GENERAL WARREN	09/30/11			09/30/13			
2-49 TORRE UNIDAD	09/30/11			09/30/13			
2-50 ROCKLAND	09/30/11			09/30/13			
2-51							

CODMAN	09/30/11			09/30/13			
2-52 HERITAGE	09/30/11			09/30/13			
2-53 ST. BOTOLPH	09/30/11			09/30/13			
2-54 PASCIUCCO	09/30/11			09/30/13			
2-57 LOWER MILLS	09/30/11			09/30/13			
2-61 AUSONIA	09/30/11			09/30/13			

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

2-62 HASSAN	09/30/11			09/30/13			
2-70 SPRING STREET	09/30/11			09/30/13			
2-71 PATRICIA WHITE	09/30/11			09/30/13			
2-72 ROSLYN	09/30/11			09/30/13			
2-77 BELLFLOWER	09/30/11			09/30/13			
2-83 PEABODY SQUARE	09/30/11			09/30/13			
2-90 JOSEPH MALONE	09/30/11			09/30/13			
2-93 COMMONWEALTH ELDERLY	09/30/11			09/30/13			

2-98 HAMPTON HOUSE	09/30/11			09/30/13			
2-126 F. DOUGLASS	09/30/11			09/30/13			
2-127 WASHINGTON MANOR	09/30/11			09/30/13			

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

Capital Fund Program Five-Year Action Plan--FY10-FY14

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

PART 1A: Summary

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
	FAMILY DEVELOPMENTS					
2-00	AUTHORITY-WIDE	**See**	9,265,990	8,856,490	8,227,490	7,595,990
2-01	CHARLESTOWN	**Annual**	0	0	0	0
2-04	LENOX STREET	**Statement**	50,000	0	0	0
2-06	CATHEDRAL		200,000	0	0	410,000
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		500,000	0	0	0
2-13	WASHINGTON-BEECH		0	0	0	0
2-14	ALICE H. TAYLOR		0	0	0	1,500,000
2-19	BROMLEY PARK/HEATH STREET		260,000	2,150,000	3,620,000	2,000,000
2-23	MARY ELLEN McCORMACK		2,645,000	160,000	0	2,000,000
2-24	OLD COLONY		0	40,000	1,000,000	100,000
2-58	W. NEWTON/RUTLAND/E. SPRINGFIELD STREETS		0	105,000	1,150,000	0
2-82	COMMONWEALTH		60,000	1,000,000	0	210,000
2-89	FRANKLIN FIELD		1,340,000	500,000	0	130,000
2-93	HIGHLAND PARK		0	100,000	0	0

Capital Fund Program Five-Year Action Plan--FY10-FY14

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

PART 1A: Summary

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
	ELDERLY & DISABLED DEVELOPMENTS					
2-26	MARGARET COLLINS	**See**	0	0	0	0
2-27	ANNAPOLIS	**Annual**	0	165,000	0	0
2-28	ASHMONT	**Statement**	0	33,000	0	0
2-29	HOLGATE		0	0	0	0
2-30	FOLEY		130,000	250,000	565,000	0
2-32	GROVELAND		0	170,000	0	0
2-34	DAVISON		0	0	0	0
2-35	WASHINGTON STREET		145,000	0	0	0
2-36	WEST NINTH STREET		0	55,000	0	0
2-37	JOHN CARROLL		0	66,000	0	0
2-38	J. J. MEADE		0	0	0	0
2-40	MARTIN LUTHER KING JR. TOWERS		0	0	25,000	525,000
2-41	EVA WHITE		0	0	0	0
2-42	WALNUT PARK		0	0	0	0
2-45	AMORY STREET		25,000	180,000	110,000	0
2-47	GENERAL WARREN		170,000	170,500	0	0
2-49	TORRE UNIDAD		0	0	0	0
2-50	ROCKLAND		150,000	0	285,000	0

Capital Fund Program Five-Year Action Plan--FY10-FY14

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

PART 1A: Summary

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

A. Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-51 CODMAN	**See**	0	0	0	0
2-52 HERITAGE	**Annual**	0	0	0	0
2-53 ST. BOTOLPH STREET	**Statement**	155,000	1,300,000	82,500	0
2-54 PASCIUCCO		0	0	100,000	800,000
2-57 LOWER MILLS		0	0	0	0
2-61 AUSONIA		0	0	0	0
2-62 HASSAN		0	0	295,000	0
2-70 SPRING STREET		0	0	0	0
2-71 PATRICIA WHITE		765,000	380,000	80,000	0
2-72 ROSLYN		0	0	0	0
2-77 BELLFLOWER		0	0	0	0
2-83 PEABODY/ENGLEWOOD		0	0	341,000	0
2-90 JOSEPH C. MALONE		0	0	0	0
2-95 COMMONWEALTH ELDERLY		20,000	200,000	0	55,000
2-98 HAMPTON HOUSE		0	0	0	300,000
2-126 FREDERICK DOUGLASS		0	0	0	0
2-127 WASHINGTON MANOR		0	0	0	255,000

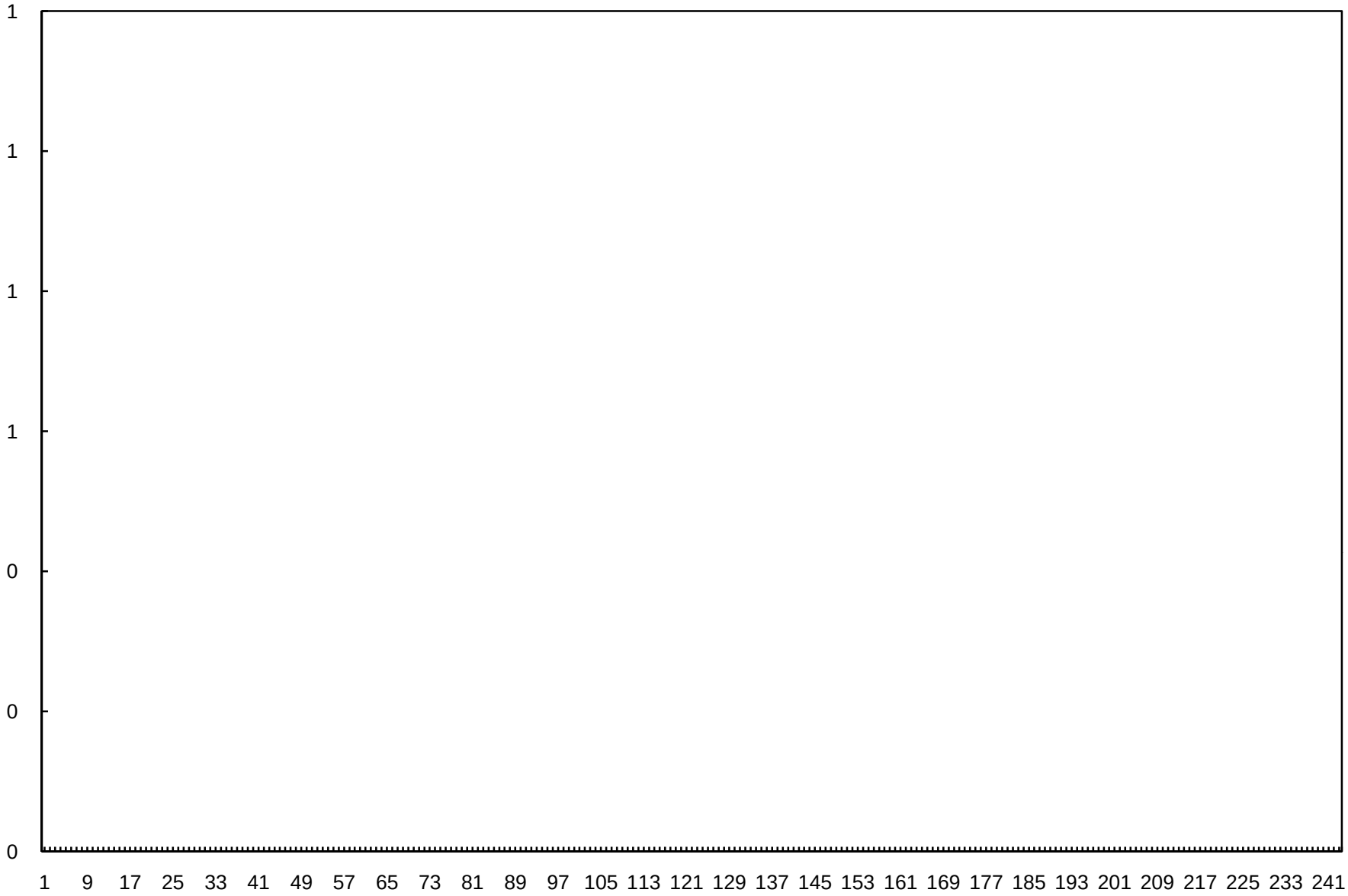
Capital Fund Program Five-Year Action Plan--FY10-FY14

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

PART 1A: Summary

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

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
B. Physical Improvements Subtotal		See Annual Statement	13,930,881	14,225,156	14,113,519	14,945,606
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			1,975,109	1,680,834	1,792,471	960,384
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			25,861,172	25,861,172	25,861,172	25,861,172
L. Total Non-CFP Funds						
M. Grand Total						
Signature of Executive Director & Date:						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Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-00	**AUTHORITY WIDE**					
	CONSTRUCTION					
	ELECTRICAL		500,000	500,000		
	SITE		500,000			
	LEAD PAINT ABATEMENT			500,000		
	ENVIRONMENTAL REMEDIATION					
	UST removal		50,000	50,000	50,000	50,000
	Asbestos abatement					
	Construction-Total	**See**	**1,050,000**	**1,050,000**	**50,000**	**50,000**
	CONSULTANTS	**Annual**				
	CLERKS		465,000	372,000	279,000	279,000
	CONSULTANTS(Development)	**Statement**	100,000	100,000	100,000	100,000
	Consultant-Total		**565,000**	**472,000**	**379,000**	**379,000**
	A/E					
	LEAD PAINT ABATEMENT		100,000	100,000	100,000	100,000
	ENVIRONMENTAL REMEDIATION					
	UST removal		100,000	100,000	100,000	100,000
	Asbestos abatement					
	A/E-Total		**200,000**	**200,000**	**200,000**	**200,000**
	RELOCATION					
	RELOCATION		100,000	100,000	100,000	100,000
	RELOCATION FOR LEAD PAINT ABATEMENT			10,000		
	Relocation-Total		**100,000**	**110,000**	**100,000**	**100,000**
	CONTINGENCY					
	CONTINGENCY		610,109	284,334	754,971	126,384
	DEBT SERVICE					
	CFFP BOND		6,740,881	6,740,156	6,743,519	6,740,606
	TOTAL		**9,265,990**	**8,856,490**	**8,227,490**	**7,595,990**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-01	**CHARLESTOWN**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-04	**LENOX STREET**					
	CONSTRUCTION					
	PLUMBING	**See**	50,000	0		
	Construction-Total	**Annual**	**50,000**	**0**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**50,000**	**0**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-06	**CATHEDRAL**					
	CONSTRUCTION					
	ELECTRICAL (HOPWA)					410,000
	BUILDING ENVELOPE	**See**	200,000			
	Construction-Total		**200,000**	**0**	**0**	**410,000**
	A/E	**Annual**				
	A/E-Total	**Statement**	**0**	**0**	**0**	**0**
	TOTAL		**200,000**	**0**	**0**	**410,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-08	**MAVERICK**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-09	**FRANKLIN HILL**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-11	**WHITTIER STREET**					
	CONSTRUCTION					
	ELEVATORS	**See**	500,000			
	Construction-Total		**500,000**	**0**	**0**	**0**
		Annual				
	A/E					
		Statement				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**500,000**	**0**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-14	**ALICE H. TAYLOR**					
	CONSTRUCTION	**See**				
	ELECTRICAL					1,000,000
	FIRE PROTECTION	**Annual**				450,000
	Construction-Total	**Statement**	**0**	**0**	**0**	**1,450,000**
	A/E					
	FIRE PROTECTION					50,000
	A/E-Total		**0**	**0**	**0**	**50,000**
	TOTAL		**0**	**0**	**0**	**1,500,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-19	**BROMLEY PARK/HEATH STREET**					
	CONSTRUCTION					
	SITE				1,000,000	
	STORM & SEWERS				2,000,000	
	ELECTRICAL	**See**	100,000			2,000,000
	BUILDING ENVELOPE			2,000,000		
	STAIRS	**Annual**			500,000	
	Construction-Total		**100,000**	**2,000,000**	**3,500,000**	**2,000,000**
		Statement				
	A/E					
	ELECTRICAL				120,000	
	BUILDING ENVELOPE		160,000	100,000		
	STAIRS			50,000		
	A/E-Total		**160,000**	**150,000**	**120,000**	**0**
	TOTAL		**260,000**	**2,150,000**	**3,620,000**	**2,000,000**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-23	**MARY ELLEN McCORMACK**					
	CONSTRUCTION	**See**				
	SITE		2,580,000			
	ELECTRICAL	**Annual**				2,000,000
	NONDWELLING STRUCTURES		50,000			
	Construction-Total	**Statement**	**2,630,000**	**0**	**0**	**2,000,000**
	A/E					
	ELECTRICAL			160,000		
	NONDWELLING STRUCTURES		15,000			
	A/E-Total		**15,000**	**160,000**	**0**	**0**
	TOTAL		**2,645,000**	**160,000**	**0**	**2,000,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-24	**OLD COLONY**					
	CONSTRUCTION	**See**				
	HVAC					100,000
	SITE	**Annual**			500,000	
	BUILDING ENVELOPE				500,000	
	Construction-Total		**0**	**0**	**1,000,000**	**100,000**
	A/E	**Statement**				
	BUILDING ENVELOPE			40,000		
	A/E-Total		**0**	**40,000**	**0**	**0**
	TOTAL		**0**	**40,000**	**1,000,000**	**100,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-58	**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**					
	CONSTRUCTION	**See**				
	ROOFS				650,000	
	BUILDING ENVELOPE	**Annual**			400,000	
	STAIRS				100,000	
	ELECTRICAL SERVICES	**Statement**				
	Construction-Total		**0**	**0**	**1,150,000**	**0**
	A/E					
	ROOFS			45,000		
	BUILDING ENVELOPE			40,000		
	STAIRS			20,000		
	ELECTRICAL SERVICES					
	A/E-Total		**0**	**105,000**	**0**	**0**
	TOTAL		**0**	**105,000**	**1,150,000**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-82	**COMMONWEALTH (Family)**					
	CONSTRUCTION	**See**				
	HVAC					100,000
	BUILDING ENVELOPE	**Annual**		1,000,000		
	SITE					100,000
		Statement				
	Construction-Total		**0**	**1,000,000**	**0**	**200,000**
	A/E					
	HVAC					10,000
	BUILDING ENVELOPE		60,000			
	A/E-Total		**60,000**	**0**	**0**	**10,000**
	TOTAL		**60,000**	**1,000,000**	**0**	**210,000**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-89	**FRANKLIN FIELD**					
	CONSTRUCTION					
	HVAC	**See**	790,000			
	STAIRS		50,000	500,000		
	BUILDING ENVELOPE	**Annual**				130,000
	SITE		500,000			
	Construction-Total	**Statement**	**1,340,000**	**500,000**	**0**	**130,000**
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**1,340,000**	**500,000**	**0**	**130,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
8-93	**HIGHLAND PARK**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**		100,000		
	Construction-Total	**Annual**	**0**	**100,000**	**0**	**0**
	A/E	**Statement**				
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**100,000**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-26	**POND STREET**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-27	**ANNAPOLIS**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**		150,000		
	Construction-Total	**Annual**	**0**	**150,000**	**0**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE			15,000		
	A/E-Total		**0**	**15,000**	**0**	**0**
	TOTAL		**0**	**165,000**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-28	**ASHMONT**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**		30,000		
	Construction-Total	**Annual**	**0**	**30,000**	**0**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE			3,000		
	A/E-Total		**0**	**3,000**	**0**	**0**
	TOTAL		**0**	**33,000**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-29	**HOLGATE**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-30	**FOLEY**					
	CONSTRUCTION					
		See				
	BUILDING ENVELOPE			150,000	565,000	
	ELECTRICAL	**Annual**	130,000			
	Construction-Total	**Statement**	**130,000**	**150,000**	**565,000**	**0**
	A/E					
	BUILDING ENVELOPE			100,000		
	A/E-Total		**0**	**100,000**	**0**	**0**
	TOTAL		**130,000**	**250,000**	**565,000**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-32	**GROVELAND**					
	CONSTRUCTION	**See**				
	ELECTRICAL	**Annual**		155,000		
	Construction-Total	**Statement**	**0**	**155,000**	**0**	**0**
	A/E					
	ELECTRICAL			15,000		
	A/E-Total		**0**	**15,000**	**0**	**0**
	TOTAL		**0**	**170,000**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-34	**DAVISON**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-35	**91-95 WASHINGTON STREET**					
	CONSTRUCTION	**See**				
	ELECTRICAL	**Annual**	130,000			
	ROOFS		15,000			
	Construction-Total	**Statement**	**145,000**	**0**	**0**	**0**
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**145,000**	**0**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-36	**WEST NINTH STREET**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**		50,000		
	Construction-Total	**Annual**	**0**	**50,000**	**0**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE			5,000		
	A/E-Total		**0**	**5,000**	**0**	**0**
	TOTAL		**0**	**55,000**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-37	**JJ CARROLL**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**		60,000		
	Construction-Total	**Annual**	**0**	**60,000**	**0**	**0**
	A/E	**Statement**				
	BUILDING ENVELOPE			6,000		
	A/E-Total		**0**	**6,000**	**0**	**0**
	TOTAL		**0**	**66,000**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-38	**JJ MEADE**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-40	**MLK**					
	CONSTRUCTION					
	ELECTRICAL	**See**		0	0	500,000
	Construction-Total	**Annual**	**0**	**0**	**0**	**500,000**
	A/E	**Statement**				
	ELECTRICAL		0	0	25,000	25,000
	A/E-Total		**0**	**0**	**25,000**	**25,000**
	TOTAL		**0**	**0**	**25,000**	**525,000**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-41	**EVA WHITE**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-42	**WALNUT PARK**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-45	**AMORY**					
	CONSTRUCTION					
	ELECTRICAL	**See**		180,000	100,000	
	Construction-Total	**Annual**	**0**	**180,000**	**100,000**	**0**
	A/E	**Statement**				
	ELECTRICAL		25,000	0	10,000	
	A/E-Total		**25,000**	**0**	**10,000**	**0**
	TOTAL		**25,000**	**180,000**	**110,000**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-47	**GENERAL WARREN**					
	CONSTRUCTION					
	ELECTRICAL	**See**		155,000		
	STAIRS		170,000			
		Annual				
	Construction-Total		**170,000**	**155,000**	**0**	**0**
		Statement				
	A/E					
	ELECTRICAL			15,500		
	A/E-Total		**0**	**15,500**	**0**	**0**
	TOTAL		**170,000**	**170,500**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-49	**TORRE UNIDAD**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-50	**ROCKLAND**					
	CONSTRUCTION					
		See				
	BUILDING ENVELOPE		150,000			
	ELEVATORS				250,000	
		Annual				
	Construction-Total		**150,000**	**0**	**250,000**	**0**
		Statement				
	A/E					
	ELEVATORS				25,000	
	A/E-Total		**0**	**0**	**25,000**	**0**
	RELOCATION				**10,000**	
	TOTAL		**150,000**	**0**	**285,000**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-51	**CODMAN**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-52	**HERITAGE**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-53	**ST. BOTOLPH**					
	CONSTRUCTION	**See**				
	STAIRS			300,000		
	HVAC				75,000	
	BUILDING ENVELOPE	**Annual**	80,000	1,000,000		
	Construction-Total		**80,000**	**1,300,000**	**75,000**	**0**
	A/E	**Statement**				
	STAIRS		35,000			
	HVAC				7,500	
	BUILDING ENVELOPE		40,000			
	A/E-Total		**75,000**	**0**	**7,500**	**0**
	TOTAL		**155,000**	**1,300,000**	**82,500**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-54	**PASCIUCCO**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**				800,000
	Construction-Total	**Annual**	**0**	**0**	**0**	**800,000**
	A/E	**Statement**				
	BUILDING ENVELOPE				100,000	
	A/E-Total		**0**	**0**	**100,000**	**0**
	TOTAL		**0**	**0**	**100,000**	**800,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-57	**LOWER MILLS**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-61	**AUSONIA**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-62	**HASSAN**					
	CONSTRUCTION					
	ELETRICAL	**See**			265,000	
	Construction-Total	**Annual**	**0**	**0**	**265,000**	**0**
	A/E	**Statement**				
	ELETRICAL				30,000	
	A/E-Total		**0**	**0**	**30,000**	**0**
	TOTAL		**0**	**0**	**295,000**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-70	**SPRING STREET**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-71	**PATRICIA WHITE**					
	CONSTRUCTION	**See**				
	ELECTRICAL				80,000	
	BUILDING ENVELOPE	**Annual**	620,000	380,000		
	Construction-Total		**620,000**	**380,000**	**80,000**	**0**
	A/E	**Statement**				
	ELECTRICAL		25,000			
	BUILDING ENVELOPE		120,000			
	A/E-Total		**145,000**	**0**	**0**	**0**
	TOTAL		**765,000**	**380,000**	**80,000**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | X Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-72	**ROSLYN**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-77	**BELLFLOWER**					
	CONSTRUCTION					
		See				
		Annual				
	Construction-Total		**0**	**0**	**0**	**0**
		Statement				
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-83	**PEABODY/ENGLEWOOD**					
	CONSTRUCTION					
	ROOFS	**See**			310,000	
	Construction-Total	**Annual**	**0**	**0**	**310,000**	**0**
	A/E	**Statement**				
	ROOFS				31,000	
	A/E-Total		**0**	**0**	**31,000**	**0**
	TOTAL		**0**	**0**	**341,000**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-90	**MALONE**					
	CONSTRUCTION	**See**				
		Annual				
	Construction-Total	**Statement**	**0**	**0**	**0**	**0**
	A/E					
	A/E-Total		**0**	**0**	**0**	**0**
	TOTAL		**0**	**0**	**0**	**0**

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-95	**COMMONWEALTH (Elderly)**					
	CONSTRUCTION					
	BUILDING ENVELOPE			200,000		
	HVAC					50,000
	Construction-Total	**Annual**	**0**	**200,000**	**0**	**50,000**
	A/E	**Statement**				
	BUILDING ENVELOPE		20,000			
	HVAC					5,000
	A/E-Total		**20,000**	**0**	**0**	**5,000**
	TOTAL		**20,000**	**200,000**	**0**	**55,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-98	**HAMPTON HOUSE**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**				265,000
	Construction-Total	**Annual**	**0**	**0**	**0**	**265,000**
	A/E	**Statement**				
	BUILDING ENVELOPE					35,000
	A/E-Total		**0**	**0**	**0**	**35,000**
	TOTAL		**0**	**0**	**0**	**300,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-126	**FREDERICK DOUGLASS**					
	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 Program - Five-Year Action Plan--FY10-FY14

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 | [X] Original 5-Year Plan | Revision No:___

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2010	Work Stmt. for Year 2 FFY 2011	Work Stmt. for Year 3 FFY 2012	Work Stmt. for Year 4 FFY 2013	Work Stmt. for Year 5 FFY 2014
2-127	**WASHINGTON MANOR**					
	CONSTRUCTION					
	BUILDING ENVELOPE	**See**				225,000
	Construction-Total	**Annual**	**0**	**0**	**0**	**225,000**
	A/E	**Statement**				
	BUILDING ENVELOPE					30,000
	A/E-Total		**0**	**0**	**0**	**30,000**
	TOTAL		**0**	**0**	**0**	**255,000**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY WIDE			**AUTHORITY WIDE**		
	CONSTRUCTION			***CONSTRUCTION***		
See	ELECTRICAL		500,000	ELECTRICAL		500,000
	SITE		500,000	SITE		
Annual	LEAD PAINT ABATEMENT			LEAD PAINT ABATEMENT		500,000
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
Statement	UST removal		50,000	UST removal		50,000
	Construction-Total		**1,050,000**	**Construction-Total**		**1,050,000**
	CONSULTANTS			***CONSULTANTS***		
	CLERKS		465,000	CLERKS		372,000
	CONSULTANTS(Development)		100,000	CONSULTANTS(Development)		100,000
	Consultant-Total		**565,000**	**Consultant-Total**		**472,000**
	A/E			***A/E***		
	LEAD PAINT ABATEMENT		100,000	LEAD PAINT ABATEMENT		100,000
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		100,000
	A/E-Total		**200,000**	**A/E-Total**		**200,000**
	RELOCATION			***RELOCATION***		
	RELOCATION		100,000	RELOCATION		100,000
	RELOCATION FOR LEAD PAINT ABATEMENT			RELOCATION FOR LEAD PAINT ABATEMENT		10,000
	Relocation-Total		**100,000**	**Relocation-Total**		**110,000**
	CONTINGENCY			***CONTINGENCY***		
	CONTINGENCY		610,109	CONTINGENCY		284,334
	DEBT SERVICE			***DEBT SERVICE***		
	CFFP BOND		6,740,881	CFFP BOND		6,740,156
	TOTAL		**9,265,990**	**TOTAL**		**8,856,490**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY WIDE			**AUTHORITY WIDE**		
	CONSTRUCTION			***CONSTRUCTION***		
See	ELECTRICAL			ELECTRICAL		
	SITE			SITE		
Annual	LEAD PAINT ABATEMENT			LEAD PAINT ABATEMENT		
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
Statement	UST removal		50,000	UST removal		50,000
	Construction-Total		**50,000**	**Construction-Total**		**50,000**
	CONSULTANTS			***CONSULTANTS***		
	CLERKS		279,000	CLERKS		279,000
	CONSULTANTS(Development)		100,000	CONSULTANTS(Development)		100,000
	Consultant-Total		**379,000**	**Consultant-Total**		**379,000**
	A/E			***A/E***		
	LEAD PAINT ABATEMENT		100,000	LEAD PAINT ABATEMENT		100,000
	ENVIRONMENTAL REMEDIATION			ENVIRONMENTAL REMEDIATION		
	UST removal		100,000	UST removal		100,000
	A/E-Total		**200,000**	**A/E-Total**		**200,000**
	RELOCATION			***RELOCATION***		
	RELOCATION		100,000	RELOCATION		100,000
	RELOCATION FOR LEAD PAINT ABATEMENT			RELOCATION FOR LEAD PAINT ABATEMENT		
	Relocation-Total		**100,000**	**Relocation-Total**		**100,000**
	CONTINGENCY			***CONTINGENCY***		
	CONTINGENCY		754,971	CONTINGENCY		126,384
	DEBT SERVICE			***DEBT SERVICE***		
	CFFP BOND		6,743,519	CFFP BOND		6,740,606
	TOTAL	stimated Cost	**8,227,490**	**TOTAL**	stimated Cost	**7,595,990**

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

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**LENOX STREET**			**LENOX STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	PLUMBING		50,000	PLUMBING		0
	Construction-Total		**50,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**50,000**	**TOTAL**		**0**
	CATHEDRAL			**CATHEDRAL**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL (HOPWA)			ELECTRICAL (HOPWA)		
	BUILDING ENVELOPE		200,000	BUILDING ENVELOPE		
	Construction-Total		**200,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**200,000**	**TOTAL**		**0**
	WHITTIER STREET			**WHITTIER STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS		500,000	ELEVATORS		
	Construction-Total		**500,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**500,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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	**LENOX STREET**			**LENOX STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	PLUMBING			PLUMBING		
	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) BUILDING ENVELOPE			ELECTRICAL (HOPWA) BUILDING ENVELOPE		410,000
	Construction-Total		**0**	**Construction-Total**		**410,000**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**410,000**
	WHITTIER STREET			**WHITTIER STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELEVATORS			ELEVATORS		
	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 Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**ALICE H. TAYLOR**			**ALICE H. TAYLOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	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***		
	SITE			SITE		
	STORM & SEWERS			STORM & SEWERS		
	ELECTRICAL		100,000	ELECTRICAL		
	BUILDING ENVELOPE			BUILDING ENVELOPE		2,000,000
	STAIRS			STAIRS		
	Construction-Total		**100,000**	**Construction-Total**		**2,000,000**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		
	BUILDING ENVELOPE		160,000	BUILDING ENVELOPE		100,000
	STAIRS			STAIRS		50,000
	A/E-Total		**160,000**	**A/E-Total**		**150,000**
	TOTAL		**260,000**	**TOTAL**		**2,150,000**
						0
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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	**ALICE H. TAYLOR**			**ALICE H. TAYLOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		1,000,000
	FIRE PROTECTION			FIRE PROTECTION		450,000
	Construction-Total		**0**	**Construction-Total**		**1,450,000**
	A/E			***A/E***		
	FIRE PROTECTION			FIRE PROTECTION		50,000
	A/E-Total		**0**	**A/E-Total**		**50,000**
	TOTAL		**0**	**TOTAL**		**1,500,000**
	BROMLEY PARK/HEATH STREET			**BROMLEY PARK/HEATH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	SITE		1,000,000	SITE		
	STORM & SEWERS		2,000,000	STORM & SEWERS		
	ELECTRICAL			ELECTRICAL		2,000,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS		500,000	STAIRS		
	Construction-Total		**2,500,000**	**Construction-Total**		**2,000,000**
	A/E			***A/E***		
	STORM & SEWERS			STORM & SEWERS		
	ELECTRICAL		120,000	BUILDING ENVELOPE		
	STAIRS			STAIRS		
	A/E-Total		**120,000**	**A/E-Total**		**0**
	TOTAL		**2,620,000**	**TOTAL**		**2,000,000**
						0
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MARY ELLEN McCORMACK			**MARY ELLEN McCORMACK**		
	CONSTRUCTION			***CONSTRUCTION***		
See	SITE		2,580,000	SITE		
	ELECTRICAL			ELECTRICAL		
Annual	NONDWELLING STRUCTURES		50,000	NONDWELLING STRUCTURES		
Statement	**Construction-Total**		**2,630,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		160,000
	NONDWELLING STRUCTURES		15,000	NONDWELLING STRUCTURES		
	A/E-Total		**15,000**	**A/E-Total**		**160,000**
	TOTAL		**2,645,000**	**TOTAL**		**160,000**
	OLD COLONY			**OLD COLONY**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	SITE			SITE		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		40,000
	A/E-Total		**0**	**A/E-Total**		**40,000**
	TOTAL		**0**	**TOTAL**		**40,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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			SITE		
	ELECTRICAL			ELECTRICAL		2,000,000
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		
	Construction-Total		**0**	**Construction-Total**		**2,000,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	NONDWELLING STRUCTURES			NONDWELLING STRUCTURES		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**2,000,000**
	OLD COLONY			**OLD COLONY**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		100,000
	SITE		500,000	SITE		
	BUILDING ENVELOPE		500,000	BUILDING ENVELOPE		
	Construction-Total		**1,000,000**	**Construction-Total**		**100,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**1,000,000**	**TOTAL**		**100,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**			**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		45,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		40,000
	STAIRS			STAIRS		20,000
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	A/E-Total		**0**	**A/E-Total**		**105,000**
	TOTAL		**0**	**TOTAL**		**105,000**
	COMMONWEALTH (Family)			**COMMONWEALTH (Family)**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	BUILDING ENVELOPE			BUILDING ENVELOPE		1,000,000
	SITE			SITE		
	Construction-Total		**0**	**Construction-Total**		**1,000,000**
	A/E			***A/E***		
	HVAC			HVAC		
	BUILDING ENVELOPE		60,000	BUILDING ENVELOPE		
	A/E-Total		**60,000**	**A/E-Total**		**0**
	TOTAL		**60,000**	**TOTAL**		**1,000,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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 NEWTON/RUTLAND/EAST SPRINGFIELD**			**WEST NEWTON/RUTLAND/EAST SPRINGFIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS		650,000	ROOFS		
	BUILDING ENVELOPE		400,000	BUILDING ENVELOPE		
	STAIRS		100,000	STAIRS		
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	Construction-Total		**1,150,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS			ROOFS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	STAIRS			STAIRS		
	ELECTRICAL SERVICES			ELECTRICAL SERVICES		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**1,150,000**	**TOTAL**		**0**
	COMMONWEALTH (Family)			**COMMONWEALTH (Family)**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		100,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	SITE			SITE		100,000
	Construction-Total		**0**	**Construction-Total**		**200,000**
	A/E			***A/E***		
	HVAC			HVAC		10,000
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**10,000**
	TOTAL		**0**	**TOTAL**		**210,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	FRANKLIN FIELD			**FRANKLIN FIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
See	HVAC		790,000	HVAC		
	STAIRS		50,000	STAIRS		500,000
Annual	BUILDING ENVELOPE			BUILDING ENVELOPE		
	SITE		500,000	SITE		
Statement						
	Construction-Total		**1,340,000**	**Construction-Total**		**500,000**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**1,340,000**	**TOTAL**		**500,000**
	HIGHLAND PARK			**HIGHLAND PARK**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		100,000
	Construction-Total		**0**	**Construction-Total**		**100,000**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**100,000**
	ANNAPOLIS			**ANNAPOLIS**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		150,000
	Construction-Total		**0**	**Construction-Total**		**150,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		15,000
	A/E-Total		**0**	**A/E-Total**		**15,000**
	TOTAL		**0**	**TOTAL**		**165,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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	**FRANKLIN FIELD**			**FRANKLIN FIELD**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC			HVAC		
	STAIRS			STAIRS		
	BUILDING ENVELOPE			BUILDING ENVELOPE		130,000
	SITE			SITE		
	Construction-Total		**0**	**Construction-Total**		**130,000**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**130,000**
	HIGHLAND PARK			**HIGHLAND PARK**		
	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**
	ANNAPOLIS			**ANNAPOLIS**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**ASHMONT**			**ASHMONT**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		30,000
	Construction-Total		**0**	**Construction-Total**		**30,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		3,000
	A/E-Total		**0**	**A/E-Total**		**3,000**
	TOTAL		**0**	**TOTAL**		**33,000**
	FOLEY			**FOLEY**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		150,000
	ELECTRICAL		130,000	ELECTRICAL		
	Construction-Total		**130,000**	**Construction-Total**		**150,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		100,000
	A/E-Total		**0**	**A/E-Total**		**100,000**
	TOTAL		**130,000**	**TOTAL**		**250,000**
	GROVELAND			**GROVELAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		155,000
	Construction-Total		**0**	**Construction-Total**		**155,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		15,000
	A/E-Total		**0**	**A/E-Total**		**15,000**
	TOTAL		**0**	**TOTAL**		**170,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**ASHMONT**			**ASHMONT**		
	CONSTRUCTION			***CONSTRUCTION***		
	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**
	FOLEY			**FOLEY**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE ELECTRICAL		565,000	BUILDING ENVELOPE ELECTRICAL		
	Construction-Total		**565,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**565,000**	**TOTAL**		**0**
	GROVELAND			**GROVELAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**91-95 WASHINGTON STREET**			**91-95 WASHINGTON STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL		130,000	ELECTRICAL		
	ROOFS		15,000	ROOFS		
	Construction-Total		**145,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**145,000**	**TOTAL**		**0**
	WEST NINTH STREET			**WEST NINTH STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		50,000
	Construction-Total		**0**	**Construction-Total**		**50,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		5,000
	A/E-Total		**0**	**A/E-Total**		**5,000**
	TOTAL		**0**	**TOTAL**		**55,000**
	JJ CARROLL			**JJ CARROLL**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		60,000
	Construction-Total		**0**	**Construction-Total**		**60,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		6,000
	A/E-Total		**0**	**A/E-Total**		**6,000**
	TOTAL		**0**	**TOTAL**		**66,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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	**91-95 WASHINGTON STREET**			**91-95 WASHINGTON STREET**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	ROOFS			ROOFS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	WEST NINTH STREET			**WEST NINTH STREET**		
	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**
	JJ CARROLL			**JJ CARROLL**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**MLK**			**MLK**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		0
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL		0	ELECTRICAL		0
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	AMORY			**AMORY**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		180,000
	Construction-Total		**0**	**Construction-Total**		**180,000**
	A/E			***A/E***		
	ELECTRICAL		25,000	ELECTRICAL		0
	A/E-Total		**25,000**	**A/E-Total**		**0**
	TOTAL		**25,000**	**TOTAL**		**180,000**
	GENERAL WARREN			**GENERAL WARREN**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		155,000
	STAIRS		170,000	STAIRS		
	Construction-Total		**170,000**	**Construction-Total**		**155,000**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		15,500
	A/E-Total		**0**	**A/E-Total**		**15,500**
	TOTAL		**170,000**	**TOTAL**		**170,500**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	MLK			**MLK**		
	CONSTRUCTION			***CONSTRUCTION***		
See	ELECTRICAL		0	ELECTRICAL		500,000
Annual	**Construction-Total**		**0**	**Construction-Total**		**500,000**
Statement	***A/E***			***A/E***		
	ELECTRICAL		25,000	ELECTRICAL		25,000
	A/E-Total		**25,000**	**A/E-Total**		**25,000**
	TOTAL		**25,000**	**TOTAL**		**525,000**
	AMORY			**AMORY**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL		100,000	ELECTRICAL		
	Construction-Total		**100,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL		10,000	ELECTRICAL		
	A/E-Total		**10,000**	**A/E-Total**		**0**
	TOTAL		**110,000**	**TOTAL**		**0**
	GENERAL WARREN			**GENERAL WARREN**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL STAIRS			ELECTRICAL STAIRS		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL			ELECTRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	ROCKLAND			**ROCKLAND**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE		150,000	BUILDING ENVELOPE		
See	**Construction-Total**		**150,000**	**Construction-Total**		**0**
Annual	***A/E***			***A/E***		
Statement	**A/E-Total**		**0**	**A/E-Total**		**0**
	TOTAL		**150,000**	**TOTAL**		**0**
	ST. BOTOLPH			**ST. BOTOLPH**		
	CONSTRUCTION			***CONSTRUCTION***		
	STAIRS			STAIRS		300,000
	HVAC			HVAC		
	BUILDING ENVELOPE		80,000	BUILDING ENVELOPE		1,000,000
	Construction-Total		**80,000**	**Construction-Total**		**1,300,000**
	A/E			***A/E***		
	STAIRS		35,000	STAIRS		
	HVAC			HVAC		
	BUILDING ENVELOPE		40,000	BUILDING ENVELOPE		
	A/E-Total		**75,000**	**A/E-Total**		**0**
	TOTAL		**155,000**	**TOTAL**		**1,300,000**
	PASCIUCCO			**PASCIUCCO**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	ROCKLAND			**ROCKLAND**		
	CONSTRUCTION			***CONSTRUCTION***		
See	ELEVATORS		250,000	BUILDING ENVELOPE		
Annual	**Construction-Total**		**250,000**	**Construction-Total**		**0**
Statement	***A/E***			***A/E***		
	ELEVATORS		25,000			
	A/E-Total		**25,000**	**A/E-Total**		**0**
	Relocation		**10,000**			
	TOTAL		**285,000**	**TOTAL**		**0**
	ST. BOTOLPH			**ST. BOTOLPH**		
	CONSTRUCTION			***CONSTRUCTION***		
	HVAC		75,000	HVAC		
	Construction-Total		**75,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	HVAC		7,500	HVAC		
	A/E-Total		**7,500**	**A/E-Total**		**0**
	TOTAL		**82,500**	**TOTAL**		**0**
	PASCIUCCO			**PASCIUCCO**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		800,000
	Construction-Total		**0**	**Construction-Total**		**800,000**
	A/E			***A/E***		
	BUILDING ENVELOPE		100,000	BUILDING ENVELOPE		
	A/E-Total		**100,000**	**A/E-Total**		**0**
	TOTAL		**100,000**	**TOTAL**		**800,000**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**HASSAN**			**HASSAN**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELETRICAL			ELETRICAL		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELETRICAL			ELETRICAL		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	PATRICIA WHITE			**PATRICIA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL			ELECTRICAL		
	BUILDING ENVELOPE		620,000	BUILDING ENVELOPE		380,000
	Construction-Total		**620,000**	**Construction-Total**		**380,000**
	A/E			***A/E***		
	ELECTRICAL		25,000	ELECTRICAL		
	BUILDING ENVELOPE		120,000	BUILDING ENVELOPE		
	A/E-Total		**145,000**	**A/E-Total**		**0**
	TOTAL		**765,000**	**TOTAL**		**380,000**
	PEABODY/ENGLEWOOD			**PEABODY/ENGLEWOOD**		
	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			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**HASSAN**			**HASSAN**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELETRICAL		265,000	ELETRICAL		
	Construction-Total		**265,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELETRICAL		30,000	ELETRICAL		
	A/E-Total		**30,000**	**A/E-Total**		**0**
	TOTAL		**295,000**	**TOTAL**		**0**
	PATRICIA WHITE			**PATRICIA WHITE**		
	CONSTRUCTION			***CONSTRUCTION***		
	ELECTRICAL BUILDING ENVELOPE		80,000	ELECTRICAL BUILDING ENVELOPE		
	Construction-Total		**80,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ELECTRICAL BUILDING ENVELOPE			ELECTRICAL BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**80,000**	**TOTAL**		**0**
	PEABODY/ENGLEWOOD			**PEABODY/ENGLEWOOD**		
	CONSTRUCTION			***CONSTRUCTION***		
	ROOFS		310,000	ROOFS		
	Construction-Total		**310,000**	**Construction-Total**		**0**
	A/E			***A/E***		
	ROOFS		31,000	ROOFS		
	A/E-Total		**31,000**	**A/E-Total**		**0**
	TOTAL		**341,000**	**TOTAL**		**0**
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	COMMONWEALTH (Elderly)			**COMMONWEALTH (Elderly)**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		200,000
	HVAC			HVAC		
See	**Construction-Total**		**0**	**Construction-Total**		**200,000**
Annual	***A/E***			***A/E***		
Statement	BUILDING ENVELOPE		20,000	BUILDING ENVELOPE		
	HVAC			HVAC		
	A/E-Total		**20,000**	**A/E-Total**		**0**
	TOTAL		**20,000**	**TOTAL**		**200,000**
	HAMPTON HOUSE			**HAMPTON HOUSE**		
	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**
	WASHINGTON MANOR			**WASHINGTON MANOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	Construction-Total		**0**	**Construction-Total**		**0**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	A/E-Total		**0**	**A/E-Total**		**0**
	TOTAL		**0**	**TOTAL**		**0**
	Subtotal of Estimated Cost					

Capital Fund Program - Five-Year Action Plan--FY10-FY14

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 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	**COMMONWEALTH (Elderly)**			**COMMONWEALTH (Elderly)**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		50,000
	Construction-Total		**0**	**Construction-Total**		**50,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		
	HVAC			HVAC		5,000
	A/E-Total		**0**	**A/E-Total**		**5,000**
	TOTAL		**0**	**TOTAL**		**55,000**
	HAMPTON HOUSE			**HAMPTON HOUSE**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		265,000
	Construction-Total		**0**	**Construction-Total**		**265,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		35,000
	A/E-Total		**0**	**A/E-Total**		**35,000**
	TOTAL		**0**	**TOTAL**		**300,000**
	WASHINGTON MANOR			**WASHINGTON MANOR**		
	CONSTRUCTION			***CONSTRUCTION***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		225,000
	Construction-Total		**0**	**Construction-Total**		**225,000**
	A/E			***A/E***		
	BUILDING ENVELOPE			BUILDING ENVELOPE		30,000
	A/E-Total		**0**	**A/E-Total**		**30,000**
	TOTAL		**0**	**TOTAL**		**255,000**
	Subtotal of Estimated Cost					

Five-Year Action Plan--FY10
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: 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	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--FY10
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 2013			Work Statement for Year 5 FFY 2014		
	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: FFY06
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-06	Federal FY of Grant Approval: FFY06

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09

___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 9/30/09	Expended a/o 9/30/09
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)	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	606,220.79
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	108,764.89
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**	**1,206,846.00**
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-R002-501-06	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 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	Funds expended
2-09	Program Management/Legal	1430		110,595.32	110,595.32	0.00	110,595.32	110,595.32	Funds expended - Legal work completed
2-09	Construction	1460		606,220.79	606,220.79	0.00	606,220.79	606,220.79	Funds expended - Construction completed
2-09	Demolition & Remediation	1485		298,511.28	298,511.28	0.00	298,511.28	298,511.28	Funds expended - Demo & Remediation completed
2-09	Relocation	1495		108,764.89	108,764.89	0.00	108,764.89	108,764.89	Funds expended - Relocation completed
				1,206,846.00	**1,206,846.00**	**0.00**	**1,206,846.00**	**1,206,846.00**	

[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-R002-502-06	Approval: FFY06

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09

___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 9/30/09	Expended a/o 9/30/09
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	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	925,549.01
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**	**928,594.00**
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-R002-502-06	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	Funds expended - Design review completed
2-09	Construction	1460		925,549.01	925,549.01	0.00	925,549.01	925,549.01	Funds expended - Construction completed
				928,594.00	**928,594.00**	**0.00**	**928,594.00**	**928,594.00**	

[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: Replacement Housing Factor Grant No: MA06-R002-501-07	Federal FY of Grant Approval: FFY07

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___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 9/30/09	Expended a/o 9/30/09
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				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	475,543.00	475,543.00	475,543.00	475,543.00
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)**	**475,543.00**	**475,543.00**	**475,543.00**	**475,543.00**
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: CFFP (Yes/No): No Replacement Housing Factor Grant No: MA06-R002-501-07						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]		
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	475,543.00		Funds expended - Construction completed
				475,543.00	**475,543.00**	**0.00**	**475,543.00**	**475,543.00**		

[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:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-502-07	Approval: FFY07

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___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 9/30/09	Expended a/o 9/30/09
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	298,511.28
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,013,697.75	1,013,697.75	1,013,697.75	579,263.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	258,339.97	258,339.97	258,339.97	258,339.97
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**	**1,136,114.25**
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	298,511.28	Funds expended
2-09	Construction	1460		1,013,697.75	1,013,697.75	0.00	1,013,697.75	579,263.00	Work underway
2-09	Demolition	1485		258,339.97	258,339.97	0.00	258,339.97	258,339.97	Funds expended - Demolition completed
				1,570,549.00	**1,570,549.00**	**0.00**	**1,570,549.00**	**1,136,114.25**	

[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.

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 9/30/09
___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 9/30/09	Expended a/o 9/30/09
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)	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	363,382.10
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**	**363,382.10**
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	363,382.10	Funds expended - Construction completed
				820,693.00	**820,693.00**	**0.00**	**820,693.00**	**363,382.10**	

[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.

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 9/30/09
___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 9/30/09	Expended a/o 9/30/09
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	25,777.57
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,463.64	32,463.64	32,463.64	32,463.64
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	718,491.98	718,491.98	718,491.98	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	86,889.28	86,889.28	86,889.28	86,889.28
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**	**145,130.49**
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 Frankilin 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	25,777.57	Work underway
2-09	Fees & Costs	1430		32,463.64	32,463.64	0.00	32,463.64	32,463.64	Funds expended - Legal work completed
2-09	Construction	1460		718,491.98	718,491.98	0.00	718,491.98	0.00	Funds expended - Construction completed
2-09	Relocation	1495		86,889.28	86,889.28	0.00	86,889.28	86,889.28	Funds expended - Relocation completed
				1,038,296.00	**1,038,296.00**	**0.00**	**1,038,296.00**	**145,130.49**	

[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.

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:	Federal FY of Grant
	Replacement Housing Factor Grant No: MA06-R002-501-09	Approval: FFY09

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
__Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
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	1,558,766.00	1,558,766.00	0.00	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)**	**1,558,766.00**	**1,558,766.00**	**0.00**	**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-R002-501-09	FFY09

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-13	Construction	1460		1,558,766.00	1,558,766.00	0.00	0.00	0.00	Construction to be completed in 2010 - 2011
				1,558,766.00	**1,558,766.00**	**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: FFY09
Boston Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-502-09	Federal FY of Grant Approval: FFY09

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
__Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
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	1,265,700.00	1,265,700.00	0.00	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)**	**1,265,700.00**	**1,265,700.00**	**0.00**	**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-R002-502-09	FFY09

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-13	Construction	1460		1,265,700.00	1,265,700.00	0.00	0.00	0.00	Construction to be completed in 2010 - 2011
				1,265,700.00	**1,265,700.00**	**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: FFY09
Boston Housing Authority	Capital Fund Program Grant No: MA02-000-245-09E Replacement Housing Factor Grant No:	Federal FY of Grant Approval:

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
__Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
1	Total Non-CFP Funds	203,136	203,136	0.00	0.00
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)	229,966.00	229,966.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	167,132.00	167,132.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	207,000.00	207,000.00	0.00	0.00
10	1460 Dwelling Structures	2,912,794.00	2,912,794.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	322,983.00	322,983.00	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)	222,842.00	222,842.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**4,062,717.00**	**4,062,717.00**	**0.00**	**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: MA02-000-245-09E 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	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-45	Administration	1410		229,966.00	229,966.00	0.00	0.00	0.00	
2-45	Fees & Costs	1430		167,132.00	167,132.00	0.00	0.00	0.00	
2-45	Site Improvement	1450		207,000.00	207,000.00	0.00	0.00	0.00	
2-45	Construction	1460		2,912,794.00	2,912,794.00	0.00	0.00	0.00	
2-45	Non Dwelling Equipment	1475		322,983.00	322,983.00	0.00	0.00	0.00	
2-45	Contingency	1502		222,842.00	222,842.00	0.00	0.00	0.00	
				4,062,717.00	**4,062,717.00**	**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: FFY09
Boston Housing Authority	Capital Fund Program Grant No: MA002-107-119-09R Replacement Housing Factor Grant No:	Federal FY of Grant Approval:

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
__Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
1	Total Non-CFP Funds	4,700,000	4,700,000	0.00	0.00
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)	296,037.00	296,037.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	460,000.00	460,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000.00	45,000.00	0.00	0.00
10	1460 Dwelling Structures	1,885,002.00	1,885,002.00	0.00	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	37,500.00	37,500.00	0.00	0.00
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)	236,829.00	236,829.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**2,960,368.00**	**2,960,368.00**	**0.00**	**0.00**
21	Amount of line 20 Related to LPB Testing	15,000	15,000	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	125,000	125,000	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	4,700,000	4,700,000	0.00	0.00

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: MA002-107-119-09R 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	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-19	Administration	1410		296,037.00	296,037.00	0.00	0.00	0.00	
2-19	Fees & Costs	1430		460,000.00	460,000.00	0.00	0.00	0.00	
2-19	Site Improvement	1450		45,000.00	45,000.00	0.00	0.00	0.00	
2-19	Construction	1460		1,885,002.00	1,885,002.00	0.00	0.00	0.00	
2-06	Relocation	1495		37,500.00	37,500.00	0.00	0.00	0.00	
2-19	Contingency	1502		236,829.00	236,829.00	0.00	0.00	0.00	
				2,960,368.00	**2,960,368.00**	**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: FFY09
Boston Housing Authority	Capital Fund Program Grant No: MA002-000-106-09R Replacement Housing Factor Grant No:	Federal FY of Grant Approval:

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
_X_Revised Annual Statement (#1) 11-18-2009

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
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)	1,099,216.00	1,099,216.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	985,000.00	985,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000.00	75,000.00	0.00	0.00
10	1460 Dwelling Structures	7,158,568.00	7,858,568.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	700,000.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	95,000.00	95,000.00	0.00	0.00
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)	879,372.00	879,372.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**10,992,156.00**	**10,992,156.00**	**0.00**	**0.00**
21	Amount of line 20 Related to LPB Testing	250,000.00	250,000.00	0.00	0.00
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	2,191,200.00	2,191,200.00	0.00	0.00

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: MA002-000-106-09R 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	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-06	Administration	1410		1,099,216.00	1,099,216.00	0.00	0.00	0.00	
2-06	Fees & Costs	1430		985,000.00	985,000.00	0.00	0.00	0.00	
2-06	Site Improvement	1450		75,000.00	75,000.00	0.00	0.00	0.00	
2-06	Construction	1460		7,158,568.00	7,858,568.00	700,000.00	0.00	0.00	
2-06	Demolition	1485		700,000.00	0.00	(700,000.00)	0.00	0.00	
2-06	Relocation	1495		95,000.00	95,000.00	0.00	0.00	0.00	
2-06	Contingency	1502		879,372.00	879,372.00	0.00	0.00	0.00	
				10,992,156.00	**10,992,156.00**	**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: FFY09
Boston Housing Authority	Capital Fund Program Grant No: MA002-000-124-09G Replacement Housing Factor Grant No:	Federal FY of Grant Approval:

Type of Grant

__Original Annual Statement
_X_Performance and Evaluation Report for Program Year Ending 9/30/09
___Reserve for Disasters/Emergencies
___Final Performance and Evaluation Report
_X_Revised Annual Statement (no. 1)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
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)	1,750,000.00	1,213,593.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	500,000.00	500,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	13,526,000.00	15,840,000.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	5,600,000.00	3,360,000.00	0.00	0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	820,000.00	1,282,407.00	0.00	0.00
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)**	**22,196,000.00**	**22,196,000.00**	**0.00**	**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: MA002-000-124-09G 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	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-24	Administration	1410		1,750,000.00	1,213,593.00	(536,407.00)	0.00	0.00	
2-24	Fees & Costs	1430		500,000.00	500,000.00	0.00	0.00	0.00	
2-24	Construction	1460		13,526,000.00	15,840,000.00	2,314,000.00	0.00	0.00	
2-24	Demolition	1485		5,600,000.00	3,360,000.00	(2,240,000.00)	0.00	0.00	
2-24	Relocation	1495		820,000.00	1,282,407.00	462,407.00	0.00	0.00	
				22,196,000.00	**22,196,000.00**	**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.

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 **___Reserve for Disasters/Emergencies** **_X_Revised Annual Statement (revision no: 7)**
_X_Performance and Evaluation Report for Program Year Ending 9/30/09 **_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 9/30/09	Expended a/o 9/30/09
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	2,041,005.39	2,041,005.39	2,041,005.39
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	2,031,752.58	1,700,254.17	1,700,254.17	1,700,254.17
8	1440 Site Acquisition				
9	1450 Site Improvement	62,816.91	62,816.91	62,816.91	62,816.91
10	1460 Dwelling Structures	8,265,174.97	10,461,580.94	10,461,580.94	10,461,580.94
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	6,243.86	0.00	0.00	0.00
13	1475 Nondwelling Equipment	2,076,031.45	296,168.63	296,168.63	296,168.63
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	33,874.23	29,356.96	29,356.96	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**	**25,823,742.00**	**25,823,742.00**
21	Amount of line 20 Related to LBP Testing	880.00	172,531.32	172,531.32	172,531.32
22	Amount of line 20 Related to Section 504 Compliance	3,158,025.82	2,939,046.02	2,939,046.02	2,939,046.02
23	Amount of line 20 Related to Security Soft Costs	694,748.72	436,457.60	436,457.60	436,457.60
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	173,672.73	17,978.60	173,672.73	173,672.73	
2-00	MIS	140800 410000		266,312.00	394,599.38	128,287.38	394,599.38	394,599.38	
2-00	PUBLIC SAFETY	140800 412000		694,748.72	314,987.34	(379,761.38)	314,987.34	314,987.34	
2-00	ELDERLY SERVICES	140800 421000		380,957.58	232,052.81	(148,904.77)	232,052.81	232,052.81	
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	160,522.17	(5,367.69)	160,522.17	160,522.17	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	75,282.27	6,074.27	75,282.27	75,282.27	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	117,437.46	5,627.46	117,437.46	117,437.46	
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		1,322,106.62	1,135,505.02	(186,601.60)	1,135,505.02	1,135,505.02	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		314,893.74	314,893.74	0.00	314,893.74	314,893.74	
2-00	ACCRUED NONTECHNICAL SALARIES	141001 000002		0.00	0.00	0.00	0.00	0.00	
2-00	LOCAL TRAVEL 01	141001 000101		4,530.17	4,530.17	0.00	4,530.17	4,530.17	
2-00	LEGAL EXPENSE	141004 000000		0.00	0.00	0.00	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		148,115.26	148,115.26	0.00	148,115.26	148,115.26	
2-00	GROUP INSURANCE	141009 002000		358,999.28	358,999.28	0.00	358,999.28	358,999.28	
2-00	RETIREMENT INDIRECT	141009 003001		361,442.21	361,442.21	0.00	361,442.21	361,442.21	
2-00	LOCAL TRAVEL 10	141010 000101		812.84	812.84	0.00	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		50.80	0.00	(50.80)	0.00	0.00	
2-00	TELEPHONE	141016 000000		13,620.57	12,237.94	(1,382.63)	12,237.94	12,237.94	
2-00	SUNDRY ADMINISTRATIVE	141019 000000		5,407.65	4,674.93	(732.72)	4,674.93	4,674.93	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		0.00	0.00	0.00	0.00	0.00	
2-00	TELEPHONE	141019 000102		5,632.62	5,632.62	0.00	5,632.62	5,632.62	
2-00	OFFICE SUPPLIES	141019 000103		4,597.03	4,481.16	(115.87)	4,481.16	4,481.16	
2-00	ADVERTISING	141019 000110		8,460.65	8,460.65	0.00	8,460.65	8,460.65	
2-00	PUBLICATIONS	141019 000111		984.35	984.35	0.00	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		1,381.05	1,381.05	0.00	1,381.05	1,381.05	
2-00	ADVERTISING FOR CFFP	141019 200700		0.00	0.00	0.00	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	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
2-00	BASEMENTS/CELLARS 30	143001 704000		32,029.00	0.00	(32,029.00)	0.00	0.00	
2-00	CONSULTANTS 30	143001 741000		50,036.15	0.00	(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		3,461.00	0.00	(3,461.00)	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		0.00	0.00	0.00	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		47,582.86	0.00	(47,582.86)	0.00	0.00	
2-00	COMPUTERS	147501 742000		1,861,587.33	234,465.99	(1,627,121.34)	234,465.99	234,465.99	
2-00	COMPUTER REPLACEMENTS	147501 742002		116,861.26	11,702.64	(105,158.62)	11,702.64	11,702.64	
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	48.85	(130.12)	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	
				11,979,878.37	**9,549,409.53**	**(2,430,468.84)**	**9,549,409.53**	**9,549,409.53**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CHARLESTOWN								
2-01	PUBLIC SAFETY	140800 412000		0.00	14,940.85	14,940.85	14,940.85	14,940.85	
2-01	FAMILY SERVICES	140800 768000		66.96	5,486.82	5,419.86	5,486.82	5,486.82	
2-01	ADMINISTRATIVE	141001 000000		0.00	23,232.68	23,232.68	23,232.68	23,232.68	
2-01	ARCH & ENG	143001 000000		1,585.36	1,585.36	0.00	1,585.36	1,585.36	Construction completed
2-01	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-01	BASEMENTS/CELLARS 30	143001 704000		52,632.71	62,499.71	9,867.00	62,499.71	62,499.71	Construction completed
2-01	BUILDING ENV DESIGN 30	143001 712000		84,325.40	104,581.15	20,255.75	104,581.15	104,581.15	Construction completed
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		36,218.60	36,218.60	0.00	36,218.60	36,218.60	Construction completed
2-01	A&E 504 COMPLIANCE	143001 812000		13,752.23	0.00	(13,752.23)	0.00	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	0.00	(50,708.41)	0.00	0.00	
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		1,035,199.18	1,035,199.18	0.00	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
				1,304,902.95	**1,314,158.45**	**9,255.50**	**1,314,158.45**	**1,314,158.45**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
LENOX STREET									
2-04	PUBLIC SAFETY	140800 412000		0.00	4,130.00	4,130.00	4,130.00	4,130.00	
2-04	FAMILY SERVICES	140800 768000		0.00	1,557.53	1,557.53	1,557.53	1,557.53	
2-04	ADMINISTRATIVE	141001 000000		0.00	6,422.05	6,422.05	6,422.05	6,422.05	
2-04	ARCH & ENG	143001 000000		24,000.00	20,118.63	(3,881.37)	20,118.63	20,118.63	Construction completed
2-04	CONSULTANTS 30	143001 741000		83.42	83.42	0.00	83.42	83.42	Construction completed
2-04	CONSTRUCTION REPS FOR 504	143001 741001		1,793.78	1,758.26	(35.52)	1,758.26	1,758.26	Construction completed
2-04	SITE GROUNDS	145011 000000		16,479.40	16,479.00	(0.40)	16,479.00	16,479.00	Construction completed
2-04	ELECTRICAL 60	146015 000000		0.00	251,272.71	251,272.71	251,272.71	251,272.71	Construction completed
2-04	504 COMPLIANCE 60	146021 812000		86,819.00	$85,137.01	(1,681.99)	85,137.01	85,137.01	Construction completed
				129,175.60	**386,958.61**	**257,783.01**	**386,958.61**	**386,958.61**	

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Part II: Supporting Pages									
PHA Name: Boston Housing Authority				**Grant Type and Number:** Capital Fund Program Grant No: MA06-P002-501-05 CFFP (Yes/No): No Replacement Housing Factor Grant No:					**Federal FY of Grant:** 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]**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
CATHEDRAL									
2-06	PUBLIC SAFETY	140800 412000		0.00	5,587.63	5,587.63	5,587.63	5,587.63	
2-06	FAMILY SERVICES	140800 768000		0.00	2,278.61	2,278.61	2,278.61	2,278.61	
2-06	ADMINISTRATIVE	141001 000000		0.00	8,688.65	8,688.65	8,688.65	8,688.65	
2-06	ARCH & ENG	143001 000000		990.00	990.00	0.00	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		6,873.18	7,351.94	478.76	7,351.94	7,351.94	Construction completed
2-06	A&E 504 COMPLIANCE	143001 812000		1,309.18	1,309.18	0.00	1,309.18	1,309.18	Construction completed
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	4,346.46	0.40	4,346.46	4,346.46	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		0.00	0.00	0.00	0.00	0.00	
2-06	UNIT REHAB	146021 967000		5,656.77	0.00	(5,656.77)	0.00	0.00	
				56,320.70	**67,697.98**	**11,377.28**	**67,697.98**	**67,697.98**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HEATH STREET									
2-07	BASEMENTS/CELLARS 30	143001 704000		11,454.65	11,454.65	0.00	11,454.65	11,454.65	Construction completed
2-07	CONSULTANTS 30	143001 741000		4,336.51	4,336.51	0.00	4,336.51	4,336.51	Construction completed
2-07	BASEMENTS/CELLARS 60	146019 704000		419,899.00	419,899.00	0.00	419,899.00	419,899.00	Construction completed
				435,690.16	**435,690.16**	**0.00**	**435,690.16**	**435,690.16**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FRANKLIN HILL									
2-09	DEVELOPMENT CONSULTANTS 30	143001 743001		16,755.50	0.00	(16,755.50)	0.00	0.00	
2-09	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-09	UNDERGROUND STORAGE TANKS 30	143001 966000		1,950.00	1,950.00	0.00	1,950.00	1,950.00	Construction completed
2-09	DEMOLITION	148501 000000		0.00	0.00	0.00	0.00	0.00	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	
				3,518,705.50	**3,501,950.00**	**(16,755.50)**	**3,501,950.00**	**3,501,950.00**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WHITTIER STREET									
2-11	PUBLIC SAFETY	140800 412000		0.00	2,672.34	2,672.34	2,672.34	2,672.34	
2-11	FAMILY SERVICES	140800 768000		0.00	1,096.04	1,096.04	1,096.04	1,096.04	
2-11	ADMINISTRATIVE	141001 000000		0.00	4,155.44	4,155.44	4,155.44	4,155.44	
2-11	UNDERGROUND STORAGE TANKS 30	143001 966000		9,199.50	9,199.50	0.00	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
				14,533.74	**22,457.56**	**7,923.82**	**22,457.56**	**22,457.56**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BEECH STREET									
2-13	PUBLIC SAFETY	140800 412000		0.00	3,522.64	3,522.64	3,522.64	3,522.64	
2-13	FAMILY SERVICES	140800 768000		0.00	1,471.00	1,471.00	1,471.00	1,471.00	
2-13	ADMINISTRATIVE	141001 000000		0.00	5,477.63	5,477.63	5,477.63	5,477.63	
2-13	PRED ADMIN EXPENSE	141019 000351		13.49	13.49	0.00	13.49	13.49	
2-13	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-13	DEVELOPMENT CONSULTANTS 30	143001 743001		13,877.50	13,877.50	0.00	13,877.50	13,877.50	Construction completed
2-13	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-13	SEWERS 30	143001 929000		102,650.22	102,650.22	0.00	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
				117,532.46	**128,003.73**	**10,471.27**	**128,003.73**	**128,003.73**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ALICE TAYLOR									
2-14	PUBLIC SAFETY	140800 412000		0.00	4,858.81	4,858.81	4,858.81	4,858.81	
2-14	FAMILY SERVICES	140800 768000		0.00	1,961.33	1,961.33	1,961.33	1,961.33	
2-14	ADMINISTRATIVE	141001 000000		0.00	7,555.35	7,555.35	7,555.35	7,555.35	
2-14	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-14	BUILDING ENV DESIGN 30	143001 712000		56,201.09	56,300.57	99.48	56,300.57	56,300.57	Construction completed
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		658.61	567.85	(90.76)	567.85	567.85	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
				75,213.97	**89,598.18**	**14,384.21**	**89,598.18**	**89,598.18**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	39,955.76	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		7,145.26	7,145.26	0.00	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	ELEVATORS 60	146021 760000		0.00	1,594,068.39	1,594,068.39	1,594,068.39	1,594,068.39	Construction completed
2-19	504 COMPLIANCE 60	146021 812000		6,267.62	0.00	(6,267.62)	0.00	0.00	
2-19	504 FORCE ACCOUNT CREW	146021 812001		52,656.04	49,493.43	(3,162.61)	49,493.43	49,493.43	Construction completed
2-19	LEAD PAINT REMOVAL 60	146021 837000		0.00	171,651.32	171,651.32	171,651.32	171,651.32	Construction completed
2-19	RELOCATION MOVING & FAMILY	149501 000000		5,803.97	2,446.31	(3,357.66)	2,446.31	2,446.31	Construction completed
2-19	RELOCATION FOR ELEVATORS	149501 760000		1,583.09	850.00	(733.09)	850.00	850.00	Construction completed
2-19	RELOCATION FOR 504 PROGRAM	149501 812000		474.00	377.60	(96.40)	377.60	377.60	Construction completed
2-19	RELOCATION FOR LEAD PAINT	149501 837000		880.00	880.00	0.00	880.00	880.00	Construction completed
				3,043,281.33	**4,795,383.66**	**1,752,102.33**	**4,795,383.66**	**4,795,383.66**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARY ELLEN McCORMACK									
2-23	PUBLIC SAFETY	140800 412000		0.00	13,726.15	13,726.15	13,726.15	13,726.15	
2-23	FAMILY SERVICES	140800 768000		0.00	5,537.86	5,537.86	5,537.86	5,537.86	
2-23	ADMINISTRATIVE	141001 000000		0.00	21,343.86	21,343.86	21,343.86	21,343.86	
2-23	ARCH & ENG	143001 000000		37,010.00	37,010.00	0.00	37,010.00	37,010.00	Construction completed
2-23	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-23	BUILDING ENV DESIGN 30	143001 712000		124,124.00	93,324.00	(30,800.00)	93,324.00	93,324.00	Construction completed
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 completed
2-23	BUILDING EXTERIOR	146014 000000		2,000.00	2,000.00	0.00	2,000.00	2,000.00	Construction completed
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
				1,077,365.38	**1,087,173.25**	**9,807.87**	**1,087,173.25**	**1,087,173.25**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	PUBLIC SAFETY	140800 412000		0.00	11,418.20	11,418.20	11,418.20	11,418.20	
2-24	FAMILY SERVICES	140800 768000		0.00	4,643.74	4,643.74	4,643.74	4,643.74	
2-24	ADMINISTRATIVE	141001 000000		0.00	17,755.06	17,755.06	17,755.06	17,755.06	
2-24	ARCH & ENG	143001 000000		9,306.00	13,120.35	3,814.35	13,120.35	13,120.35	Construction completed
2-24	BUILDING ENV DESIGN 30	143001 712000		102,541.60	74,041.60	(28,500.00)	74,041.60	74,041.60	Construction completed
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	39,500.00	(9,000.00)	39,500.00	39,500.00	Construction completed
				213,598.32	**213,729.67**	**131.35**	**213,729.67**	**213,729.67**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARGARET COLLINS									
2-26	PUBLIC SAFETY	140800 412000		0.00	607.36	607.36	607.36	607.36	
2-26	ELDERLY SERVICES	140800 421000		0.00	1,740.74	1,740.74	1,740.74	1,740.74	
2-26	ADMINISTRATIVE	141001 000000		0.00	944.42	944.42	944.42	944.42	
2-26	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-26	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				0.00	**3,292.52**	**3,292.52**	**3,292.52**	**3,292.52**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ANNAPOLIS									
2-27	PUBLIC SAFETY	140800 412000		0.00	728.83	728.83	728.83	728.83	
2-27	ELDERLY SERVICES	140800 421000		0.00	2,188.34	2,188.34	2,188.34	2,188.34	
2-27	ADMINISTRATIVE	141001 000000		0.00	1,133.30	1,133.30	1,133.30	1,133.30	
2-27	BUILDING ENV DESIGN 30	143001 712000		25,336.89	25,336.89	0.00	25,336.89	25,336.89	Construction completed
2-27	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				25,392.89	**29,443.36**	**4,050.47**	**29,443.36**	**29,443.36**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ASHMONT									
2-28	PUBLIC SAFETY	140800 412000		0.00	728.83	728.83	728.83	728.83	
2-28	ELDERLY SERVICES	140800 421000		0.00	2,188.34	2,188.34	2,188.34	2,188.34	
2-28	ADMINISTRATIVE	141001 000000		0.00	1,133.30	1,133.30	1,133.30	1,133.30	
2-28	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-28	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-28	RELOCATION FOR 504 PROGRAM	149501 812000		1,275.00	1,275.00	0.00	1,275.00	1,275.00	Construction completed
				1,275.00	**5,325.47**	**4,050.47**	**5,325.47**	**5,325.47**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HOLGATE									
2-29	PUBLIC SAFETY	140800 412000		0.00	1093.25	1,093.25	1,093.25	1093.25	
2-29	ELDERLY SERVICES	140800 421000		0.00	3,209.57	3,209.57	3,209.57	3,209.57	
2-29	ADMINISTRATIVE	141001 000000		0.00	1,699.95	1,699.95	1,699.95	1,699.95	
2-29	ARCH & ENG	143001 000000		625.00	625.00	0.00	625.00	625.00	Construction completed
2-29	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-29	BUILDING ENV DESIGN 30	143001 712000		5,691.06	5,691.06	0.00	5,691.06	5,691.06	Construction completed
2-29	CONSULTANTS 30	143001 741000		91.05	89.23	(1.82)	89.23	89.23	Construction completed
2-29	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-29	SMOKE DETECTORS 30	143001 940000		7,740.00	7,740.00	0.00	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	
				128,489.11	**134,490.06**	**6,000.95**	**134,490.06**	**134,490.06**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FOLEY APARTMENTS									
2-30	PUBLIC SAFETY	140800 412000		0.00	1336.18	1,336.18	1,336.18	1336.18	
2-30	ELDERLY SERVICES	140800 421000		2,290.75	8,644.11	6,353.36	8,644.11	8,644.11	
2-30	ADMINISTRATIVE	141001 000000		0.00	2,077.72	2,077.72	2,077.72	2,077.72	
2-30	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-30	BUILDING ENV DESIGN 30	143001 712000		28,354.54	28,401.67	47.13	28,401.67	28,401.67	Construction completed
2-30	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-30	GENERATORS 30	143001 805000		9,410.75	9,700.99	290.24	9,700.99	9,700.99	Construction completed
2-30	A&E 504 COMPLIANCE	143001 812000		5,423.00	5,423.00	0.00	5,423.00	5,423.00	Construction completed
2-30	504 FORCE ACCOUNT CREW	146021 812001		3,262.30	1,177.68	(2,084.62)	1,177.68	1,177.68	Construction completed
2-30	RELOCATION FOR 504 PROGRAM	149501 812000		1,765.00	1,765.00	0.00	1,765.00	1,765.00	Construction completed
				50,506.34	**58,526.35**	**8,020.01**	**58,526.35**	**58,526.35**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	PUBLIC SAFETY	140800 412000		0.00	850.3	850.30	850.30	850.3	
2-32	ELDERLY SERVICES	140800 421000		0.00	2,334.23	2,334.23	2,334.23	2,334.23	
2-32	ADMINISTRATIVE	141001 000000		0.00	1,322.18	1,322.18	1,322.18	1,322.18	
2-32	BUILDING ENV DESIGN 30	143001 712000		18,367.33	18,367.33	0.00	18,367.33	18,367.33	Construction completed
				18,367.33	**22,874.04**	**4,506.71**	**22,874.04**	**22,874.04**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
DAVISON									
2-34	PUBLIC SAFETY	140800 412000		0.00	607.36	607.36	607.36	607.36	
2-34	ELDERLY SERVICES	140800 421000		0.00	1,896.56	1,896.56	1,896.56	1,896.56	
2-34	ADMINISTRATIVE	141001 000000		0.00	944.42	944.42	944.42	944.42	
2-34	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				56.00	**3,504.34**	**3,448.34**	**3,504.34**	**3,504.34**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WASHINGTON									
2-35	PUBLIC SAFETY	140800 412000		0.00	1093.25	1,093.25	1,093.25	1093.25	
2-35	ELDERLY SERVICES	140800 421000		0.00	3,209.57	3,209.57	3,209.57	3,209.57	
2-35	ADMINISTRATIVE	141001 000000		0.00	1,699.95	1,699.95	1,699.95	1,699.95	
				0.00	**6,002.77**	**6,002.77**	**6,002.77**	**6,002.77**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	PUBLIC SAFETY	140800 412000		0.00	1093.25	1,093.25	1,093.25	1093.25	
2-36	ELDERLY SERVICES	140800 421000		2,425.50	8,206.45	5,780.95	8,206.45	8,206.45	
2-36	ADMINISTRATIVE	141001 000000		0.00	1,699.95	1,699.95	1,699.95	1,699.95	
2-36	BUILDING ENV DESIGN 30	143001 712000		5,988.11	4,506.09	(1,482.02)	4,506.09	4,506.09	Construction completed
2-36	A&E 504 COMPLIANCE	143001 812000		13,841.00	1,341.33	(12,499.67)	1,341.33	1,341.33	Construction completed
2-36	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				22,254.61	**16,847.07**	**(5,407.54)**	**16,847.07**	**16,847.07**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	PUBLIC SAFETY	140800 412000		0.00	850.3	850.30	850.30	850.3	
2-37	ELDERLY SERVICES	140800 421000		0.00	2,480.11	2,480.11	2,480.11	2,480.11	
2-37	ADMINISTRATIVE	141001 000000		0.00	1,322.18	1,322.18	1,322.18	1,322.18	
2-37	A&E 504 COMPLIANCE	143001 812000		56.00	56.00	0.00	56.00	56.00	Construction completed
				56.00	**4,708.59**	**4,652.59**	**4,708.59**	**4,708.59**	

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MEADE APARTMENTS									
2-38	PUBLIC SAFETY	140800 412000		0.00	485.88	485.88	485.88	485.88	
2-38	ELDERLY SERVICES	140800 421000		0.00	1,604.78	1,604.78	1,604.78	1,604.78	
2-38	ADMINISTRATIVE	141001 000000		0.00	755.53	755.53	755.53	755.53	
2-38	BUILDING ENV DESIGN 30	143001 712000		4,524.46	2,889.54	(1,634.92)	2,889.54	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
				4,580.46	**5,791.73**	**1,211.27**	**5,791.73**	**5,791.73**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARTIN LUTHER KING									
2-40	PUBLIC SAFETY	140800 412000		0.00	1336.18	1,336.18	1,336.18	1336.18	
2-40	ELDERLY SERVICES	140800 421000		0.00	4,084.89	4,084.89	4,084.89	4,084.89	
2-40	ADMINISTRATIVE	141001 000000		0.00	2,077.72	2,077.72	2,077.72	2,077.72	
2-40	ARCH & ENG	143001 000000		625.00	625.00	0.00	625.00	625.00	Construction completed
2-40	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-40	A&E 504 COMPLIANCE	143001 812000		22,437.75	0.00	(22,437.75)	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	**10,155.79**	**(14,938.96)**	**10,155.79**	**10,155.79**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
EVA WHITE									
2-41	PUBLIC SAFETY	140800 412000		0.00	1336.18	1,336.18	1,336.18	1336.18	
2-41	ELDERLY SERVICES	140800 421000		0.00	4,084.89	4,084.89	4,084.89	4,084.89	
2-41	ADMINISTRATIVE	141001 000000		0.00	2,077.72	2,077.72	2,077.72	2,077.72	
2-41	ARCH & ENG	143001 000000		625.00	625.00	0.00	625.00	625.00	Construction completed
2-41	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-41	BUILDING ENV DESIGN 30	143001 712000		8,670.31	8,670.31	0.00	8,670.31	8,670.31	Construction completed
2-41	A&E 504 COMPLIANCE	143001 812000		1,834.50	1,341.34	(493.16)	1,341.34	1,341.34	Construction completed
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		968.67	968.67	0.00	968.67	968.67	Construction completed
				12,098.48	**19,104.11**	**7,005.63**	**19,104.11**	**19,104.11**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WALNUT PARK									
2-42	PUBLIC SAFETY	140800 412000		0.00	2186.46	2,186.46	2,186.46	2186.46	
2-42	ELDERLY SERVICES	140800 421000		0.00	5,981.45	5,981.45	5,981.45	5,981.45	
2-42	ADMINISTRATIVE	141001 000000		0.00	3,399.90	3,399.90	3,399.90	3,399.90	
2-42	ARCH & ENG	143001 000000		625.00	625.00	0.00	625.00	625.00	Construction completed
2-42	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-42	BUILDING ENV DESIGN 30	143001 712000		11,972.05	8,033.28	(3,938.77)	8,033.28	8,033.28	Construction completed
2-42	A&E 504 COMPLIANCE	143001 812000		21,940.00	13,271.34	(8,668.66)	13,271.34	13,271.34	Construction completed
2-42	HVAC STUDY 30	143001 816000		3,250.00	0.00	(3,250.00)	0.00	0.00	
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		602,732.63	594,533.93	(8,198.70)	594,533.93	594,533.93	Construction completed
2-42	NON DWELLING CONSTRUCTION	147001 000000		0.00	0.00	0.00	0.00	0.00	
				647,199.68	**634,711.36**	**(12,488.32)**	**634,711.36**	**634,711.36**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AMORY STREET									
2-45	PUBLIC SAFETY	140800 412000		0.00	2,550.88	2,550.88	2,550.88	2,550.88	
2-45	ELDERLY SERVICES	140800 421000		0.00	6,856.78	6,856.78	6,856.78	6,856.78	
2-45	ADMINISTRATIVE	141001 000000		0.00	3,966.56	3,966.56	3,966.56	3,966.56	
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		33,185.42	33,217.73	32.31	33,217.73	33,217.73	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		20,391.00	12,827.33	(7,563.67)	12,827.33	12,827.33	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		122,174.33	120,029.49	(2,144.84)	120,029.49	120,029.49	Construction completed
				190,228.00	**193,926.02**	**3,698.02**	**193,926.02**	**193,926.02**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	PUBLIC SAFETY	140800 412000		0.00	1214.71	1,214.71	1,214.71	1214.71	
2-47	ELDERLY SERVICES	140800 421000		0.00	3,793.11	3,793.11	3,793.11	3,793.11	
2-47	ADMINISTRATIVE	141001 000000		0.00	1,888.84	1,888.84	1,888.84	1,888.84	
2-47	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-47	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				0.00	**6,896.66**	**6,896.66**	**6,896.66**	**6,896.66**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
TORRE UNIDAD									
2-49	PUBLIC SAFETY	140800 412000		0.00	2672.34	2,672.34	2,672.34	2672.34	
2-49	ELDERLY SERVICES	140800 421000		24,909.50	33,738.87	8,829.37	33,738.87	33,738.87	
2-49	ADMINISTRATIVE	141001 000000		0.00	4,155.44	4,155.44	4,155.44	4,155.44	
2-49	ARCH & ENG	143001 000000		278.75	278.75	0.00	278.75	278.75	Construction completed
2-49	BUILDING ENV DESIGN 30	143001 712000		65,137.19	51,292.63	(13,844.56)	51,292.63	51,292.63	Construction completed
2-49	CONSULTANTS 30	143001 741000		4,315.35	2,172.02	(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		6,937.50	7,073.19	135.69	7,073.19	7,073.19	Construction completed
2-49	A&E 504 COMPLIANCE	143001 812000		75,878.50	43,934.33	(31,944.17)	43,934.33	43,934.33	Construction completed
2-49	BUILDING EXTERIOR	146014 000000		0.00	159,395.00	159,395.00	159,395.00	159,395.00	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		268,935.94	262,263.90	(6,672.04)	262,263.90	262,263.90	Construction completed
				558,070.99	**678,654.73**	**120,583.74**	**678,654.73**	**678,654.73**	

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Part II: Supporting Pages

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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	PUBLIC SAFETY	140800 412000		0.00	971.77	971.77	971.77	971.77	
2-50	ELDERLY SERVICES	140800 421000		0.00	2,771.90	2,771.90	2,771.90	2,771.90	
2-50	ADMINISTRATIVE	141001 000000		0.00	1,511.07	1,511.07	1,511.07	1,511.07	
2-50	ARCH & ENG	143001 000000		625.00	625.00	0.00	625.00	625.00	Construction completed
2-50	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-50	A&E 504 COMPLIANCE	143001 812000		22,437.75	0.00	(22,437.75)	0.00	0.00	
2-50	504 COMPLIANCE 60	146021 812000		830.00	0.00	(830.00)	0.00	0.00	
2-50	504 FORCE ACCOUNT CREW	146021 812001		513,061.92	502,277.74	(10,784.18)	502,277.74	502,277.74	Construction completed
				536,954.67	**508,157.48**	**(28,797.19)**	**508,157.48**	**508,157.48**	

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Part II: Supporting Pages

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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	PUBLIC SAFETY	140800 412000		0.00	1457.65	1,457.65	1,457.65	1457.65	
2-51	ELDERLY SERVICES	140800 421000		0.00	4,084.89	4,084.89	4,084.89	4,084.89	
2-51	ADMINISTRATIVE	141001 000000		0.00	2,266.61	2,266.61	2,266.61	2,266.61	
2-51	ARCH & ENG	143001 000000		1,396.01	1,396.01	0.00	1,396.01	1,396.01	Construction completed
2-51	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-51	BUILDING ENV DESIGN 30	143001 712000		20,831.20	24,467.08	3,635.88	24,467.08	24,467.08	Construction completed
2-51	CONSULTANTS 30	143001 741000		0.00	140.45	140.45	140.45	140.45	Construction completed
2-51	GENERATORS 30	143001 805000		6,937.50	6,666.67	(270.83)	6,666.67	6,666.67	Construction completed
2-51	A&E 504 COMPLIANCE	143001 812000		22,437.75	0.00	(22,437.75)	0.00	0.00	
2-51	504 FORCE ACCOUNT CREW	146021 812001		176,077.38	184,129.76	8,052.38	184,129.76	184,129.76	Construction completed
2-51	RELOCATION FOR 504 PROGRAM	149501 812000		6,528.38	6,528.38	0.00	6,528.38	6,528.38	Construction completed
				234,208.22	**231,137.50**	**(3,070.72)**	**231,137.50**	**231,137.50**	

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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	PUBLIC SAFETY	140800 412000		0.00	4008.52	4,008.52	4,008.52	4008.52	
2-52	ELDERLY SERVICES	140800 421000		0.00	11,087.58	11,087.58	11,087.58	11,087.58	
2-52	ADMINISTRATIVE	141001 000000		0.00	6,233.15	6,233.15	6,233.15	6,233.15	
2-52	ARCH & ENG	143001 000000		1,825.00	1,825.00	0.00	1,825.00	1,825.00	Construction completed
2-52	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-52	BUILDING ENV DESIGN 30	143001 712000		31,036.74	30,741.47	(295.27)	30,741.47	30,741.47	Construction completed
2-52	GENERATORS 30	143001 805000		15,454.70	15,933.46	478.76	15,933.46	15,933.46	Construction completed
2-52	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-52	504 FORCE ACCOUNT CREW	146021 812001		66.13	3,807.99	3,741.86	3,807.99	3,807.99	Construction completed
2-52	RELOCATION FOR 504 PROGRAM	149501 812000		5,135.22	4,935.22	(200.00)	4,935.22	4,935.22	Construction completed
				53,517.79	**78,572.39**	**25,054.60**	**78,572.39**	**78,572.39**	

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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	PUBLIC SAFETY	140800 412000		0.00	1822.07	1,822.07	1,822.07	1822.07	
2-53	ELDERLY SERVICES	140800 421000		0.00	5,397.90	5,397.90	5,397.90	5,397.90	
2-53	ADMINISTRATIVE	141001 000000		0.00	2,833.25	2,833.25	2,833.25	2,833.25	
2-53	ARCH & ENG	143001 000000		771.01	771.01	0.00	771.01	771.01	Construction completed
2-53	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-53	BUILDING ENV DESIGN 30	143001 712000		6,799.09	6,233.14	(565.95)	6,233.14	6,233.14	Construction completed
2-53	A&E 504 COMPLIANCE	143001 812000		22,436.75	0.00	(22,436.75)	0.00	0.00	
2-53	504 FORCE ACCOUNT CREW	146021 812001		840,111.71	818,708.22	(21,403.49)	818,708.22	818,708.22	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
				871,418.56	**837,065.59**	**(34,352.97)**	**837,065.59**	**837,065.59**	

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PASCIUCCO									
2-54	PUBLIC SAFETY	140800 412000		0.00	1214.71	1,214.71	1,214.71	1214.71	
2-54	ELDERLY SERVICES	140800 421000		0.00	3,501.34	3,501.34	3,501.34	3,501.34	
2-54	ADMINISTRATIVE	141001 000000		0.00	1,888.84	1,888.84	1,888.84	1,888.84	
2-54	ARCH & ENG	143001 000000		1,200.00	1,200.00	0.00	1,200.00	1,200.00	Construction completed
2-54	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-54	BUILDING ENV DESIGN 30	143001 712000		24,167.86	23,289.75	(878.11)	23,289.75	23,289.75	Construction completed
2-54	A&E 504 COMPLIANCE	143001 812000		52.78	0.00	(52.78)	0.00	0.00	
				25,420.64	**31,094.64**	**5,674.00**	**31,094.64**	**31,094.64**	

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Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
LOWER MILLS									
2-57	PUBLIC SAFETY	140800 412000		0.00	2307.94	2,307.94	2,307.94	2307.94	
2-57	ELDERLY SERVICES	140800 421000		0.00	6,856.78	6,856.78	6,856.78	6,856.78	
2-57	ADMINISTRATIVE	141001 000000		0.00	3,588.80	3,588.80	3,588.80	3,588.80	
2-57	ARCH & ENG	143001 000000		1,396.01	1,396.01	0.00	1,396.01	1,396.01	Construction completed
2-57	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-57	BUILDING ENV DESIGN 30	143001 712000		7,068.40	4,690.02	(2,378.38)	4,690.02	4,690.02	Construction completed
2-57	GENERATORS 30	143001 805000		6,937.50	7,351.94	414.44	7,351.94	7,351.94	Construction completed
2-57	A&E 504 COMPLIANCE	143001 812000		1,335.74	0.00	(1,335.74)	0.00	0.00	
				16,737.65	**26,191.49**	**9,453.84**	**26,191.49**	**26,191.49**	

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Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS									
2-58	PUBLIC SAFETY	140800 412000		0.00	1943.54	1,943.54	1,943.54	1943.54	
2-58	FAMILY SERVICES	140800 768000		0.00	807.60	807.60	807.60	807.60	
2-58	ADMINISTRATIVE	141001 000000		0.00	3,022.14	3,022.14	3,022.14	3,022.14	
2-58	SMOKE DETECTORS 30	143001 940000		0.00	6,420.00	6,420.00	6,420.00	6,420.00	Construction completed
2-58	UNDERGROUND STORAGE TANKS 30	143001 966000		20,433.59	20,433.59	0.00	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
				46,183.59	**58,376.87**	**12,193.28**	**58,376.87**	**58,376.87**	

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Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AUSONIA									
2-61	PUBLIC SAFETY	140800 412000		0.00	1336.18	1,336.18	1,336.18	1336.18	
2-61	ELDERLY SERVICES	140800 421000		0.00	3,939.00	3,939.00	3,939.00	3,939.00	
2-61	ADMINISTRATIVE	141001 000000		0.00	2,077.72	2,077.72	2,077.72	2,077.72	
2-61	ARCH & ENG	143001 000000		771.01	771.01	0.00	771.01	771.01	Construction completed
2-61	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-61	A&E 504 COMPLIANCE	143001 812000		13,841.00	14,467.33	626.33	14,467.33	14,467.33	Construction completed
2-61	HVAC STUDY 30	143001 816000		3,250.00	0.00	(3,250.00)	0.00	0.00	
2-61	UNDERGROUND STORAGE TANKS 30	143001 966000		3,534.75	3,534.75	0.00	3,534.75	3,534.75	Construction completed
2-61	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
				21,396.76	**26,125.99**	**4,729.23**	**26,125.99**	**26,125.99**	

[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]	
HASSAN									
2-62	PUBLIC SAFETY	140800 412000		0.00	1336.18	1,336.18	1,336.18	1336.18	
2-62	ELDERLY SERVICES	140800 421000		0.00	3,939.00	3,939.00	3,939.00	3,939.00	
2-62	ADMINISTRATIVE	141001 000000		0.00	2,077.72	2,077.72	2,077.72	2,077.72	
2-62	ARCH & ENG	143001 000000		625.00	625.00	0.00	625.00	625.00	Construction completed
2-62	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-62	BUILDING ENV DESIGN 30	143001 712000		18,068.22	11,982.76	(6,085.46)	11,982.76	11,982.76	Construction completed
2-62	A&E 504 COMPLIANCE	143001 812000		478.20	0.00	(478.20)	0.00	0.00	
				19,171.42	**19,960.66**	**789.24**	**19,960.66**	**19,960.66**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
SPRING STREET									
2-70	PUBLIC SAFETY	140800 412000		0.00	1336.18	1,336.18	1,336.18	1336.18	
2-70	ELDERLY SERVICES	140800 421000		0.00	4,084.89	4,084.89	4,084.89	4,084.89	
2-70	ADMINISTRATIVE	141001 000000		0.00	2,077.72	2,077.72	2,077.72	2,077.72	
2-70	ARCH & ENG	143001 000000		1,300.00	1,300.00	0.00	1,300.00	1,300.00	Construction completed
2-70	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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	**8,854.79**	**7,498.79**	**8,854.79**	**8,854.79**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PATRICIA WHITE									
2-71	PUBLIC SAFETY	140800 412000		0.00	3036.77	3,036.77	3,036.77	3036.77	
2-71	ELDERLY SERVICES	140800 421000		0.00	8,899.23	8,899.23	8,899.23	8,899.23	
2-71	ADMINISTRATIVE	141001 000000		0.00	4,722.10	4,722.10	4,722.10	4,722.10	
2-71	ARCH & ENG	143001 000000		625.00	625.00	0.00	625.00	625.00	Construction completed
2-71	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-71	BUILDING ENV DESIGN 30	143001 712000		36,939.34	34,184.23	(2,755.11)	34,184.23	34,184.23	Construction completed
2-71	GENERATORS 30	143001 805000		6,937.50	7,351.96	414.46	7,351.96	7,351.96	Construction completed
2-71	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	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		2,000.60	2,000.60	0.00	2,000.60	2,000.60	Construction completed
				49,602.44	**63,919.89**	**14,317.45**	**63,919.89**	**63,919.89**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	PUBLIC SAFETY	140800 412000		0.00	1579.12	1,579.12	1,579.12	1579.12	
2-72	ELDERLY SERVICES	140800 421000		0.00	4,668.45	4,668.45	4,668.45	4,668.45	
2-72	ADMINISTRATIVE	141001 000000		0.00	2,455.49	2,455.49	2,455.49	2,455.49	
2-72	ARCH & ENG	143001 000000		1,825.00	1,825.00	0.00	1,825.00	1,825.00	Construction completed
2-72	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-72	BUILDING ENV DESIGN 30	143001 712000		19,074.88	21,444.63	2,369.75	21,444.63	21,444.63	Construction completed
2-72	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	55.00	55.00	Construction completed
				20,954.88	**32,027.69**	**11,072.81**	**32,027.69**	**32,027.69**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BELLFLOWER									
2-77	PUBLIC SAFETY	140800 412000		0.00	1457.65	1,457.65	1,457.65	1457.65	
2-77	ELDERLY SERVICES	140800 421000		0.00	4,522.57	4,522.57	4,522.57	4,522.57	
2-77	ADMINISTRATIVE	141001 000000		0.00	2,266.61	2,266.61	2,266.61	2,266.61	
2-77	ARCH & ENG	143001 000000		1,825.00	1,825.00	0.00	1,825.00	1,825.00	Construction completed
2-77	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-77	BUILDING ENV DESIGN 30	143001 712000		24,823.58	24,823.58	0.00	24,823.58	24,823.58	Construction completed
2-77	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	55.00	55.00	Construction completed
2-77	ROOFS	146018 000000		0.00	136,910.34	136,910.34	136,910.34	136,910.34	Construction completed
				26,703.58	**171,860.75**	**145,157.17**	**171,860.75**	**171,860.75**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
COMMONWEALTH									
2-82	PUBLIC SAFETY	140800 412000		0.00	3765.58	3,765.58	3,765.58	3765.58	
2-82	FAMILY SERVICES	140800 768000		0.00	1,528.68	1,528.68	1,528.68	1,528.68	
2-82	ADMINISTRATIVE	141001 000000		0.00	5,855.39	5,855.39	5,855.39	5,855.39	
2-82	ARCH & ENG	143001 000000		5,140.00	5,140.00	0.00	5,140.00	5,140.00	Construction completed
2-82	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-82	A&E 504 COMPLIANCE	143001 812000		61,175.00	61,175.00	0.00	61,175.00	61,175.00	Construction completed
2-82	UNDERGROUND STORAGE TANKS 30	143001 966000		10,441.25	10,441.25	0.00	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		6,243.86	0.00	(6,243.86)	0.00	0.00	
				120,345.72	**125,251.51**	**4,905.79**	**125,251.51**	**125,251.51**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PEABODY SQUARE									
2-83	PUBLIC SAFETY	140800 412000		0.00	1336.18	1,336.18	1,336.18	1336.18	
2-83	ELDERLY SERVICES	140800 421000		0.00	4,084.89	4,084.89	4,084.89	4,084.89	
2-83	ADMINISTRATIVE	141001 000000		0.00	2,077.72	2,077.72	2,077.72	2,077.72	
2-83	ARCH & ENG	143001 000000		1,825.00	1,825.00	0.00	1,825.00	1,825.00	Construction completed
2-83	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-83	BUILDING ENV DESIGN 30	143001 712000		27,313.01	27,313.01	0.00	27,313.01	27,313.01	Construction completed
2-83	GENERATORS 30	143001 805000		6,937.50	7,351.96	414.46	7,351.96	7,351.96	Construction completed
2-83	A&E 504 COMPLIANCE	143001 812000		55.00	55.00	0.00	55.00	55.00	Construction completed
				36,130.51	**44,043.76**	**7,913.25**	**44,043.76**	**44,043.76**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FRANKLIN FIELD									
2-89	PUBLIC SAFETY	140800 412000		0.00	4615.88	4,615.88	4,615.88	4615.88	
2-89	FAMILY SERVICES	140800 768000		0.00	1,903.65	1,903.65	1,903.65	1,903.65	
2-89	ADMINISTRATIVE	141001 000000		0.00	7,177.58	7,177.58	7,177.58	7,177.58	
2-89	BUILDING ENV DESIGN 30	143001 712000		9,396.10	0.00	(9,396.10)	0.00	0.00	
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		0.00	0.00	0.00	0.00	0.00	
				19,500.49	**23,801.50**	**4,301.01**	**23,801.50**	**23,801.50**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
JOSEPH MALONE									
2-90	PUBLIC SAFETY	140800 412000		0.00	1457.65	1,457.65	1,457.65	1457.65	
2-90	ELDERLY SERVICES	140800 421000		0.00	3,939.00	3,939.00	3,939.00	3,939.00	
2-90	ADMINISTRATIVE	141001 000000		0.00	2,266.61	2,266.61	2,266.61	2,266.61	
2-90	ARCH & ENG	143001 000000		1,300.00	1,300.00	0.00	1,300.00	1,300.00	Construction completed
2-90	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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	**9,018.26**	**7,663.26**	**9,018.26**	**9,018.26**	

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Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HIGHLAND PARK									
2-93	PUBLIC SAFETY	140800 412000		0.00	364.41	364.41	364.41	364.41	
2-93	FAMILY SERVICES	140800 768000		0.00	144.20	144.20	144.20	144.20	
2-93	ADMINISTRATIVE	141001 000000		0.00	566.65	566.65	566.65	566.65	
2-93	ARCH & ENG	143001 000000		1,300.00	1,300.00	0.00	1,300.00	1,300.00	Construction completed
2-93	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
				1,300.00	**2,375.26**	**1,075.26**	**2,375.26**	**2,375.26**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
COMMONWEALTH ELDERLY									
2-95	PUBLIC SAFETY	140800 412000		0.00	1578.81	1,578.81	1,578.81	1578.81	
2-95	ELDERLY SERVICES	140800 421000		0.00	4,668.45	4,668.45	4,668.45	4,668.45	
2-95	ADMINISTRATIVE	141001 000000		0.00	2,455.44	2,455.44	2,455.44	2,455.44	
2-95	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
				0.00	**8,702.70**	**8,702.70**	**8,702.70**	**8,702.70**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HAMPTON STREET									
2-98	PUBLIC SAFETY	140800 412000		0.00	971.77	971.77	971.77	971.77	
2-98	ELDERLY SERVICES	140800 421000		0.00	3,063.67	3,063.67	3,063.67	3,063.67	
2-98	ADMINISTRATIVE	141001 000000		0.00	1,511.07	1,511.07	1,511.07	1,511.07	
2-98	ARCH & ENG	143001 000000		1,397.00	1,397.00	0.00	1,397.00	1,397.00	Construction completed
2-98	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-98	BUILDING ENV DESIGN 30	143001 712000		27,598.64	25,974.16	(1,624.48)	25,974.16	25,974.16	Construction completed
2-98	A&E 504 COMPLIANCE	143001 812000		368.78	0.00	(368.78)	0.00	0.00	
				29,364.42	**32,917.67**	**3,553.25**	**32,917.67**	**32,917.67**	

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

Part II: Supporting Pages

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

Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FREDERICK DOUGLASS									
2-126	PUBLIC SAFETY	140800 412000		0.00	971.77	971.77	971.77	971.77	
2-126	ELDERLY SERVICES	140800 421000		0.00	2,917.78	2,917.78	2,917.78	2,917.78	
2-126	ADMINISTRATIVE	141001 000000		0.00	1,511.07	1,511.07	1,511.07	1,511.07	
2-126	ARCH & ENG	143001 000000		1,396.00	1,396.00	0.00	1,396.00	1,396.00	Construction completed
2-126	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-126	BUILDING ENV DESIGN 30	143001 712000		20,953.38	24,249.79	3,296.41	24,249.79	24,249.79	Construction completed
2-126	A&E 504 COMPLIANCE	143001 812000		490.45	0.00	(490.45)	0.00	0.00	
				22,839.83	**31,046.41**	**8,206.58**	**31,046.41**	**31,046.41**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-05 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	PUBLIC SAFETY	140800 412000		0.00	971.77	971.77	971.77	971.77	
2-127	ELDERLY SERVICES	140800 421000		0.00	2,917.80	2,917.80	2,917.80	2,917.80	
2-127	ADMINISTRATIVE	141001 000000		0.00	1,511.07	1,511.07	1,511.07	1,511.07	
2-127	ARCH & ENG	143001 000000		1,396.96	1,396.96	0.00	1,396.96	1,396.96	Construction completed
2-127	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-127	BUILDING ENV DESIGN 30	143001 712000		15,877.74	18,224.85	2,347.11	18,224.85	18,224.85	Construction completed
2-127	A&E 504 COMPLIANCE	143001 812000		2,137.01	1,751.00	(386.01)	1,751.00	1,751.00	Construction completed
				19,411.71	**26,773.45**	**7,361.74**	**26,773.45**	**26,773.45**	

[1] 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 9/30/09**
___**Reserve for Disasters/Emergencies**
___**Final Performance and Evaluation Report**
_X_**Revised Annual Statement (revision no: 5)**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
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	2,467,295.10	2,622,845.60	2,622,845.60	2,459,213.04
4	1410 Administration (May not exceed 10% of line 20)	2,342,695.00	2,342,695.00	2,342,695.00	2,342,695.00
5	1411 Audit	25,000.00	25,000.00	25,000.00	25,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,082,489.63	3,269,914.90	3,264,070.00	2,698,535.26
8	1440 Site Acquisition				
9	1450 Site Improvement	65,895.35	68,791.39	68,791.39	68,791.39
10	1460 Dwelling Structures	8,129,108.68	8,204,415.27	8,203,915.27	8,089,750.29
11	1465.1 Dwelling Equipment-Nonexpendable	758.11	758.11	0.00	0.00
12	1470 Nondwelling Structures	559,693.20	559,693.20	559,693.20	559,693.20
13	1475 Nondwelling Equipment	212,920.87	1,774,975.43	717,875.97	340,627.45
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	55,704.06	72,471.10	72,471.10	72,471.10
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**	**22,612,747.53**	**21,392,166.73**
21	Amount of line 20 Related to LBP Testing	770,494.31	772,421.14	771,921.14	658,156.64
22	Amount of line 20 Related to Section 504 Compliance	2,698,790.58	2,995,435.38	2,995,435.38	2,897,099.65
23	Amount of line 20 Related to Security Soft Costs	307,657.62	75,955.21	75,955.21	75,955.21
24	Amount of line 20 Related to Security Hard Costs	0.00	302,297.10	302,297.10	302,297.10
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-P002-501-06 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		276,060.34	328,565.08	52,504.74	328,565.08	322,979.07	
2-00	MIS	140800 410000		534,324.00	783,769.38	249,445.38	783,769.38	631,731.82	
2-00	PUBLIC SAFETY	140800 412000		307,657.62	0.00	(307,657.62)	0.00	0.00	
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000		344,914.67	332,774.39	(12,140.28)	332,774.39	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		268,345.63	242,498.38	(25,847.25)	242,498.38	242,410.76	
2-00	GRIEVANCE PANEL	140800 807000		138,416.00	159,640.70	21,224.70	159,640.70	159,640.70	
2-00	RISK MANAGEMENT	140800 899000		298,274.04	324,280.01	26,005.97	324,280.01	322,602.64	
2-00	RENT COLLECTION	140800 901000		51,553.00	27,451.04	(24,101.96)	27,451.04	27,451.04	
2-00	VACANCY REHAB	140800 967000		0.00	0.00	0.00	0.00	0.00	
2-00	ADMINISTRATIVE	141001 000000		1,030,066.89	750,175.50	(279,891.39)	750,175.50	750,175.50	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		244,156.79	213,448.36	(30,708.43)	213,448.36	213,448.36	
2-00	LOCAL TRAVEL 01	141001 000101		4,882.80	9,948.05	5,065.25	9,948.05	9,948.05	
2-00	LEGAL EXPENSE	141004 000000		119,997.90	15,225.00	(104,772.90)	15,225.00	15,225.00	
2-00	DENTAL INSURANCE	141009 000002		4,000.00	0.00	(4,000.00)	0.00	0.00	
2-00	WORKER'S COMPENSATION	141009 001000		73,364.30	30,777.81	(42,586.49)	30,777.81	30,777.81	
2-00	GROUP INSURANCE	141009 002000		300,915.65	116,835.10	(184,080.55)	116,835.10	116,835.10	
2-00	RETIREMENT INDIRECT	141009 003001		404,437.15	205,939.25	(198,497.90)	205,939.25	205,939.25	
2-00	MEDICARE	141009 005000		7,000.00	0.00	(7,000.00)	0.00	0.00	
2-00	LOCAL TRAVEL 10	141010 000101		3,000.00	1,050.31	(1,949.69)	1,050.31	1,050.31	
2-00	TELEPHONE	141016 000000		2,500.00	0.00	(2,500.00)	0.00	0.00	
2-00	SUNDRY ADMINISTRATIVE	141019 000000		50,472.83	3,661.23	(46,811.60)	3,661.23	3,661.23	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		52.08	0.00	(52.08)	0.00	0.00	
2-00	TELEPHONE	141019 000102		7,212.49	1,444.52	(5,767.97)	1,444.52	1,444.52	
2-00	OFFICE SUPPLIES	141019 000103		3,392.29	327.29	(3,065.00)	327.29	327.29	
2-00	CONSULTANTS 10	141019 000105		74,827.50	0.00	(74,827.50)	0.00	0.00	
2-00	ADVERTISING	141019 000110		10,000.00	2,491.32	(7,508.68)	2,491.32	2,491.32	
2-00	PUBLICATIONS	141019 000111		1,500.00	371.24	(1,128.76)	371.24	371.24	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		729.30	49.30	(680.00)	49.30	49.30	
2-00	PRED ADMIN EXPENSE	141019 000351		187.03	49.60	(137.43)	49.60	49.60	
2-00	AUDIT	141101 000000		25,000.00	0.00	(25,000.00)	0.00	0.00	
2-00	ARCH & ENG	143001 000000		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	143001 743001		148,554.32	54,529.29	(94,025.03)	54,529.29	600.00	
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		195,608.00	109,398.50	(86,209.50)	109,398.50	0.00	
2-00	ENVIRONMENTAL HAZARD 30	143001 838000		72,914.00	72,914.00	0.00	72,914.00	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	LEAD PAINT REMOVAL 60	146021 837000		65,896.69	0.00	(65,896.69)	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		23,692.00	71,274.86	47,582.86	3,166.00	1,188.00	
2-00	COMPUTERS	147501 742000		131,252.31	1,535,445.39	1,404,193.08	686,278.35	311,007.83	
2-00	COMPUTER REPLACEMENTS	147501 742002		7,976.56	113,135.18	105,158.62	2,277.38	2,277.38	
2-00	VEHICLES	147507 000000		50,000.00	55,120.00	5,120.00	26,154.24	26,154.24	
2-00	RELOCATION MOVING & FAMILY	149501 000000		22,000.00	25,922.01	3,922.01	25,922.01	25,922.01	
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	4,630.69	4,630.69	4,630.69	4,630.69	
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				10,229,947.18	**10,517,955.78**	**288,008.60**	**9,460,856.32**	**8,687,977.45**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CHARLESTOWN								
2-01	PUBLIC SAFETY	140800 412000		0.00	9,342.51	9,342.51	9,342.51	9,342.51	
2-01	FAMILY SERVICES	140800 768000		0.00	15,963.36	15,963.36	15,963.36	15,963.36	
2-01	GRIEVANCE PANEL	140800 807000		0.00	3,887.50	3,887.50	3,887.50	3,887.50	
2-01	ADMINISTRATIVE	1410		0.00	121,880.85	121,880.85	121,880.85	121,880.85	
2-01	AUDIT	1411		0.00	3,075.00	3,075.00	3,075.00	3,075.00	
2-01	ARCH & ENG	143001 000000		1,226,046.90	510,005.90	(716,041.00)	510,005.90	510,005.90	
2-01	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-01	BASEMENTS/CELLARS 30	143001 704000		8,328.00	8,328.00	0.00	8,328.00	0.00	
2-01	BUILDING ENV DESIGN 30	143001 712000		522.50	522.50	0.00	522.50	522.50	
2-01	CONSULTANTS 30	143001 741000		12,754.99	54,077.88	41,322.89	54,077.88	54,077.88	
2-01	CONSTRUCTION REPS FOR 504	143001 741001		4,109.44	4,109.44	0.00	4,109.44	4,109.44	
2-01	A&E 504 COMPLIANCE	143001 812000		31,912.50	31,912.50	0.00	31,912.50	0.00	
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 completed
2-01	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
2-01	RELOCATION MOVING & FAMILY	149501 000000		0.00	115.17	115.17	115.17	115.17	
2-01	RELOCATION FOR ELEVATORS	149501 760000		0.00	38.28	38.28	38.28	38.28	
2-01	RELOCATION FOR LEAD PAINT	149501 837000		626.37	626.37	0.00	626.37	626.37	
				1,297,642.62	**777,227.18**	**(520,415.44)**	**776,727.18**	**736,486.68**	

[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-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

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

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Part 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	PUBLIC SAFETY	140800 412000		0.00	2,582.47	2,582.47	2,582.47	2,582.47	
2-04	FAMILY SERVICES	140800 768000		0.00	6,288.15	6,288.15	6,288.15	6,288.15	
2-04	GRIEVANCE PANEL	140800 807000		0.00	1,024.09	1,024.09	1,024.09	1,024.09	
2-04	ADMINISTRATIVE	1410		0.00	33,690.65	33,690.65	33,690.65	33,690.65	
2-04	AUDIT	1411		0.00	850.00	850.00	850.00	850.00	
2-04	ARCH & ENG	143001 000000		5,011.71	5,011.71	0.00	5,011.71	1,673.20	
2-04	CONSULTANTS 30	143001 741000		945.72	3,757.73	2,812.01	3,757.73	3,757.73	
2-04	CONSTRUCTION REPS FOR 504	143001 741001		589.62	589.62	0.00	589.62	589.62	
2-04	ELECTRICAL 30	143001 755000		0.00	0.00	0.00	0.00	0.00	
2-04	ELECTRICAL 60	146015 000000		1,147,173.48	947,173.48	(200,000.00)	947,173.48	947,173.48	Construction completed
2-04	504 COMPLIANCE 60	146021 812000		370.00	370.00	0.00	370.00	370.00	Construction completed
2-04	LEAD PAINT REMOVAL 60	146021 837000		5,499.27	5,499.27	0.00	5,499.27	5,499.27	Construction completed
				1,159,589.80	**1,006,837.17**	**(152,752.63)**	**1,006,837.17**	**1,003,498.66**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

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

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	3,493.94	3,493.94	3,493.94	3,493.94	
2-06	FAMILY SERVICES	140800 768000		347.52	7,339.11	6,991.59	7,339.11	7,339.11	
2-06	GRIEVANCE PANEL	140800 807000		0.00	1,498.08	1,498.08	1,498.08	1,498.08	
2-06	ADMINISTRATIVE	1410		0.00	45,581.46	45,581.46	45,581.46	45,581.46	
2-06	AUDIT	1411		0.00	1,150.00	1,150.00	1,150.00	1,150.00	
2-06	ARCH & ENG	143001 000000		990.00	990.00	0.00	990.00	990.00	
2-06	CONSULTANTS 30	143001 741000		19,742.37	30,111.73	10,369.36	30,111.73	30,111.73	
2-06	CONSTRUCTION REPS FOR 504	143001 741001		0.00	615.24	615.24	615.24	615.24	
2-06	A&E 504 COMPLIANCE	143001 812000		3,899.82	6,869.82	2,970.00	6,869.82	6,869.82	
2-06	LEAD PAINT REMOVAL 30	143001 837000		150.00	150.00	0.00	150.00	150.00	
2-06	SEWERS 30	143001 929000		0.00	0.00	0.00	0.00	0.00	
2-06	ELECTRICAL 60	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-06	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-06	504 FORCE ACCOUNT CREW	146021 812001		2,061.63	2,061.63	0.00	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		0.00	0.00	0.00	0.00	0.00	
2-06	RELOCATION FOR ELEVATORS	149501 760000		35.62	35.62	0.00	35.62	35.62	
2-06	RELOCATION FOR 504 PROGRAM	149501 812000		258.49	258.49	0.00	258.49	258.49	
2-06	RELOCATION FOR LEAD PAINT	149501 837000		89.07	89.07	0.00	89.07	89.07	
				30,151.44	**102,821.11**	**72,669.67**	**102,821.11**	**102,821.11**	

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

Part 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		2,635.62	2,635.62	0.00	2,635.62	2,635.62	
2-07	HVAC STUDY 30	143001 816000		1,200.00	1,200.00	0.00	1,200.00	1,200.00	
2-07	LEAD PAINT REMOVAL 30	143001 837000		393.12	743.12	350.00	743.12	743.12	
2-07	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
				6,805.66	**7,155.66**	**350.00**	**7,155.66**	**7,155.66**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MAVERICK									
2-08				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

Part 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		41,540.00	41,540.00	0.00	41,540.00	0.00	
2-09	UNDERGROUND STORAGE TANKS 30	143001 966000		2,021.25	2,783.75	762.50	2,783.75	2,783.75	Construction completed
				43,561.25	**44,323.75**	**762.50**	**44,323.75**	**2,783.75**	

[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]**	
	WHITTIER STREET								
2-11	PUBLIC SAFETY	140800 412000		0.00	1,671.02	1,671.02	1,671.02	1,671.02	
2-11	FAMILY SERVICES	140800 768000		0.00	2,586.08	2,586.08	2,586.08	2,586.08	
2-11	GRIEVANCE PANEL	140800 807000		0.00	720.59	720.59	720.59	720.59	
2-11	ADMINISTRATIVE	1410		0.00	21,799.84	21,799.84	21,799.84	21,799.84	
2-11	AUDIT	1411		0.00	550.00	550.00	550.00	550.00	
2-11	CONSULTANTS 30	143001 741000		2,592.22	2,592.22	0.00	2,592.22	2,592.22	
2-11	SEWERS 30	143001 929000		0.00	0.00	0.00	0.00	0.00	
2-11	UNDERGROUND STORAGE TANKS 30	143001 966000		36,650.25	21,925.83	(14,724.42)	21,087.08	17,832.62	Construction completed
2-11	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
				41,819.39	**54,422.50**	**12,603.11**	**53,583.75**	**50,329.29**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	2,202.72	2,202.72	2,202.72	2,202.72	
2-13	FAMILY SERVICES	140800 768000		759.52	4,230.31	3,470.79	4,230.31	4,230.31	
2-13	GRIEVANCE PANEL	140800 807000		0.00	967.18	967.18	967.18	967.18	
2-13	ADMINISTRATIVE	1410		0.00	28,736.14	28,736.14	28,736.14	28,736.14	
2-13	AUDIT	1411		0.00	725.00	725.00	725.00	725.00	
2-13	LEAD PAINT REMOVAL 60	146021 837000		2,576.92	2,576.92	0.00	2,576.92	2,576.92	Construction completed
				3,336.44	**39,438.27**	**36,101.83**	**39,438.27**	**39,438.27**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ALICE TAYLOR									
2-14	PUBLIC SAFETY	140800 412000		0.00	3,038.22	3,038.22	3,038.22	3,038.22	
2-14	FAMILY SERVICES	140800 768000		0.00	6,290.91	6,290.91	6,290.91	6,290.91	
2-14	GRIEVANCE PANEL	140800 807000		0.00	1,289.54	1,289.54	1,289.54	1,289.54	
2-14	ADMINISTRATIVE	1410		0.00	39,636.06	39,636.06	39,636.06	39,636.06	
2-14	AUDIT	1411		0.00	1,000.00	1,000.00	1,000.00	1,000.00	
2-14	BUILDING ENV DESIGN 30	143001 712000		10,420.85	10,420.85	0.00	10,420.85	10,420.85	
2-14	CONSULTANTS 30	143001 741000		36,867.48	47,483.24	10,615.76	47,483.24	47,483.24	
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	879,790.00	Construction completed
2-14	504 FORCE ACCOUNT CREW	146021 812001		25.12	25.12	0.00	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		169.79	307.43	137.64	307.43	307.43	
2-14	RELOCATION FOR LEAD PAINT	149501 837000		258.40	258.40	0.00	258.40	258.40	
				930,108.56	**992,116.69**	**62,008.13**	**992,116.69**	**992,116.69**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	BROMLEY								
2-19	FAMILY SERVICES	140800 768000		253.65	253.65	0.00	253.65	253.65	
2-19	ARCH & ENG	143001 000000		19,369.66	19,369.66	0.00	19,369.66	19,369.66	
2-19	CONSULTANTS 30	143001 741000		2,680.09	26,983.06	24,302.97	26,983.06	26,983.06	
2-19	A&E 504 COMPLIANCE	143001 812000		653.63	653.63	0.00	653.63	653.63	
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		32,493.12	111,566.87	79,073.75	111,566.87	111,566.87	
2-19	ROOFS	146018 000000		0.00	0.00	0.00	0.00	0.00	
2-19	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-19	LEAD PAINT REMOVAL 60	146021 837000		13,305.83	64,547.70	51,241.87	64,547.70	60,181.70	Construction completed
2-19	RELOCATION MOVING & FAMILY	149501 000000		3,357.66	3,357.66	0.00	3,357.66	3,357.66	
2-19	RELOCATION FOR ELEVATORS	149501 760000		1,407.69	3,733.56	2,325.87	3,733.56	3,733.56	
2-19	RELOCATION FOR 504 PROGRAM	149501 812000		1,417.59	1,417.59	0.00	1,417.59	1,417.59	
2-19	RELOCATION FOR LEAD PAINT	149501 837000		2,321.13	3,390.39	1,069.26	3,390.39	3,390.39	
				77,260.05	**235,273.77**	**158,013.72**	**235,273.77**	**230,907.77**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	8,582.94	8,582.94	8,582.94	8,582.94	
2-23	FAMILY SERVICES	140800 768000		0.00	13,558.26	13,558.26	13,558.26	13,558.26	
2-23	GRIEVANCE PANEL	140800 807000		0.00	3,640.97	3,640.97	3,640.97	3,640.97	
2-23	ADMINISTRATIVE	1410		0.00	111,971.84	111,971.84	111,971.84	111,971.84	
2-23	AUDIT	1411		0.00	2,825.00	2,825.00	2,825.00	2,825.00	
2-23	ARCH & ENG	143001 000000		1,257,953.12	489,693.86	(768,259.26)	489,693.86	489,693.86	
2-23	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-23	BUILDING ENV DESIGN 30	143001 712000		32,450.00	33,110.00	660.00	33,110.00	26,510.00	
2-23	CONSULTANTS 30	143001 741000		28,876.19	70,821.78	41,945.59	70,821.78	70,821.78	
2-23	A&E 504 COMPLIANCE	143001 812000		6,468.75	6,468.75	0.00	6,468.75	0.00	
2-23	LEAD PAINT REMOVAL 30	143001 837000		7,862.63	14,391.38	6,528.75	14,391.38	14,391.38	
2-23	SEWERS 30	143001 929000		15,020.00	15,020.00	0.00	15,020.00	13,230.00	
2-23	DWELLING CONSTRUCTION	146001 000000		11,028.53	11,028.53	0.00	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		38,252.12	43,628.62	5,376.50	43,628.62	43,628.62	Construction completed
2-23	RELOCATION FOR ELEVATORS	149501 760000		0.00	48.55	48.55	48.55	48.55	
2-23	RELOCATION FOR LEAD PAINT	149501 837000		155.05	226.07	71.02	226.07	226.07	
				1,398,066.39	**825,016.55**	**(573,049.84)**	**825,016.55**	**810,157.80**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	OLD COLONY								
2-24	PUBLIC SAFETY	140800 412000		0.00	7,139.79	7,139.79	7,139.79	7,139.79	
2-24	FAMILY SERVICES	140800 768000		211.78	11,168.64	10,956.86	11,168.64	11,168.64	
2-24	GRIEVANCE PANEL	140800 807000		0.00	3,053.05	3,053.05	3,053.05	3,053.05	
2-24	ADMINISTRATIVE	1410		0.00	93,144.71	93,144.71	93,144.71	93,144.71	
2-24	AUDIT	1411		0.00	2,350.00	2,350.00	2,350.00	2,350.00	
2-24	ARCH & ENG	143001 000000		937,928.20	411,424.64	(526,503.56)	406,418.49	390,406.41	
2-24	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-24	CONSULTANTS 30	143001 741000		1,026.14	3,595.59	2,569.45	3,595.59	3,595.59	
2-24	DEVELOPMENT CONSULTANTS	143001 743001		0.00	87,441.63	87,441.63	87,441.63	87,441.63	
2-24	A&E 504 COMPLIANCE	143001 812000		4,743.75	4,743.75	0.00	4,743.75	0.00	
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		537.00	794.00	257.00	794.00	794.00	
2-24	SEWERS 30	143001 929000		15,020.00	15,020.00	0.00	15,020.00	13,230.00	
2-24	BUILDING EXTERIOR	146014 000000		54,836.00	54,836.00	0.00	54,836.00	54,836.00	Construction completed
2-24	LEAD PAINT REMOVAL 60	146021 837000		5,574.85	5,574.85	0.00	5,574.85	5,574.85	Construction completed
2-24	RELOCATION FOR 504 PROGRAM	149501 812000		299.12	299.12	0.00	299.12	299.12	
2-24	RELOCATION FOR LEAD PAINT	149501 837000		928.43	768.43	(160.00)	768.43	768.43	
				1,021,105.27	**701,354.20**	**(319,751.07)**	**696,348.05**	**673,802.22**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
BICKFORD STREET									
2-25				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MARGARET COLLINS									
2-26	PUBLIC SAFETY	140800 412000		0.00	379.77	379.77	379.77	379.77	
2-26	ADMINISTRATIVE	1410		0.00	4,954.51	4,954.51	4,954.51	4,954.51	
2-26	AUDIT	1411		0.00	125.00	125.00	125.00	125.00	
2-26	BUILDING ENV DESIGN 30	143001 712000		6,125.00	6,125.00	0.00	6,125.00	6,088.91	
2-26	DEVELOPMENT CONSULTANTS	143001 743001		269.55	269.55	0.00	269.55	269.55	
2-26	BUILDING EXTERIOR	146014 000000		0.00	3,153.72	3,153.72	3,153.72	0.00	Construction underway
				6,394.55	**15,007.55**	**8,613.00**	**15,007.55**	**11,817.74**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	455.75	455.75	455.75	455.75	
2-27	ADMINISTRATIVE	1410		0.00	5,945.42	5,945.42	5,945.42	5,945.42	
2-27	AUDIT	1411		0.00	150.00	150.00	150.00	150.00	
2-27	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-27	CONSULTANTS 30	143001 741000		4,873.20	4,873.20	0.00	4,873.20	4,873.20	
2-27	DEVELOPMENT CONSULTANTS	143001 743001		344.76	344.76	0.00	344.76	344.76	
2-27	A&E 504 COMPLIANCE	143001 812000		56.00	0.00	(56.00)	0.00	0.00	
2-27	LEAD PAINT REMOVAL 30	143001 837000		397.00	397.00	0.00	397.00	397.00	
2-27	STAIRWAYS 30	143001 950000		826.87	826.87	0.00	826.87	826.87	
2-27	SITE FOR 504 PROGRAM	145011 812000		647.25	647.25	0.00	647.25	647.25	
2-27	BUILDING EXTERIOR	146014 000000		111,540.00	111,540.00	0.00	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		14,249.50	14,249.50	0.00	14,249.50	14,249.50	Construction completed
				132,934.58	**139,429.75**	**6,495.17**	**139,429.75**	**139,429.75**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
ASHMONT									
2-28	PUBLIC SAFETY	140800 412000		0.00	455.75	455.75	455.75	455.75	
2-28	ADMINISTRATIVE	1410		0.00	5,945.42	5,945.42	5,945.42	5,945.42	
2-28	AUDIT	1411		0.00	150.00	150.00	150.00	150.00	
2-28	DEVELOPMENT CONSULTANTS	143001 743001		332.22	332.22	0.00	332.22	332.22	
				332.22	**6,883.39**	**6,551.17**	**6,883.39**	**6,883.39**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HOLGATE								
2-29	PUBLIC SAFETY	140800 412000		0.00	683.60	683.60	683.60	683.60	
2-29	ADMINISTRATIVE	1410		0.00	8,918.12	8,918.12	8,918.12	8,918.12	
2-29	AUDIT	1411		0.00	225.00	225.00	225.00	225.00	
2-29	ARCH & ENG	143001 000000		17,861.00	17,861.00	0.00	17,861.00	13,272.21	
2-29	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		2,267.07	5,109.74	2,842.67	5,109.74	5,109.74	
2-29	DEVELOPMENT CONSULTANTS	143001 743001		501.47	501.47	0.00	501.47	501.47	
2-29	UNDERGROUND STORAGE TANKS 50	145011 966000		7,500.00	7,020.00	(480.00)	7,020.00	7,020.00	
2-29	BUILDING EXTERIOR	146014 000000		46,380.00	46,025.00	(355.00)	46,025.00	46,025.00	Construction completed
2-29	HVAC	146016 000000		7,955.00	7,345.00	(610.00)	7,345.00	7,345.00	Construction completed
2-29	SECURITY	146019 000000		15,640.00	21,823.66	6,183.66	21,823.66	21,823.66	Construction completed
2-29	FIRE PROTECTION & SAFETY	146020 000000		105,911.04	105,911.04	0.00	105,911.04	105,911.04	Construction completed
2-29	NON CAPITALIZED ASSETS	146511 000000		758.11	758.11	0.00	0.00	0.00	
				204,773.69	**222,181.74**	**17,408.05**	**221,423.63**	**216,834.84**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
FOLEY APARTMENTS									
2-30	PUBLIC SAFETY	140800 412000		0.00	835.50	835.50	835.50	835.50	
2-30	ADMINISTRATIVE	1410		0.00	10,899.93	10,899.93	10,899.93	10,899.93	
2-30	AUDIT	1411		0.00	275.00	275.00	275.00	275.00	
2-30	ARCH & ENG	143001 000000		3,600.00	3,600.00	0.00	3,600.00	3,000.00	
2-30	CONSULTANTS 30	143001 741000		42,113.75	47,035.45	4,921.70	47,035.45	47,035.45	
2-30	DEVELOPMENT CONSULTANTS	143001 743001		595.49	595.49	0.00	595.49	595.49	
2-30	BHA COST- CONTRACTOR	143001 812001		670.11	670.11	0.00	670.11	670.11	
2-30	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-30	ELEVATORS 60	146021 760000		401,613.64	401,880.00	266.36	401,880.00	401,880.00	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	996.00	996.00	996.00	0.00	Construction completed
2-30	504 FORCE ACCOUNT CREW	146021 812001		398,942.09	476,459.80	77,517.71	476,459.80	473,228.42	Construction completed
2-30	RELOCATION MOVING & FAMILY	149501 000000		0.00	3,523.28	3,523.28	3,523.28	3,523.28	Construction completed
				847,535.08	**946,770.56**	**99,235.48**	**946,770.56**	**941,943.18**	

[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-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	531.68	531.68	531.68	531.68	
2-32	ADMINISTRATIVE	1410		0.00	6,936.31	6,936.31	6,936.31	6,936.31	
2-32	AUDIT	1411		0.00	175.00	175.00	175.00	175.00	
2-32	ARCH & ENG	143001 000000		4,785.00	4,785.00	0.00	4,785.00	3,234.79	
2-32	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-32	CONSULTANTS 30	143001 741000		3,478.59	3,478.59	0.00	3,478.59	3,478.59	
2-32	DEVELOPMENT CONSULTANTS	143001 743001		376.11	376.11	0.00	376.11	376.11	
2-32	SEWERS 30	143001 929000		4,335.00	4,335.00	0.00	4,335.00	4,335.00	
2-32	BUILDING EXTERIOR	146014 000000		91,008.00	91,008.00	0.00	91,008.00	91,008.00	Construction completed
				103,982.70	**111,625.69**	**7,642.99**	**111,625.69**	**110,075.48**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	379.77	379.77	379.77	379.77	
2-34	ADMINISTRATIVE	1410		0.00	4,954.51	4,954.51	4,954.51	4,954.51	
2-34	AUDIT	1411		0.00	125.00	125.00	125.00	125.00	
2-34	BUILDING ENV DESIGN 30	143001 712000		7,625.00	7,625.00	0.00	7,625.00	6,449.43	
2-34	CONSULTANTS 30	143001 741000		4,070.70	4,135.86	65.16	4,135.86	4,135.86	
2-34	DEVELOPMENT CONSULTANTS	143001 743001		288.34	288.34	0.00	288.34	288.34	
2-34	A&E 504 COMPLIANCE	143001 812000		56.00	0.00	(56.00)	0.00	0.00	
2-34	SITE FOR 504 PROGRAM	145011 812000		1,429.75	1,429.75	0.00	1,429.75	1,429.75	Construction completed
2-34	BUILDING EXTERIOR	146014 000000		94,452.00	64,549.06	(29,902.94)	64,549.06	60,921.51	Construction completed
				107,921.79	**83,487.29**	**(24,434.50)**	**83,487.29**	**78,684.17**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
WASHINGTON									
2-35	PUBLIC SAFETY	140800 412000		0.00	683.60	683.60	683.60	683.60	
2-35	ELDERLY ACTIVITY ADVISOR	140800 421000		4,318.68	4,318.68	0.00	4,318.68	4,318.68	
2-35	ADMINISTRATIVE	1410		0.00	8,918.12	8,918.12	8,918.12	8,918.12	
2-35	AUDIT	1411		0.00	225.00	225.00	225.00	225.00	
2-35	CONSULTANTS 30	143001 741000		0.00	684.36	684.36	684.36	684.36	
2-35	DEVELOPMENT CONSULTANTS	143001 743001		507.74	507.74	0.00	507.74	507.74	
				4,826.42	**15,337.50**	**10,511.08**	**15,337.50**	**15,337.50**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	683.60	683.60	683.60	683.60	
2-36	ADMINISTRATIVE	1410		0.00	8,918.12	8,918.12	8,918.12	8,918.12	
2-36	AUDIT	1411		0.00	225.00	225.00	225.00	225.00	
2-36	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-36	CONSULTANTS 30	143001 741000		229.75	229.75	0.00	229.75	229.75	
2-36	DEVELOPMENT CONSULTANTS	143001 743001		520.28	520.28	0.00	520.28	520.28	
2-36	A&E 504 COMPLIANCE	143001 812000		403.33	1,111.66	708.33	1,111.66	1,111.66	
2-36	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				1,153.36	**11,688.41**	**10,535.05**	**11,688.41**	**11,688.41**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	531.68	531.68	531.68	531.68	
2-37	ELDERLY ACTIVITY ADVISOR	140800 421000		3,499.62	3,499.62	0.00	3,499.62	3,499.62	
2-37	ADMINISTRATIVE	1410		0.00	6,936.31	6,936.31	6,936.31	6,936.31	
2-37	AUDIT	1411		0.00	175.00	175.00	175.00	175.00	
2-37	CONSULTANTS 30	143001 741000		423.53	423.53	0.00	423.53	423.53	
2-37	DEVELOPMENT CONSULTANTS	143001 743001		394.90	394.90	0.00	394.90	394.90	
2-37	A&E 504 COMPLIANCE	143001 812000		56.00	0.00	(56.00)	0.00	0.00	
2-37	SITE FOR 504 PROGRAM	145011 812000		1,601.75	1,601.75	0.00	1,601.75	1,601.75	Construction completed
				5,975.80	**13,562.79**	**7,586.99**	**13,562.79**	**13,562.79**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MEADE APARTMENTS									
2-38	PUBLIC SAFETY	140800 412000		0.00	303.84	303.84	303.84	303.84	
2-38	ADMINISTRATIVE	1410		0.00	3,963.60	3,963.60	3,963.60	3,963.60	
2-38	AUDIT	1411		0.00	100.00	100.00	100.00	100.00	
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		423.53	204.87	(218.66)	204.87	204.87	
2-38	DEVELOPMENT CONSULTANTS	143001 743001		244.47	244.47	0.00	244.47	244.47	
2-38	A&E 504 COMPLIANCE	143001 812000		56.00	0.00	(56.00)	0.00	0.00	
2-38	STAIRWAYS 30	143001 950000		901.88	901.88	0.00	901.88	901.88	
2-38	SITE FOR 504 PROGRAM	145011 812000		1,810.25	1,260.25	(550.00)	1,260.25	1,260.25	Construction completed
2-38	HALLS 60	146021 810000		0.00	0.00	0.00	0.00	0.00	
				3,436.13	**6,978.91**	**3,542.78**	**6,978.91**	**6,978.91**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	835.50	835.50	835.50	835.50	
2-40	ADMINISTRATIVE	1410		0.00	10,899.93	10,899.93	10,899.93	10,899.93	
2-40	AUDIT	1411		0.00	275.00	275.00	275.00	275.00	
2-40	ARCH & ENG	143001 000000		31,687.00	31,687.00	0.00	31,687.00	23,303.63	
2-40	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-40	CONSULTANTS 30	143001 741000		2,138.25	6,177.17	4,038.92	6,177.17	6,177.17	
2-40	DEVELOPMENT CONSULTANTS	143001 743001		639.37	639.37	0.00	639.37	639.37	
2-40	BHA COST- CONTRACTOR	143001 812001		20.14	20.14	0.00	20.14	20.14	
2-40	SECURITY	146019 000000		15,541.93	16,736.58	1,194.65	16,736.58	16,736.58	Construction completed
2-40	504 FORCE ACCOUNT CREW	146021 812001		4,631.97	4,631.97	0.00	4,631.97	4,631.97	Construction completed
				54,658.66	**71,902.66**	**17,244.00**	**71,902.66**	**63,519.29**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
EVA WHITE									
2-41	PUBLIC SAFETY	140800 412000		0.00	835.50	835.50	835.50	835.50	
2-41	ELDERLY ACTIVITY ADVISOR	140800 421000		4,655.00	4,655.00	0.00	4,655.00	4,655.00	
2-41	ADMINISTRATIVE	1410		0.00	10,899.93	10,899.93	10,899.93	10,899.93	
2-41	AUDIT	1411		0.00	275.00	275.00	275.00	275.00	
2-41	ARCH & ENG	143001 000000		3,467.00	3,467.00	0.00	3,467.00	2,584.54	
2-41	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		1,240.57	1,240.57	0.00	1,240.57	1,240.57	
2-41	DEVELOPMENT CONSULTANTS	143001 743001		633.11	633.11	0.00	633.11	633.11	
2-41	A&E 504 COMPLIANCE	143001 812000		403.34	1,111.68	708.34	1,111.68	1,111.68	
2-41	LEAD PAINT REMOVAL 30	143001 837000		280.00	280.00	0.00	280.00	280.00	
2-41	SECURITY	146019 000000		18,854.93	16,233.67	(2,621.26)	16,233.67	16,233.67	Construction completed
2-41	504 FORCE ACCOUNT CREW	146021 812001		4,456.70	4,456.70	0.00	4,456.70	4,445.72	Construction completed
				33,990.65	**44,088.16**	**10,097.51**	**44,088.16**	**43,194.72**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WALNUT PARK								
2-42	PUBLIC SAFETY	140800 412000		0.00	1,367.21	1,367.21	1,367.21	1,367.21	
2-42	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	12,740.00	0.00	12,740.00	8,496.00	
2-42	ADMINISTRATIVE	1410		0.00	17,836.21	17,836.21	17,836.21	17,836.21	
2-42	AUDIT	1411		0.00	450.00	450.00	450.00	450.00	
2-42	ARCH & ENG	143001 000000		147.00	147.00	0.00	147.00	147.00	
2-42	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-42	CONSULTANTS 30	143001 741000		539.23	1,259.24	720.01	1,259.24	1,259.24	
2-42	DEVELOPMENT CONSULTANTS	143001 743001		1,009.20	1,009.20	0.00	1,009.20	1,009.20	
2-42	A&E 504 COMPLIANCE	143001 812000		403.34	1,111.68	708.34	1,111.68	1,111.68	
2-42	BHA COST- CONTRACTOR	143001 812001		40.28	40.28	0.00	40.28	40.28	
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		13,721.93	14,233.67	511.74	14,233.67	14,233.67	Construction completed
2-42	504 FORCE ACCOUNT CREW	146021 812001		4,686.00	4,686.00	0.00	4,686.00	4,686.00	Construction completed
				33,286.98	**54,880.49**	**21,593.51**	**54,880.49**	**50,636.49**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AMORY STREET								
2-45	PUBLIC SAFETY	140800 412000		0.00	1,595.06	1,595.06	1,595.06	1,595.06	
2-45	ADMINISTRATIVE	1410		0.00	20,808.93	20,808.93	20,808.93	20,808.93	
2-45	AUDIT	1411		0.00	525.00	525.00	525.00	525.00	
2-45	ARCH & ENG	143001 000000		147.00	147.00	0.00	147.00	147.00	
2-45	CONSULTANTS 30	143001 741000		28,812.46	29,286.02	473.56	29,286.02	29,286.02	
2-45	CONSTRUCTION REPS FOR 504	143001 741001		2,750.71	2,750.71	0.00	2,750.71	2,750.71	
2-45	DEVELOPMENT CONSULTANTS	143001 743001		1,172.19	1,172.19	0.00	1,172.19	1,172.19	
2-45	A&E 504 COMPLIANCE	143001 812000		403.34	1,111.66	708.32	1,111.66	1,111.66	
2-45	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-45	DWELLING CONSTRUCTION	146001 000000		4,622.09	4,622.09	0.00	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		17,232.84	17,111.58	(121.26)	17,111.58	17,111.58	Construction completed
2-45	ELEVATORS 60	146021 760000		422,921.27	427,915.27	4,994.00	427,915.27	427,915.27	Construction completed
2-45	504 FORCE ACCOUNT CREW	146021 812001		16,429.79	18,493.44	2,063.65	18,493.44	18,493.44	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
				495,670.09	**526,717.35**	**31,047.26**	**526,717.35**	**526,717.35**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	759.55	759.55	759.55	759.55	
2-47	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	6,370.00	0.00	6,370.00	6,370.00	
2-47	ADMINISTRATIVE	1410		0.00	9,909.01	9,909.01	9,909.01	9,909.01	
2-47	AUDIT	1411		0.00	250.00	250.00	250.00	250.00	
2-47	DEVELOPMENT CONSULTANTS	143001 743001		589.23	589.23	0.00	589.23	589.23	
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		33,626.35	49,169.01	15,542.66	49,169.01	47,447.19	Construction completed
				40,585.58	**67,046.80**	**26,461.22**	**67,046.80**	**65,324.98**	

[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]	
	TORRE UNIDAD								
2-49	PUBLIC SAFETY	140800 412000		0.00	1,671.02	1,671.02	1,671.02	1,671.02	
2-49	ADMINISTRATIVE	1410		0.00	21,799.84	21,799.84	21,799.84	21,799.84	
2-49	AUDIT	1411		0.00	550.00	550.00	550.00	550.00	
2-49	ARCH & ENG	143001 000000		3,747.00	3,747.00	0.00	3,747.00	3,147.00	
2-49	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-49	CONSULTANTS 30	143001 741000		13,229.40	21,716.78	8,487.38	21,716.78	21,716.78	
2-49	CONSTRUCTION REPS FOR 504	143001 741001		0.00	271.63	271.63	271.63	271.63	
2-49	DEVELOPMENT CONSULTANTS	143001 743001		1,241.13	1,241.13	0.00	1,241.13	1,241.13	
2-49	A&E 504 COMPLIANCE	143001 812000		403.34	1,111.66	708.32	1,111.66	1,111.66	
2-49	BHA COST- CONTRACTOR	143001 812001		2,074.04	2,074.04	0.00	2,074.04	2,074.04	
2-49	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-49	HVAC	146016 000000		23,421.29	23,421.29	0.00	23,421.29	23,421.29	Construction completed
2-49	SECURITY	146019 000000		16,471.93	20,133.67	3,661.74	20,133.67	20,133.67	Construction completed
2-49	ELEVATORS 60	146021 760000		540,878.09	534,334.63	(6,543.46)	534,334.63	534,334.63	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		687.08	687.08	0.00	687.08	687.08	Construction completed
2-49	504 FORCE ACCOUNT CREW	146021 812001		492,982.33	492,147.81	(834.52)	492,147.81	482,557.94	Construction completed
				1,095,135.63	**1,124,907.58**	**29,771.95**	**1,124,907.58**	**1,114,717.71**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ROCKLAND								
2-50	PUBLIC SAFETY	140800 412000		0.00	607.63	607.63	607.63	607.63	
2-50	ADMINISTRATIVE	1410		0.00	7,927.23	7,927.23	7,927.23	7,927.23	
2-50	AUDIT	1411		0.00	200.00	200.00	200.00	200.00	
2-50	CONSTRUCTION REPS FOR 504	143001 741001		231.35	231.35	0.00	231.35	231.35	
2-50	DEVELOPMENT CONSULTANTS	143001 743001		432.51	432.51	0.00	432.51	432.51	
2-50	504 COMPLIANCE 60	146021 812000		17.04	17.04	0.00	17.04	17.04	Construction completed
2-50	504 FORCE ACCOUNT CREW	146021 812001		49,572.65	51,418.96	1,846.31	51,418.96	50,668.96	Construction completed
2-50	RELOCATION FOR 504 PROGRAM	149501 812000		290.60	290.60	0.00	290.60	290.60	
				50,544.15	**61,125.32**	**10,581.17**	**61,125.32**	**60,375.32**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	911.46	911.46	911.46	911.46	
2-51	ADMINISTRATIVE	1410		0.00	11,890.83	11,890.83	11,890.83	11,890.83	
2-51	AUDIT	1411		0.00	300.00	300.00	300.00	300.00	
2-51	ARCH & ENG	143001 000000		40,223.00	40,223.00	0.00	40,223.00	14,940.85	
2-51	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		3,158.59	5,146.93	1,988.34	5,146.93	5,146.93	
2-51	DEVELOPMENT CONSULTANTS	143001 743001		651.90	651.90	0.00	651.90	651.90	
2-51	BHA COST- CONTRACTOR	143001 812001		3,509.28	3,509.28	0.00	3,509.28	3,509.28	
2-51	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-51	SECURITY	146019 000000		20,041.93	20,733.67	691.74	20,733.67	20,733.67	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		0.00	3,556.24	3,556.24	3,556.24	3,556.24	Construction completed
2-51	504 FORCE ACCOUNT CREW	146021 812001		851,453.75	964,340.15	112,886.40	964,340.15	949,077.84	Construction completed
				919,038.45	**1,051,263.46**	**132,225.01**	**1,051,263.46**	**1,010,719.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	2,506.52	2,506.52	2,506.52	2,506.52	
2-52	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	12,740.00	0.00	12,740.00	12,740.00	
2-52	ADMINISTRATIVE	1410		0.00	32,699.74	32,699.74	32,699.74	32,699.74	
2-52	AUDIT	1411		0.00	825.00	825.00	825.00	825.00	
2-52	ARCH & ENG	143001 000000		25,647.00	25,647.00	0.00	25,647.00	6,584.50	
2-52	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-52	CONSULTANTS 30	143001 741000		9,472.60	49,975.09	40,502.49	49,975.09	49,975.09	
2-52	DEVELOPMENT CONSULTANTS	143001 743001		1,867.95	1,867.95	0.00	1,867.95	1,867.95	
2-52	BHA COST- CONTRACTOR	143001 812001		2,185.57	2,185.57	0.00	2,185.57	2,185.57	
2-52	LEAD PAINT REMOVAL 30	143001 837000		4,910.00	4,910.00	0.00	4,910.00	4,910.00	
2-52	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-52	SECURITY	146019 000000		56,230.93	58,233.67	2,002.74	58,233.67	58,233.67	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		520,840.14	612,428.25	91,588.11	612,428.25	595,648.69	Construction underway
				633,894.19	**804,018.79**	**170,124.60**	**804,018.79**	**768,176.73**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	1,139.33	1,139.33	1,139.33	1,139.33	
2-53	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	0.00	0.00	0.00	0.00	
2-53	ADMINISTRATIVE	1410		0.00	14,863.54	14,863.54	14,863.54	14,863.54	
2-53	AUDIT	1411		0.00	375.00	375.00	375.00	375.00	
2-53	ARCH & ENG	143001 000000		29,269.50	29,269.50	0.00	29,269.50	6,035.82	
2-53	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		723.58	723.58	0.00	723.58	723.58	
2-53	DEVELOPMENT CONSULTANTS	143001 743001		827.42	827.42	0.00	827.42	827.42	
2-53	ELEVATORS 30	143001 760000		750.00	750.00	0.00	750.00	750.00	
2-53	SECURITY	146019 000000		18,541.93	18,233.67	(308.26)	18,233.67	18,233.67	Construction completed
2-53	504 COMPLIANCE 60	146021 812000		0.00	0.00	0.00	0.00	0.00	
2-53	504 FORCE ACCOUNT CREW	146021 812001		217,180.49	209,006.20	(8,174.29)	209,006.20	202,137.39	Construction completed
2-53	RELOCATION MOVING & FAMILY	149501 000000		50.54	50.54	0.00	50.54	50.54	
2-53	RELOCATION FOR 504 PROGRAM	149501 812000		4,205.18	4,205.18	0.00	4,205.18	4,205.18	
				271,548.64	**279,443.96**	**7,895.32**	**279,443.96**	**249,341.47**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PASCIUCCO									
2-54	PUBLIC SAFETY	140800 412000		0.00	759.55	759.55	759.55	759.55	
2-54	ADMINISTRATIVE	1410		0.00	9,909.01	9,909.01	9,909.01	9,909.01	
2-54	AUDIT	1411		0.00	250.00	250.00	250.00	250.00	
2-54	ARCH & ENG	143001 000000		5,941.50	5,941.50	0.00	5,941.50	4,420.18	
2-54	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		14,564.44	32,261.59	17,697.15	32,261.59	32,261.59	
2-54	CONSTRUCTION REPS FOR 504	143001 741001		0.00	1,193.58	1,193.58	1,193.58	1,193.58	
2-54	DEVELOPMENT CONSULTANTS	143001 743001		557.90	557.90	0.00	557.90	557.90	
2-54	SECURITY	146019 000000		12,471.93	13,233.67	761.74	13,233.67	13,233.67	Construction completed
2-54	ELEVATORS 60	146021 760000		295,228.00	296,511.10	1,283.10	296,511.10	296,511.10	Construction completed
				328,763.77	**360,617.90**	**31,854.13**	**360,617.90**	**359,096.58**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	LOWER MILLS								
2-57	PUBLIC SAFETY	140800 412000		0.00	1,443.14	1,443.14	1,443.14	1,443.14	
2-57	ADMINISTRATIVE	1410		0.00	18,827.13	18,827.13	18,827.13	18,827.13	
2-57	AUDIT	1411		0.00	475.00	475.00	475.00	475.00	
2-57	ARCH & ENG	143001 000000		53,311.00	53,311.00	0.00	53,311.00	19,352.54	
2-57	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		1,600.49	4,115.43	2,514.94	4,115.43	4,115.43	
2-57	CONSTRUCTION REPS FOR 504	143001 741001		0.00	623.58	623.58	623.58	623.58	
2-57	DEVELOPMENT CONSULTANTS	143001 743001		1,096.96	1,096.96	0.00	1,096.96	1,096.96	
2-57	SECURITY	146019 000000		12,471.93	14,233.68	1,761.75	14,233.68	14,233.68	Construction completed
2-57	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				68,480.38	**94,125.92**	**25,645.54**	**94,125.92**	**60,167.46**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	1,215.29	1,215.29	1,215.29	1,215.29	
2-58	FAMILY SERVICES	140800 768000		0.00	1,905.52	1,905.52	1,905.52	1,905.52	
2-58	GRIEVANCE PANEL	140800 807000		0.00	531.02	531.02	531.02	531.02	
2-58	ADMINISTRATIVE	1410		0.00	15,854.42	15,854.42	15,854.42	15,854.42	
2-58	AUDIT	1411		0.00	400.00	400.00	400.00	400.00	
2-58	CONSULTANTS 30	143001 741000		75.41	75.41	0.00	75.41	75.41	
2-58	UNDERGROUND STORAGE TANKS 30	143001 966000		55,958.27	51,892.35	(4,065.92)	51,892.35	46,506.28	
2-58	UNDERGROUND STORAGE TANKS 50	145011 966000		26,667.00	31,987.57	5,320.57	31,987.57	31,987.57	Construction completed
2-58	BUILDING EXTERIOR	146014 000000		26,800.00	26,800.00	0.00	26,800.00	26,800.00	Construction completed
2-58	LEAD PAINT REMOVAL 60	146021 837000		88,626.93	93,526.93	4,900.00	93,526.93	93,526.93	Construction completed
2-58	SEWERS 60	146021 929000		0.00	0.00	0.00	0.00	0.00	
2-58	RELOCATION FOR LEAD PAINT	149501 837000		50.73	744.91	694.18	744.91	744.91	Construction completed
				198,178.34	**224,933.42**	**26,755.08**	**224,933.42**	**219,547.35**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	835.50	835.50	835.50	835.50	
2-61	ELDERLY ACTIVITY ADVISOR	140800 421000		591.89	591.89	0.00	591.89	591.89	
2-61	ADMINISTRATIVE	1410		0.00	10,899.93	10,899.93	10,899.93	10,899.93	
2-61	AUDIT	1411		0.00	275.00	275.00	275.00	275.00	
2-61	DEVELOPMENT CONSULTANTS	143001 743001		620.56	620.56	0.00	620.56	620.56	
2-61	ELEVATORS 30	143001 760000		750.00	750.00	0.00	750.00	750.00	
2-61	A&E 504 COMPLIANCE	143001 812000		403.33	1,111.66	708.33	1,111.66	1,111.66	
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		455.66	3,941.75	3,486.09	3,941.75	3,486.09	
2-61	UNDERGROUND STORAGE TANKS 50	145011 966000		15,196.50	20,517.07	5,320.57	20,517.07	20,517.07	Construction completed
2-61	HVAC	146016 000000		1,418.00	1,418.00	0.00	1,418.00	1,418.00	Construction completed
				19,435.94	**40,961.36**	**21,525.42**	**40,961.36**	**40,505.70**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	835.50	835.50	835.50	835.50	
2-62	ADMINISTRATIVE	1410		0.00	10,899.93	10,899.93	10,899.93	10,899.93	
2-62	AUDIT	1411		0.00	275.00	275.00	275.00	275.00	
2-62	ARCH & ENG	143001 000000		147.00	147.00	0.00	147.00	147.00	
2-62	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-62	CONSULTANTS 30	143001 741000		2,110.81	2,110.81	0.00	2,110.81	2,110.81	
2-62	DEVELOPMENT CONSULTANTS	143001 743001		620.56	620.56	0.00	620.56	620.56	
2-62	SECURITY	146019 000000		16,041.93	19,233.68	3,191.75	19,233.68	19,233.68	Construction completed
				18,920.30	**34,122.48**	**15,202.18**	**34,122.48**	**34,122.48**	

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Part II: Supporting Pages

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	SPRING STREET								
2-70	PUBLIC SAFETY	140800 412000		0.00	835.50	835.50	835.50	835.50	
2-70	ADMINISTRATIVE	1410		0.00	10,899.93	10,899.93	10,899.93	10,899.93	
2-70	AUDIT	1411		0.00	275.00	275.00	275.00	275.00	
2-70	ARCH & ENG	143001 000000		3,762.00	3,762.00	0.00	3,762.00	2,860.47	
2-70	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-70	DEVELOPMENT CONSULTANTS	143001 743001		645.64	645.64	0.00	645.64	645.64	
2-70	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-70	SITE FOR 504 PROGRAM	145011 812000		1,197.25	1,072.25	(125.00)	1,072.25	1,072.25	Construction completed
				5,604.89	**17,490.32**	**11,885.43**	**17,490.32**	**16,588.79**	

[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-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	1,898.88	1,898.88	1,898.88	1,898.88	
2-71	ELDERLY ACTIVITY ADVISOR	140800 421000		7,148.16	7,148.16	0.00	7,148.16	7,148.16	
2-71	ADMINISTRATIVE	1410		0.00	24,772.53	24,772.53	24,772.53	24,772.53	
2-71	AUDIT	1411		0.00	625.00	625.00	625.00	625.00	
2-71	ARCH & ENG	143001 000000		25,000.00	25,000.00	0.00	25,000.00	5,937.50	
2-71	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-71	CONSULTANTS 30	143001 741000		10,460.67	12,132.80	1,672.13	12,132.80	12,132.80	
2-71	DEVELOPMENT CONSULTANTS	143001 743001		1,397.84	1,397.84	0.00	1,397.84	1,397.84	
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		0.00	0.00	0.00	0.00	0.00	
2-71	RELOCATION MOVING & FAMILY	149501 000000		0.00	306.93	306.93	306.93	306.93	
2-71	RELOCATION FOR 504 PROGRAM	149501 812000		1,138.02	1,126.94	(11.08)	1,126.94	1,126.94	
				45,144.69	**74,409.08**	**29,264.39**	**74,409.08**	**55,346.58**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ROSLYN APARTMENTS								
2-72	PUBLIC SAFETY	140800 412000		0.00	987.41	987.41	987.41	987.41	
2-72	ADMINISTRATIVE	1410		0.00	12,881.73	12,881.73	12,881.73	12,881.73	
2-72	AUDIT	1411		0.00	325.00	325.00	325.00	325.00	
2-72	ARCH & ENG	143001 000000		2,013.00	2,013.00	0.00	2,013.00	1,640.60	
2-72	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		6,239.30	6,317.09	77.79	6,317.09	6,317.09	
2-72	DEVELOPMENT CONSULTANTS	143001 743001		739.68	739.68	0.00	739.68	739.68	
2-72	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-72	SITE FOR 504 PROGRAM	145011 812000		900.00	900.00	0.00	900.00	900.00	Construction completed
				9,891.98	**24,163.91**	**14,271.93**	**24,163.91**	**23,791.51**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BELLFLOWER									
2-77	PUBLIC SAFETY	140800 412000		0.00	911.46	911.46	911.46	911.46	
2-77	ADMINISTRATIVE	1410		0.00	11,890.83	11,890.83	11,890.83	11,890.83	
2-77	AUDIT	1411		0.00	300.00	300.00	300.00	300.00	
2-77	ARCH & ENG	143001 000000		29,153.50	29,153.50	0.00	29,153.50	21,671.77	
2-77	ARCH & ENG FOR CFFP	143001 200700		0.50	0.00	(0.50)	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		6,861.39	6,914.24	52.85	6,914.24	6,914.24	
2-77	DEVELOPMENT CONSULTANTS	143001 743001		708.32	708.32	0.00	708.32	708.32	
2-77	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-77	SITE FOR 504 PROGRAM	145011 812000		1,098.00	998.00	(100.00)	998.00	998.00	Construction completed
2-77	BUILDING EXTERIOR	146014 000000		114,831.00	114,831.00	0.00	114,831.00	114,831.00	Construction completed
				152,652.71	**165,707.35**	**13,054.64**	**165,707.35**	**158,225.62**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH								
2-82	PUBLIC SAFETY	140800 412000		0.00	2,354.62	2,354.62	2,354.62	2,354.62	
2-82	FAMILY SERVICES	140800 768000		0.00	5,721.93	5,721.93	5,721.93	5,721.93	
2-82	GRIEVANCE PANEL	140800 807000		0.00	1,005.11	1,005.11	1,005.11	1,005.11	
2-82	ADMINISTRATIVE	1410		0.00	30,717.92	30,717.92	30,717.92	30,717.92	
2-82	AUDIT	1411		0.00	775.00	775.00	775.00	775.00	
2-82	ARCH & ENG	143001 000000		19,492.00	26,492.00	7,000.00	26,492.00	18,923.34	
2-82	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-82	CONSULTANTS 30	143001 741000		39,580.71	39,709.55	128.84	39,709.55	39,709.55	
2-82	ARCH & ENG FOR NON DWELLING	143001 856000		999.00	750.00	(249.00)	750.00	750.00	
2-82	SEWERS 30	143001 929000		21,314.40	0.00	(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	
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		559,693.20	559,693.20	0.00	559,693.20	559,693.20	Construction completed
				644,516.24	**670,656.26**	**26,140.02**	**670,656.26**	**663,087.60**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	835.50	835.50	835.50	835.50	
2-83	ADMINISTRATIVE	1410		0.00	10,899.93	10,899.93	10,899.93	10,899.93	
2-83	AUDIT	1411		0.00	275.00	275.00	275.00	275.00	
2-83	ARCH & ENG	143001 000000		25,303.00	17,573.00	(7,730.00)	17,573.00	5,303.05	
2-83	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		14,985.23	15,531.94	546.71	15,531.94	15,531.94	
2-83	DEVELOPMENT CONSULTANTS	143001 743001		633.11	633.11	0.00	633.11	633.11	
2-83	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-83	SITE FOR 504 PROGRAM	145011 812000		446.00	446.00	0.00	446.00	446.00	Construction completed
2-83	BUILDING EXTERIOR	146014 000000		121,671.00	121,671.00	0.00	121,671.00	121,671.00	Construction completed
2-83	SECURITY	146019 000000		16,471.93	18,233.68	1,761.75	18,233.68	18,233.68	Construction completed
2-83	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				179,510.27	**186,099.16**	**6,588.89**	**186,099.16**	**173,829.21**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	2,886.30	2,886.30	2,886.30	2,886.30	
2-89	FAMILY SERVICES	140800 768000		0.00	7,124.58	7,124.58	7,124.58	7,124.58	
2-89	GRIEVANCE PANEL	140800 807000		0.00	1,251.62	1,251.62	1,251.62	1,251.62	
2-89	ADMINISTRATIVE	1410		0.00	37,654.24	37,654.24	37,654.24	37,654.24	
2-89	AUDIT	1411		0.00	950.00	950.00	950.00	950.00	
2-89	ARCH & ENG	143001 000000		27,001.00	27,001.00	0.00	27,001.00	27,001.00	
2-89	CONSULTANTS 30	143001 741000		11,935.43	15,939.54	4,004.11	15,939.54	15,939.54	
2-89	CONSTRUCTION REPS FOR 504	143001 741001		1,301.45	1,301.45	0.00	1,301.45	1,301.45	
2-89	A&E 504 COMPLIANCE	143001 812000		4,925.00	4,925.00	0.00	4,925.00	4,925.00	
2-89	LEAD PAINT REMOVAL 30	143001 837000		24,967.13	24,967.13	0.00	24,967.13	24,967.13	
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		146,511.28	112,481.98	(34,029.30)	112,481.98	108,480.87	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		3,611.04	4,496.04	885.00	4,496.04	4,496.04	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	SPRINKLERS	146021 948000		0.00	17,754.29	17,754.29	17,754.29	17,754.29	Construction completed
2-89	RELOCATION MOVING & FAMILY	149501 000000		0.00	55.24	55.24	55.24	55.24	
2-89	RELOCATION FOR LEAD PAINT	149501 837000		15,466.18	15,466.18	0.00	15,466.18	15,466.18	
				458,510.82	**497,046.90**	**38,536.08**	**497,046.90**	**493,045.79**	

[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-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	911.46	911.46	911.46	911.46	
2-90	ADMINISTRATIVE	1410		0.00	11,890.83	11,890.83	11,890.83	11,890.83	
2-90	AUDIT	1411		0.00	300.00	300.00	300.00	300.00	
2-90	ARCH & ENG	143001 000000		11,649.00	11,649.00	0.00	11,649.00	3,363.34	
2-90	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	0.00	0.00	
2-90	BUILDING ENV DESIGN 30	143001 712000		7,625.00	7,625.00	0.00	7,625.00	6,482.49	
2-90	CONSULTANTS 30	143001 741000		906.83	1,887.98	981.15	1,887.98	1,887.98	
2-90	DEVELOPMENT CONSULTANTS	143001 743001		651.90	651.90	0.00	651.90	651.90	
2-90	A&E 504 COMPLIANCE	143001 812000		0.00	0.00	0.00	0.00	0.00	
2-90	SITE FOR 504 PROGRAM	145011 812000		2,073.00	911.50	(1,161.50)	911.50	911.50	
2-90	BUILDING EXTERIOR	146014 000000		82,918.00	109,667.22	26,749.22	109,667.22	65,861.35	Construction underway
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		7,432.13	7,432.13	0.00	7,432.13	7,432.13	Construction completed
				113,255.86	**152,927.02**	**39,671.16**	**152,927.02**	**99,692.98**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HIGHLAND PARK								
2-93	PUBLIC SAFETY	140800 412000		0.00	227.87	227.87	227.87	227.87	
2-93	FAMILY SERVICES	140800 768000		0.00	340.19	340.19	340.19	340.19	
2-93	GRIEVANCE PANEL	140800 807000		0.00	94.64	94.64	94.64	94.64	
2-93	ADMINISTRATIVE	1410		0.00	2,972.70	2,972.70	2,972.70	2,972.70	
2-93	AUDIT	1411		0.00	75.00	75.00	75.00	75.00	
2-93	ARCH & ENG	143001 000000		1,336.50	1,336.50	0.00	1,336.50	1,121.58	
2-93	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	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	
				1,336.50	**5,046.90**	**3,710.40**	**5,046.90**	**4,831.98**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	COMMONWEALTH ELDERLY								
2-95	PUBLIC SAFETY	140800 412000		0.00	987.41	987.41	987.41	987.41	
2-95	ELDERLY ACTIVITY ADVISOR	140800 421000		4,690.98	4,690.98	0.00	4,690.98	4,690.98	
2-95	ADMINISTRATIVE	1410		0.00	12,881.26	12,881.26	12,881.26	12,881.26	
2-95	AUDIT	1411		0.00	325.00	325.00	325.00	325.00	
2-95	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-95	DEVELOPMENT CONSULTANTS	143001 743001		720.86	720.86	0.00	720.86	720.86	
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		5,328.60	0.00	(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	
				10,740.44	**19,605.51**	**8,865.07**	**19,605.51**	**19,605.51**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY06

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HAMPTON STREET								
2-98	PUBLIC SAFETY	140800 412000		0.00	607.63	607.63	607.63	607.63	
2-98	ADMINISTRATIVE	1410		0.00	7,927.23	7,927.23	7,927.23	7,927.23	
2-98	AUDIT	1411		0.00	200.00	200.00	200.00	200.00	
2-98	ARCH & ENG	143001 000000		17,245.00	17,245.00	0.00	17,245.00	12,700.34	
2-98	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		3,099.97	3,502.59	402.62	3,502.59	3,502.59	
2-98	DEVELOPMENT CONSULTANTS	143001 743001		476.38	476.38	0.00	476.38	476.38	
2-98	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-98	SECURITY	146019 000000		16,852.93	10,232.68	(6,620.25)	10,232.68	10,232.68	Construction completed
				37,674.28	**40,191.51**	**2,517.23**	**40,191.51**	**35,646.85**	

[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-P002-501-06 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	PUBLIC SAFETY	140800 412000		0.00	607.63	607.63	607.63	607.63	
2-126	ADMINISTRATIVE	1410		0.00	7,927.23	7,927.23	7,927.23	7,927.23	
2-126	AUDIT	1411		0.00	200.00	200.00	200.00	200.00	
2-126	ARCH & ENG	143001 000000		26,297.00	26,297.00	0.00	26,297.00	19,512.59	
2-126	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		2,755.06	3,132.05	376.99	3,132.05	3,132.05	
2-126	DEVELOPMENT CONSULTANTS	143001 743001		476.39	476.39	0.00	476.39	476.39	
2-126	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-126	SECURITY	146019 000000		16,854.93	10,233.67	(6,621.26)	10,233.67	10,233.67	Construction completed
				46,383.38	**48,873.97**	**2,490.59**	**48,873.97**	**42,089.56**	

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

Part 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	PUBLIC SAFETY	140800 412000		0.00	607.63	607.63	607.63	607.63	
2-127	ADMINISTRATIVE	1410		0.00	7,927.23	7,927.23	7,927.23	7,927.23	
2-127	AUDIT	1411		0.00	200.00	200.00	200.00	200.00	
2-127	ARCH & ENG	143001 000000		26,017.00	26,017.00	0.00	26,017.00	17,847.36	
2-127	ARCH & ENG FOR CFFP	143001 200700		0.00	0.00	0.00	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		3,498.30	8,106.64	4,608.34	8,106.64	8,106.64	
2-127	DEVELOPMENT CONSULTANTS	143001 743001		670.73	451.28	(219.45)	451.28	451.28	
2-127	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-127	SECURITY	146019 000000		18,853.25	13,422.20	(5,431.05)	13,422.20	13,422.20	Construction completed
2-127	504 FORCE ACCOUNT CREW	146021 812001		1,896.54	948.27	(948.27)	948.27	948.27	Construction completed
				50,935.82	**57,680.25**	**6,744.43**	**57,680.25**	**49,510.61**	

[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.

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: 4)**
_X_**Performance and Evaluation Report for Program Year Ending 9/30/09** _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 9/30/09	Expended a/o 9/30/09
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)[3]	139,903.00	139,903.00	139,903.00	139,903.00
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	416,824.00	416,824.00	416,824.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	5,120.00	0.00	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**	**699,513.00**	**699,513.00**
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: 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	139,903.00	139,903.00	
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	0.00	(5,120.00)	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	**282,689.00**	**(5,120.00)**	**282,689.00**	**282,689.00**	

[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	407,693.70	(4,010.30)	407,693.70	407,693.70	Construction completed
2-04	HVAC	146016 000000		0.00	9,130.30	9,130.30	9,130.30	9,130.30	Construction completed
				411,704.00	**416,824.00**	**5,120.00**	**416,824.00**	**416,824.00**	

[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 9/30/09**
___**Reserve for Disasters/Emergencies**
___**Final Performance and Evaluation Report**
_X_**Revised Annual Statement (revision no: 3)**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)[3]	5,045,775.00	5,045,775.00	5,045,775.00	5,045,775.00
3	1408 Management Improvements	2,115,289.00	2,115,289.00	1,457,871.49	904,256.28
4	1410 Administration (May not exceed 10% of line 20)	2,497,887.00	2,497,887.00	2,497,887.00	2,497,887.00
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,355,722.15	3,463,870.35	3,166,911.33	1,378,586.88
8	1440 Site Acquisition				
9	1450 Site Improvement	129,936.50	371,553.44	369,173.70	353,992.97
10	1460 Dwelling Structures	13,300,748.35	9,203,750.28	9,125,689.25	8,119,089.27
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	70,000.00	81,065.14	75,289.31	72,155.24
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	155,200.00	24,950.91	18,468.51	15,841.14
17	1499 Development Activities[4]	10,000.00	35,838.75	35,838.75	35,838.75
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 Collateralization or Debt Service paid via System of Direct Payment	0.00	1,840,578.13	1,840,578.13	1,840,578.13
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)**	**25,228,875.00**	**25,228,875.00**	**23,633,482.47**	**20,264,000.66**
21	Amount of line 20 Related to LBP Testing	2,500.00	388,085.11	378,288.11	324,840.08
22	Amount of line 20 Related to Section 504 Compliance	1,888,305.00	1,005,304.91	996,141.30	870,215.42
23	Amount of line 20 Related to Security Soft Costs	1,193,032.00	1,164,982.48	507,564.97	8,626.64
24	Amount of line 20 Related to Security Hard Costs	122,195.00	24,793.50	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.

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-P002-501-07 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	OPERATIONS	140600 000000		5,045,775.00	0.00	(5,045,775.00)	0.00	0.00	
2-00	MANAGEMENT IMPROVEMENTS	140800 000000							
2-00	MIS	140800 410000		0.00	0.00	0.00	0.00	0.00	
2-00	PUBLIC SAFETY	140800 412000		1,193,032.00	1,156,355.84	(36,676.16)	498,938.33	0.00	
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000		353,723.18	0.00	(353,723.18)	0.00	0.00	
2-00	OCCUPANCY	140800 427000		189,423.00	1,497.62	(187,925.38)	1,497.62	0.00	
2-00	FAMILY SERVICES	140800 768000		257,592.00	6,614.81	(250,977.19)	6,614.81	0.00	
2-00	GRIEVANCE PANEL	140800 807000		0.00	0.00	0.00	0.00	0.00	
2-00	RISK MANAGEMENT	140800 899000		0.00	0.00	0.00	0.00	0.00	
2-00	RENT COLLECTION	140800 901000		51,553.00	0.00	(51,553.00)	0.00	0.00	
2-00	VACANCY REHAB	140800 967000							
2-00	ADMINISTRATIVE	141001 000000		2,497,887.00	0.00	(2,497,887.00)	0.00	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	101,585.31	(328,414.69)	0.00	0.00	
2-00	DEVELOPMENT CONSULTANTS 30	143001 743001		170,000.00	0.00	(170,000.00)	0.00	0.00	
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		150,000.00	0.00	(150,000.00)	0.00	0.00	
2-00	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-00	504 COMPLIANCE 60	146021 812000		420,000.00	0.00	(420,000.00)	0.00	0.00	
2-00	LEAD PAINT REMOVAL 60	146021 837000							
2-00	UNIT REHAB	146021 967000							
2-00	OFFICE EQUIPMENT	147501 000000		23,692.00	23,692.00	0.00	0.00	0.00	
2-00	COMPUTERS	147501 742000		350,000.00	350,000.00	0.00	0.00	0.00	
2-00	COMPUTER REPLACEMENTS	147501 742002		99,625.00	99,625.00	0.00	0.00	0.00	
2-00	VEHICLES	147507 000000		50,000.00	50,000.00	0.00	0.00	0.00	
2-00	RELOCATION MOVING & FAMILY	149501 000000		147,500.00	0.00	(147,500.00)	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		2,500.00	2,627.37	127.37	2,627.37	0.00	
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
2-00	DEBT SERVICE	900001 000000		0.00	0.00	0.00	0.00	0.00	
				11,457,302.18	**1,816,997.95**	**(9,640,304.23)**	**509,678.13**	**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]	
	CHARLESTOWN								
2-01	OPERATIONS	140600 000000		0.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	
2-01	PUBLIC SAFETY	140800 412000		0.00	1,060.89	1,060.89	1,060.89	1,060.89	
2-01	OCCUPANCY	140800 427000		680.00	23,132.56	22,452.56	23,132.56	23,013.40	
2-01	FAMILY SERVICES	140800 768000		0.00	63,339.34	63,339.34	63,339.34	63,339.34	
2-01	MANAGEMENT FEE TO COCC	141001 000300		0.00	189,899.17	189,899.17	189,899.17	189,899.17	
2-01	ARCH & ENG	143001 000000		0.00	784,970.35	784,970.35	784,970.35	250,566.00	
2-01	BUILDING ENV DESIGN 30	143001 712000		0.00	9,273.00	9,273.00	9,273.00	0.00	
2-01	CONSULTANTS 30	143001 741000		0.00	19,074.15	19,074.15	19,074.15	19,074.15	
2-01	A&E 504 COMPLIANCE	143001 812000		0.00	13,752.23	13,752.23	13,752.23	0.00	
2-01	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,140.26	
2-01	BUILDING EXTERIOR	146014 000000		0.00	100,051.00	100,051.00	100,051.00	100,051.00	Construction completed
2-01	HVAC	146016 000000		0.00	0.00	0.00	0.00	0.00	
2-01	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-01	504 COMPLIANCE 60	146021 812000		1,000.00	1,000.00	0.00	1,000.00	1,000.00	Construction completed
2-01	504 FORCE ACCOUNT CREW	146021 812001		0.00	18,070.44	18,070.44	18,070.44	18,070.44	Construction completed
2-01	FORCE ACCOUNT BATHROOMS	146021 967000		0.00	802.14	802.14	802.14	802.14	Construction completed
2-01	CFFP DEBT INTEREST	900101 000000		0.00	789,739.91	789,739.91	789,739.91	789,739.91	
2-01	CFFP DEBT PAYMENT AGENT FEE	900102 000000		0.00	887.50	887.50	887.50	887.50	
				1,680.00	**3,016,942.68**	**3,015,262.68**	**3,016,942.68**	**2,458,644.20**	

[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]**	
	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	OPERATIONS	140600 000000		0.00	78,238.96	78,238.96	78,238.96	78,238.96	
2-04	PUBLIC SAFETY	140800 412000		0.00	293.19	293.19	293.19	293.19	
2-04	OCCUPANCY	140800 427000		0.00	6,148.44	6,148.44	6,148.44	6,112.99	
2-04	FAMILY SERVICES	140800 768000		0.00	16,289.98	16,289.98	16,289.98	16,289.98	
2-04	MANAGEMENT FEE TO COCC	141001 000300		0.00	96,803.05	96,803.05	96,803.05	96,803.05	
2-04	ARCH & ENG	143001 000000		118,008.00	80,309.37	(37,698.63)	80,309.37	76,428.00	
2-04	CONSULTANTS 30	143001 741000		0.00	70.23	70.23	70.23	70.23	
2-04	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-04	ELECTRICAL 60	146015 000000		430,129.98	408,790.20	(21,339.78)	406,337.28	401,096.50	Construction completed
2-04	HVAC	146016 000000		25,000.00	15,000.00	(10,000.00)	13,128.34	13,128.34	Construction completed
				573,137.98	**703,833.42**	**130,695.44**	**699,508.84**	**688,461.24**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CATHEDRAL								
2-06	PUBLIC SAFETY	140800 412000		0.00	396.71	396.71	396.71	396.71	
2-06	OCCUPANCY	140800 427000		0.00	8,559.99	8,559.99	8,559.99	8,505.05	
2-06	FAMILY SERVICES	140800 768000		2,115.00	25,605.56	23,490.56	25,605.56	25,605.56	
2-06	MANAGEMENT FEE TO COCC	141001 000300		0.00	94,666.74	94,666.74	94,666.74	94,666.74	
2-06	ARCH & ENG	143001 000000		0.00	8,719.83	8,719.83	8,719.83	7,176.00	
2-06	CONSULTANTS 30	143001 741000		0.00	272.84	272.84	272.84	272.84	
2-06	GENERATORS 30	143001 805000		0.00	3,421.00	3,421.00	3,421.00	2,375.23	
2-06	ROOFS REPLACEMENT 30	143001 906000		24,000.00	17,000.00	(7,000.00)	17,000.00	16,150.00	
2-06	SMOKE DETECTORS 30	143001 940000		31,965.00	31,965.00	0.00	31,965.00	11,986.88	
2-06	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-06	FURNACE & BOILERS 60	146016 785000		0.00	11,500.00	11,500.00	11,500.00	11,500.00	Construction completed
2-06	ROOFS	146018 000000		0.00	69,000.00	69,000.00	69,000.00	69,000.00	Construction completed
2-06	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
2-06	GENERATORS 60	146021 805000		262,230.00	266,398.00	4,168.00	266,398.00	260,581.00	Construction completed
2-06	HALLS 60	146021 810000		14,193.56	28,387.12	14,193.56	14,193.56	14,193.56	Construction completed
2-06	FA BOILERS/BURNERS	146021 967000		0.00	10,945.59	10,945.59	10,945.59	10,945.59	Construction completed
2-06	NON DWELLING CONSTRUCTION	147001 000000		23,200.00	23,200.00	0.00	23,200.00	23,200.00	Construction completed
				357,703.56	**601,928.38**	**244,224.82**	**587,734.82**	**556,555.16**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HEATH STREET								
2-07	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-07	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MAVERICK									
2-08				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
FRANKLIN HILL									
2-09				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WHITTIER STREET								
2-11	OPERATIONS	140600 000000		0.00	239,763.09	239,763.09	239,763.09	239,763.09	
2-11	PUBLIC SAFETY	140800 412000		0.00	189.75	189.75	189.75	189.75	
2-11	OCCUPANCY	140800 427000		0.00	4,361.00	4,361.00	4,361.00	4,067.63	
2-11	FAMILY SERVICES	140800 768000		0.00	11,544.97	11,544.97	11,544.97	11,544.97	
2-11	MANAGEMENT FEE TO COCC	141001 000300		0.00	29,253.56	29,253.56	29,253.56	29,253.56	
2-11	ARCH & ENG	143001 000000		0.00	5,613.94	5,613.94	5,613.94	4,620.00	
2-11	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-11	ENVIRONMENTAL 30	143001 966000		0.00	20,238.03	20,238.03	19,581.85	19,581.85	
2-11	UNDERGROUND STORAGE TANKS 50	145011 966000		129,936.50	105,711.50	(24,225.00)	103,407.06	103,407.06	Construction completed
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	0.00	(15,000.00)	0.00	0.00	Project re-scheduled
2-11	ELEVATORS 60	146021 760000		0.00	0.00	0.00	0.00	0.00	
				144,936.50	**416,675.84**	**271,739.34**	**413,715.22**	**412,427.91**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	BEECH STREET								
2-13	PUBLIC SAFETY	140800 412000		0.00	250.14	250.14	250.14	250.14	
2-13	OCCUPANCY	140800 427000		0.00	5,392.63	5,392.63	5,392.63	5,361.92	
2-13	FAMILY SERVICES	140800 768000		3,240.00	18,460.90	15,220.90	18,460.90	18,460.90	
2-13	MANAGEMENT FEE TO COCC	141001 000300		0.00	15,055.52	15,055.52	15,055.52	15,055.52	
2-13	ELECTRICAL 30	143001 755000		0.00	0.00	0.00	0.00	0.00	
2-13	STORM & SEWERS 50	145013 000000		0.00	0.00	0.00	0.00	0.00	
2-13	RELOCATION FOR LEAD PAINT	149501 837000		0.00	180.38	180.38	180.38	180.38	
2-13	DEVELOPMENT ACTIVITY	149900 000000		10,000.00	35,838.75	25,838.75	35,838.75	35,838.75	
				13,240.00	**75,178.32**	**61,938.32**	**75,178.32**	**75,147.61**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	PUBLIC SAFETY	140800 412000		0.00	345.01	345.01	345.01	345.01	
2-14	OCCUPANCY	140800 427000		0.00	7,429.77	7,429.77	7,429.77	7,395.56	
2-14	FAMILY SERVICES	140800 768000		0.00	20,641.80	20,641.80	20,641.80	20,641.80	
2-14	MANAGEMENT FEE TO COCC	141001 000300		0.00	85,693.08	85,693.08	85,693.08	85,693.08	
2-14	ARCH & ENG	143001 000000		0.00	6,304.14	6,304.14	6,304.14	5,188.00	
2-14	BUILDING ENV DESIGN 30	143001 712000		80,176.00	68,913.00	(11,263.00)	68,913.00	42,813.00	
2-14	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-14	BUILDING EXTERIOR	146014 000000		335,400.00	335,400.00	0.00	335,400.00	335,400.00	Construction completed
2-14	LEAD PAINT REMOVAL 60	146021 837000		0.00	10,000.00	10,000.00	10,000.00	0.00	
2-14	FA BOILERS/BURNERS	146021 967000		0.00	2,656.38	2,656.38	2,656.38	2,656.38	Construction completed
				415,576.00	**539,273.18**	**123,697.18**	**539,273.18**	**500,132.83**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	BROMLEY								
2-19	FAMILY SERVICES	140800 768000		2,730.00	2,464.03	(265.97)	2,464.03	2,464.03	
2-19	MANAGEMENT FEE TO COCC	141001 000300		0.00	320,661.60	320,661.60	320,661.60	320,661.60	
2-19	CONSULTANTS 30	143001 741000		0.00	2,545.50	2,545.50	2,545.50	2,545.50	
2-19	ENVIRONMENTAL 30	143001 966000		0.00	3,254.01	3,254.01	3,184.01	2,254.01	
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		2,791,350.00	1,287,299.04	(1,504,050.96)	1,286,443.00	1,286,443.00	Construction completed
2-19	LEAD PAINT REMOVAL 60	146021 837000		0.00	312,725.96	312,725.96	304,659.81	304,659.81	Construction completed
2-19	504 COMPLIANCE 60	146021 812000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-19	RELOCATION FOR ELEVATORS	149501 760000		5,200.00	5,200.00	0.00	1,809.91	1,809.91	
2-19	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	1,840.31	1,840.31	0.00	0.00	
2-19	RELOCATION FOR LEAD PAINT	149501 837000		0.00	10,684.78	10,684.78	10,684.78	10,684.78	
				2,804,280.00	**1,946,675.23**	**(857,604.77)**	**1,932,452.64**	**1,931,522.64**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MARY ELLEN McCORMACK								
2-23	OPERATIONS	140600 000000		0.00	118,696.20	118,696.20	118,696.20	118,696.20	
2-23	PUBLIC SAFETY	140800 412000		0.00	974.68	974.68	974.68	974.68	
2-23	OCCUPANCY	140800 427000		0.00	20,991.86	20,991.86	20,991.86	20,892.76	
2-23	FAMILY SERVICES	140800 768000		0.00	57,966.85	57,966.85	57,966.85	57,966.85	
2-23	MANAGEMENT FEE TO COCC	141001 000300		0.00	233,986.45	233,986.45	233,986.45	233,986.45	
2-23	ARCH & ENG	143001 000000		0.00	768,566.71	768,566.71	768,566.71	269,666.71	
2-23	CONSULTANTS 30	143001 741000		0.00	43,633.96	43,633.96	43,633.96	43,633.96	
2-23	SEWERS 30	143001 929000		857.50	857.50	0.00	857.50	857.50	
2-23	ENVIRONMENTAL 30	143001 966000		0.00	11,025.84	11,025.84	11,025.84	11,025.84	
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		167,540.00	323,650.51	156,110.51	323,649.91	93,092.00	Construction underway
2-23	HVAC	146016 000000		52,962.93	52,962.93	0.00	52,962.93	52,962.93	Construction completed
2-23	PLUMBING 60	146017 000000		0.00	95,596.92	95,596.92	95,596.92	47,859.40	Construction underway
2-23	LEAD PAINT REMOVAL 60	146021 837000		0.00	40,000.00	40,000.00	38,269.15	5,679.85	Construction underway
2-23	RELOCATION FOR LEAD PAINT	149501 837000		0.00	666.63	666.63	666.63	666.63	Construction completed
2-23	CFFP DEBT INTEREST	900101 000000		0.00	694,445.06	694,445.06	694,445.06	694,445.06	
2-23	CFFP DEBT PAYMENT AGENT FEE	900102 000000		0.00	887.50	887.50	887.50	887.50	
				221,360.43	**2,464,909.60**	**2,243,549.17**	**2,463,178.15**	**1,653,294.32**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	80,633.74	80,633.74	80,633.74	80,633.74	
2-24	PUBLIC SAFETY	140800 412000		0.00	810.87	810.87	810.87	810.87	
2-24	OCCUPANCY	140800 427000		0.00	17,456.00	17,456.00	17,456.00	17,379.65	
2-24	FAMILY SERVICES	140800 768000		2,175.00	50,487.82	48,312.82	50,487.82	50,487.82	
2-24	MANAGEMENT FEE TO COCC	141001 000300		0.00	60,146.46	60,146.46	60,146.46	60,146.46	
2-24	ARCH & ENG	143001 000000		0.00	178,754.10	178,754.10	178,754.10	16,887.75	
2-24	BUILDING ENV DESIGN 30	143001 712000		0.00	28,500.00	28,500.00	28,500.00	11,875.00	
2-24	CONSULTANTS 30	143001 741000		0.00	11,018.55	11,018.55	11,018.55	11,018.55	
2-24	DEVELOPMENT CONSULTANTS	143001 743001		0.00	148,000.00	148,000.00	0.00	0.00	
2-24	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-24	SEWERS 30	143001 929000		857.50	857.50	0.00	857.50	857.50	
2-24	ENVIRONMENTAL 30	143001 966000		0.00	2,659.57	2,659.57	2,659.57	2,659.57	
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	
2-24	LEAD PAINT REMOVAL 60	146021 837000		0.00	10,000.00	10,000.00	10,000.00	1,768.64	Construction underway
2-24	RELOCATION FOR LEAD PAINT	149501 837000		0.00	1,199.99	1,199.99	1,199.99	1,199.99	
2-24	CFFP DEBT INTEREST	900101 000000		0.00	189,979.31	189,979.31	189,979.31	189,979.31	
				3,032.50	**780,503.91**	**777,471.41**	**632,503.91**	**445,704.85**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
BICKFORD STREET									
2-25				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	MARGARET COLLINS								
2-26	OPERATIONS	140600 000000		0.00	39,311.37	39,311.37	39,311.37	39,311.37	
2-26	PUBLIC SAFETY	140800 412000		0.00	43.15	43.15	43.15	43.15	
2-26	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	4,907.72	4,907.72	4,907.72	4,907.72	
2-26	OCCUPANCY	140800 427000		0.00	931.18	931.18	931.18	924.45	
2-26	MANAGEMENT FEE TO COCC	141001 000300		0.00	2,584.81	2,584.81	2,584.81	2,584.81	
2-26	BUILDING ENV DESIGN 30	143001 712000		0.00	3,133.30	3,133.30	2,910.00	1,514.06	
2-26	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
				0.00	**52,801.53**	**52,801.53**	**52,578.23**	**50,878.55**	

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

Part 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]**	
	ANNAPOLIS								
2-27	OPERATIONS	140600 000000		0.00	6,910.48	6,910.48	6,910.48	6,910.48	
2-27	PUBLIC SAFETY	140800 412000		0.00	51.80	51.80	51.80	51.80	
2-27	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	6,299.36	6,299.36	6,299.36	6,299.36	
2-27	OCCUPANCY	140800 427000		0.00	1,127.60	1,127.60	1,127.60	1,109.38	
2-27	MANAGEMENT FEE TO COCC	141001 000300		0.00	3,270.58	3,270.58	3,270.58	3,270.58	
2-27	BUILDING ENV DESIGN 30	143001 712000		0.00	5,776.60	5,776.60	5,330.00	1,514.06	
2-27	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
				0.00	**25,326.42**	**25,326.42**	**24,879.82**	**20,748.65**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ASHMONT								
2-28	OPERATIONS	140600 000000		0.00	117,055.19	117,055.19	117,055.19	117,055.19	
2-28	PUBLIC SAFETY	140800 412000		0.00	51.80	51.80	51.80	51.80	
2-28	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	5,889.14	5,889.14	5,889.14	5,889.14	
2-28	OCCUPANCY	140800 427000		0.00	1,127.60	1,127.60	1,127.60	1,109.38	
2-28	MANAGEMENT FEE TO COCC	141001 000300		0.00	3,244.49	3,244.49	3,244.49	3,244.49	
2-28	BUILDING ENV DESIGN 30	143001 712000		0.00	5,776.60	5,776.60	5,330.00	1,514.07	
2-28	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
				0.00	**135,034.82**	**135,034.82**	**134,588.22**	**130,457.06**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	198,402.63	198,402.63	198,402.63	198,402.63	
2-29	PUBLIC SAFETY	140800 412000		0.00	77.68	77.68	77.68	77.68	
2-29	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	8,910.91	8,910.91	8,910.91	8,910.91	
2-29	OCCUPANCY	140800 427000		0.00	1,679.67	1,679.67	1,679.67	1,663.92	
2-29	MANAGEMENT FEE TO COCC	141001 000300		0.00	18,732.41	18,732.41	18,732.41	18,732.41	
2-29	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-29	CONSULTANTS 30	143001 741000		0.00	5,967.70	5,967.70	5,967.70	5,967.70	
2-29	SITE 30	143001 936000		5,000.00	5,000.00	0.00	4,968.40	4,940.70	
2-29	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
2-29	SITE IMPROVEMENTS	145011 000000		0.00	69,000.00	69,000.00	69,000.00	69,000.00	Construction completed
2-29	SECURITY	146019 000000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-29	UNIT REHAB	146021 967000		0.00	1,874.62	1,874.62	1,874.62	1,874.62	Construction completed
2-29	CFFP DEBT INTEREST	900101 000000		0.00	11,930.93	11,930.93	11,930.93	11,930.93	
				20,000.00	**324,156.75**	**304,156.75**	**324,125.15**	**323,662.49**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	42,243.05	42,243.05	42,243.05	42,243.05	
2-30	PUBLIC SAFETY	140800 412000		0.00	94.99	94.99	94.99	94.99	
2-30	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	2,505.19	2,505.19	2,505.19	2,505.19	
2-30	OCCUPANCY	140800 427000		0.00	2,176.00	2,176.00	2,176.00	2,033.83	
2-30	MANAGEMENT FEE TO COCC	141001 000300		0.00	188,993.60	188,993.60	188,993.60	188,993.60	
2-30	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-30	BUILDING ENV DESIGN 30	143001 712000		0.00	302.87	302.87	302.87	0.00	
2-30	CONSULTANTS 30	143001 741000		0.00	316.00	316.00	316.00	316.00	
2-30	GENERATORS 30	143001 805000		0.00	3,544.20	3,544.20	3,544.20	342.01	
2-30	A&E 504 COMPLIANCE	143001 812000		0.00	4,686.00	4,686.00	0.00	0.00	
2-30	ENVIRONMENTAL HAZARD 30	143001 838000		656.40	656.40	0.00	0.00	0.00	
2-30	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-30	BUILDING EXTERIOR	146014 000000		781,929.40	732,098.40	(49,831.00)	732,098.40	732,098.40	Construction completed
2-30	SECURITY	146019 000000		16,000.00	0.00	(16,000.00)	0.00	0.00	
2-30	ELEVATORS 60	146021 760000		20,000.00	9,665.11	(10,334.89)	9,665.11	9,665.11	Construction completed
2-30	GENERATORS 60	146021 805000		149,031.00	180,563.67	31,532.67	180,563.67	150,581.00	Construction underway
2-30	504 COMPLIANCE 60	146021 812000		212,500.00	4,686.00	(207,814.00)	4,686.00	4,686.00	Construction completed
2-30	504 FORCE ACCOUNT CREW	146021 812001		0.00	226,873.30	226,873.30	226,873.30	224,232.55	Construction completed
				1,180,116.80	**1,401,984.98**	**221,868.18**	**1,396,642.58**	**1,358,359.73**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	GROVELAND								
2-32	PUBLIC SAFETY	140800 412000		0.00	60.43	60.43	60.43	60.43	
2-32	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	6,851.49	6,851.49	6,851.49	6,851.49	
2-32	OCCUPANCY	140800 427000		0.00	1,307.77	1,307.77	1,307.77	1,294.29	
2-32	MANAGEMENT FEE TO COCC	141001 000300		0.00	10,497.90	10,497.90	10,497.90	10,497.90	
2-32	BUILDING ENV DESIGN 30	143001 712000		0.00	2,000.00	2,000.00	2,000.00	1,739.99	
2-32	SEWERS 30	143001 929000		6,915.00	6,915.00	0.00	6,915.00	6,895.00	
2-32	SITE 30	143001 936000		0.00	8,809.50	8,809.50	4,185.00	3,936.25	
2-32	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-32	SITE IMPROVEMENTS	145011 000000		0.00	33,724.50	33,724.50	33,724.50	33,724.50	Construction completed
2-32	CFFP DEBT INTEREST	900101 000000		0.00	3,084.02	3,084.02	3,084.02	3,084.02	
				6,915.00	**75,140.61**	**68,225.61**	**70,516.11**	**68,083.87**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
DAVISON									
2-34	OPERATIONS	140600 000000		0.00	9,562.55	9,562.55	9,562.55	9,562.55	
2-34	PUBLIC SAFETY	140800 412000		0.00	43.15	43.15	43.15	43.15	
2-34	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	5,286.23	5,286.23	5,286.23	5,286.23	
2-34	OCCUPANCY	140800 427000		0.00	931.18	931.18	931.18	924.45	
2-34	MANAGEMENT FEE TO COCC	141001 000300		0.00	2,010.86	2,010.86	2,010.86	2,010.86	
2-34	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
				0.00	**19,723.97**	**19,723.97**	**19,723.97**	**19,420.23**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WASHINGTON								
2-35	PUBLIC SAFETY	140800 412000		0.00	77.68	77.68	77.68	77.68	
2-35	ELDERLY ACTIVITY ADVISOR	140800 421000		6,500.00	12,342.85	5,842.85	12,342.85	7,480.97	
2-35	OCCUPANCY	140800 427000		0.00	1,675.67	1,675.67	1,675.67	1,663.92	
2-35	MANAGEMENT FEE TO COCC	141001 000300		0.00	4,126.08	4,126.08	4,126.08	4,126.08	
2-35	ARCH & ENG	143001 000000		0.00	1,380.40	1,380.40	1,380.40	1,136.00	
2-35	HVAC STUDY 30	143001 816000		0.00	5,000.00	5,000.00	5,000.00	2,000.00	
2-35	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
				6,500.00	**26,492.68**	**19,992.68**	**26,492.68**	**16,484.65**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WEST NINTH STREET								
2-36	OPERATIONS	140600 000000		0.00	11,985.16	11,985.16	11,985.16	11,985.16	
2-36	PUBLIC SAFETY	140800 412000		0.00	77.68	77.68	77.68	77.68	
2-36	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	2,216.09	2,216.09	2,216.09	2,216.09	
2-36	OCCUPANCY	140800 427000		0.00	1,675.67	1,675.67	1,675.67	1,663.92	
2-36	MANAGEMENT FEE TO COCC	141001 000300		0.00	2,125.95	2,125.95	2,125.95	2,125.95	
2-36	BUILDING ENV DESIGN 30	143001 712000		0.00	713.41	713.41	713.41	0.00	
2-36	A&E 504 COMPLIANCE	143001 812000		0.00	11,023.34	11,023.34	11,023.34	0.00	
2-36	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
				0.00	**31,707.30**	**31,707.30**	**31,707.30**	**19,661.79**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	PUBLIC SAFETY	140800 412000		0.00	60.43	60.43	60.43	60.43	
2-37	ELDERLY ACTIVITY ADVISOR	140800 421000		6,500.00	11,786.51	5,286.51	11,786.51	6,924.63	
2-37	OCCUPANCY	140800 427000		0.00	1,307.77	1,307.77	1,307.77	1,294.29	
2-37	MANAGEMENT FEE TO COCC	141001 000300		0.00	4,712.40	4,712.40	4,712.40	4,712.40	
2-37	BUILDING ENV DESIGN 30	143001 712000		0.00	11,771.50	11,771.50	10,655.00	1,514.06	
2-37	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
				6,500.00	**31,528.61**	**25,028.61**	**30,412.11**	**14,505.81**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	MEADE APARTMENTS								
2-38	OPERATIONS	140600 000000		0.00	9,484.05	9,484.05	9,484.05	9,484.05	
2-38	PUBLIC SAFETY	140800 412000		0.00	34.54	34.54	34.54	34.54	
2-38	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	4,409.80	4,409.80	4,409.80	4,409.80	
2-38	OCCUPANCY	140800 427000		0.00	754.00	754.00	754.00	739.79	
2-38	MANAGEMENT FEE TO COCC	141001 000300		0.00	1,702.85	1,702.85	1,702.85	1,702.85	
2-38	BUILDING ENV DESIGN 30	143001 712000		0.00	732.38	732.38	732.38	0.00	
2-38	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
2-38	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**19,007.62**	**19,007.62**	**19,007.62**	**17,964.02**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	171,013.73	171,013.73	171,013.73	171,013.73	
2-40	PUBLIC SAFETY	140800 412000		0.00	94.99	94.99	94.99	94.99	
2-40	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	11,767.93	11,767.93	11,767.93	11,767.93	
2-40	OCCUPANCY	140800 427000		0.00	2,176.00	2,176.00	2,176.00	2,033.83	
2-40	MANAGEMENT FEE TO COCC	141001 000300		0.00	9,731.81	9,731.81	9,731.81	9,731.81	
2-40	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-40	CONSULTANTS 30	143001 741000		0.00	5,150.46	5,150.46	5,150.46	5,150.46	
2-40	SITE 30	143001 936000		2,335.00	2,366.60	31.60	2,366.60	2,307.30	
2-40	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.99	
2-40	SITE IMPROVEMENTS	145011 000000		0.00	30,000.00	30,000.00	30,000.00	30,000.00	Construction completed
2-40	CFFP DEBT INTEREST	900101 000000		0.00	12,159.60	12,159.60	12,159.60	12,159.60	
				2,335.00	**247,041.32**	**244,706.32**	**247,041.32**	**246,420.64**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
EVA WHITE									
2-41	OPERATIONS	140600 000000		0.00	3,099.62	3,099.62	3,099.62	3,099.62	
2-41	PUBLIC SAFETY	140800 412000		0.00	94.99	94.99	94.99	94.99	
2-41	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	15,437.95	9,067.95	15,437.95	11,640.45	
2-41	OCCUPANCY	140800 427000		0.00	2,176.00	2,176.00	2,176.00	2,033.83	
2-41	MANAGEMENT FEE TO COCC	141001 000300		0.00	4,543.13	4,543.13	4,543.13	4,543.13	
2-41	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-41	A&E 504 COMPLIANCE	143001 812000		0.00	68.16	68.16	68.16	0.00	
2-41	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-41	504 COMPLIANCE 60	146021 812000		0.00	5,000.00	5,000.00	3,690.00	3,690.00	Construction completed
2-41	CFFP DEBT INTEREST	900101 000000		0.00	11,315.19	11,315.19	11,315.19	11,315.19	
				6,370.00	**44,315.24**	**37,945.24**	**43,005.24**	**36,985.21**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	158,652.16	158,652.16	158,652.16	158,652.16	
2-42	PUBLIC SAFETY	140800 412000		0.00	155.29	155.29	155.29	155.29	
2-42	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	18,239.02	18,239.02	18,239.02	18,239.02	
2-42	OCCUPANCY	140800 427000		0.00	3,383.39	3,383.39	3,383.39	3,328.22	
2-42	MANAGEMENT FEE TO COCC	141001 000300		0.00	24,962.44	24,962.44	24,962.44	24,962.44	
2-42	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-42	BUILDING ENV DESIGN 30	143001 712000		0.00	2,421.24	2,421.24	2,421.24	0.00	
2-42	CONSULTANTS 30	143001 741000		0.00	294.02	294.02	294.02	294.02	
2-42	A&E 504 COMPLIANCE	143001 812000		0.00	2,718.66	2,718.66	2,718.66	0.00	
2-42	ENVIRONMENTAL HAZARD 30	143001 838000		656.40	656.40	0.00	0.00	0.00	
2-42	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.98	
2-42	BUILDING EXTERIOR	146014 000000		0.00	101,785.40	101,785.40	93,716.45	93,716.45	Construction completed
2-42	HVAC	146016 000000		2,675.00	4,871.15	2,196.15	4,871.15	4,871.15	
				3,331.40	**320,719.37**	**317,387.97**	**311,994.02**	**306,379.73**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	224,882.77	224,882.77	224,882.77	224,882.77	
2-45	PUBLIC SAFETY	140800 412000		0.00	181.17	181.17	181.17	181.17	
2-45	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	21,460.60	21,460.60	21,460.60	21,460.60	
2-45	OCCUPANCY	140800 427000		0.00	3,949.02	3,949.02	3,949.02	3,882.86	
2-45	FAMILY SERVICES	140800 768000		0.00	523.24	523.24	523.24	523.24	
2-45	MANAGEMENT FEE TO COCC	141001 000300		0.00	128,433.49	128,433.49	128,433.49	128,433.49	
2-45	ARCH & ENG	143001 000000		0.00	136,226.75	136,226.75	136,226.75	10,473.50	
2-45	BUILDING ENV DESIGN 30	143001 712000		0.00	317.69	317.69	317.69	0.00	
2-45	A&E 504 COMPLIANCE	143001 812000		0.00	4,679.84	4,679.84	4,679.84	0.00	
2-45	ENVIRONMENTAL HAZARD 30	143001 838000		2,133.30	2,133.30	0.00	0.00	0.00	
2-45	ROOFS REPLACEMENT 30	143001 906000		0.00	22,800.00	22,800.00	22,800.00	0.00	
2-45	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-45	SITE FOR 504 PROGRAM	145011 812000		0.00	1,000.00	1,000.00	925.00	925.00	Construction completed
2-45	BUILDING EXTERIOR	146014 000000		503,526.40	505,276.40	1,750.00	505,276.40	505,276.40	Construction completed
2-45	ROOFS	146018 000000		0.00	5,950.00	5,950.00	5,950.00	5,950.00	Construction completed
2-45	ELEVATORS 60	146021 760000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-45	504 FORCE ACCOUNT CREW	146021 812001		0.00	8,142.55	8,142.55	8,142.55	8,142.55	Construction completed
				525,659.70	**1,067,846.82**	**542,187.12**	**1,065,638.52**	**910,131.58**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	PUBLIC SAFETY	140800 412000		0.00	86.25	86.25	86.25	86.25	
2-47	ELDERLY ACTIVITY ADVISOR	140800 421000		6,370.00	15,245.19	8,875.19	15,245.19	11,447.69	
2-47	OCCUPANCY	140800 427000		0.00	2,115.50	2,115.50	2,115.50	1,849.05	
2-47	MANAGEMENT FEE TO COCC	141001 000300		0.00	3,674.56	3,674.56	3,674.56	3,674.56	
2-47	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-47	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-47	504 FORCE ACCOUNT CREW	146021 812001		0.00	1,000.00	1,000.00	1,000.00	466.06	Construction completed
				6,370.00	**24,011.50**	**17,641.50**	**24,011.50**	**17,523.61**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	173,354.16	173,354.16	173,354.16	173,354.16	
2-49	PUBLIC SAFETY	140800 412000		0.00	189.75	189.75	189.75	189.75	
2-49	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	19,120.59	19,120.59	19,120.59	14,327.34	
2-49	OCCUPANCY	140800 427000		0.00	4,080.87	4,080.87	4,080.87	4,067.63	
2-49	MANAGEMENT FEE TO COCC	141001 000300		0.00	162,327.88	162,327.88	162,327.88	162,327.88	
2-49	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-49	BUILDING ENV DESIGN 30	143001 712000		207,514.00	211,095.47	3,581.47	211,095.47	179,712.24	
2-49	CONSULTANTS 30	143001 741000		0.00	27,035.66	27,035.66	27,035.66	27,035.66	
2-49	GENERATORS 30	143001 805000		0.00	3,420.00	3,420.00	3,420.00	1,417.82	
2-49	ENVIRONMENTAL HAZARD 30	143001 838000		738.45	738.45	0.00	0.00	0.00	
2-49	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-49	BUILDING EXTERIOR	146014 000000		2,238,054.00	532,895.07	(1,705,158.93)	532,895.07	377,936.00	Construction underway
2-49	ELEVATORS 60	146021 760000		20,000.00	1,408.50	(18,591.50)	1,408.50	1,408.50	Construction completed
2-49	GENERATORS 60	146021 805000		108,726.00	155,720.67	46,994.67	155,720.67	104,775.00	Construction underway
2-49	RELOCATION MOVING & FAMILY	149501 000000		0.00	51.45	51.45	51.45	51.45	
				2,575,032.45	**1,294,018.72**	**(1,281,013.73)**	**1,293,280.27**	**1,047,171.43**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	ROCKLAND								
2-50	OPERATIONS	140600 000000		0.00	28,481.87	28,481.87	28,481.87	28,481.87	
2-50	PUBLIC SAFETY	140800 412000		0.00	68.96	68.96	68.96	68.96	
2-50	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	8,052.12	8,052.12	8,052.12	8,052.12	
2-50	OCCUPANCY	140800 427000		0.00	1,491.50	1,491.50	1,491.50	1,479.15	
2-50	MANAGEMENT FEE TO COCC	141001 000300		0.00	5,963.64	5,963.64	5,963.64	5,963.64	
2-50	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-50	ENVIRONMENTAL HAZARD 30	143001 838000		410.25	410.25	0.00	0.00	0.00	
2-50	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.98	
2-50	SITE FOR 504 PROGRAM	145011 812000		0.00	132,117.44	132,117.44	132,117.14	116,936.41	Construction underway
2-50	SECURITY	146019 000000		16,600.00	0.00	(16,600.00)	0.00	0.00	
2-50	504 FORCE ACCOUNT CREW	146021 812001		0.00	198.41	198.41	198.41	198.41	Construction completed
				17,010.25	**179,364.39**	**162,354.14**	**178,953.84**	**163,341.54**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CODMAN APARTMENTS								
2-51	OPERATIONS	140600 000000		0.00	349,210.83	349,210.83	349,210.83	349,210.83	
2-51	PUBLIC SAFETY	140800 412000		0.00	103.50	103.50	103.50	103.50	
2-51	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	12,132.49	12,132.49	12,132.49	12,132.49	
2-51	OCCUPANCY	140800 427000		0.00	2,230.50	2,230.50	2,230.50	2,218.75	
2-51	MANAGEMENT FEE TO COCC	141001 000300		0.00	62,334.12	62,334.12	62,334.12	62,334.12	
2-51	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-51	BUILDING ENV DESIGN 30	143001 712000		0.00	893.30	893.30	295.27	0.00	
2-51	CONSULTANTS 30	143001 741000		0.00	95.45	95.45	95.45	95.45	
2-51	GENERATORS 30	143001 805000		0.00	3,420.00	3,420.00	3,420.00	2,103.09	
2-51	ENVIRONMENTAL HAZARD 30	143001 838000		902.55	902.55	0.00	0.00	0.00	
2-51	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-51	BUILDING EXTERIOR	146014 000000		14,836.00	16,426.40	1,590.40	16,426.40	16,426.40	Construction completed
2-51	GENERATORS 60	146021 805000		102,031.00	112,900.00	10,869.00	112,900.00	98,081.00	Construction underway
2-51	504 COMPLIANCE 60	146021 812000		207,500.00	0.00	(207,500.00)	0.00	0.00	
2-51	504 FORCE ACCOUNT CREW	146021 812001		0.00	118,428.89	118,428.89	118,428.89	105,789.34	Construction completed
2-51	CFFP DEBT INTEREST	900101 000000		0.00	13,677.44	13,677.44	13,677.44	13,677.44	
				325,269.55	**695,335.67**	**370,066.12**	**693,835.09**	**662,740.41**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	PUBLIC SAFETY	140800 412000		0.00	284.73	284.73	284.73	284.73	
2-52	ELDERLY ACTIVITY ADVISOR	140800 421000		12,740.00	32,802.82	20,062.82	32,802.82	25,371.17	
2-52	OCCUPANCY	140800 427000		0.00	6,127.16	6,127.16	6,127.16	6,101.41	
2-52	MANAGEMENT FEE TO COCC	141001 000300		0.00	169,669.43	169,669.43	169,669.43	169,669.43	
2-52	ARCH & ENG	143001 000000		0.00	13,630.40	13,630.40	13,630.40	1,136.00	
2-52	BUILDING ENV DESIGN 30	143001 712000		0.00	295.27	295.27	0.00	0.00	
2-52	CONSULTANTS 30	143001 741000		0.00	18,165.02	18,165.02	18,165.02	18,165.02	
2-52	GENERATORS 30	143001 805000		0.00	3,420.00	3,420.00	3,420.00	2,846.96	
2-52	ENVIRONMENTAL HAZARD 30	143001 838000		984.60	3,127.15	2,142.55	0.00	0.00	
2-52	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-52	BUILDING EXTERIOR	146014 000000		230,884.67	207,908.22	(22,976.45)	205,327.40	205,327.40	Construction completed
2-52	GENERATORS 60	146021 805000		285,886.00	262,747.66	(23,138.34)	262,747.66	226,686.00	Construction completed
2-52	504 COMPLIANCE 60	146021 812000		843,750.00	0.00	(843,750.00)	0.00	0.00	
2-52	504 FORCE ACCOUNT CREW	146021 812001		0.00	423,923.98	423,923.98	423,923.98	374,465.26	Construction underway
				1,374,245.27	**1,143,991.84**	**(230,253.43)**	**1,137,988.60**	**1,030,053.38**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	98,574.31	98,574.31	98,574.31	98,574.31	
2-53	PUBLIC SAFETY	140800 412000		0.00	129.41	129.41	129.41	129.41	
2-53	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	15,301.36	15,301.36	15,301.36	15,301.36	
2-53	OCCUPANCY	140800 427000		0.00	2,782.81	2,782.81	2,782.81	2,773.52	
2-53	MANAGEMENT FEE TO COCC	141001 000300		0.00	10,298.52	10,298.52	10,298.52	10,298.52	
2-53	ARCH & ENG	143001 000000		0.00	1,380.40	1,380.40	1,380.40	1,136.00	
2-53	BUILDING ENV DESIGN 30	143001 712000		0.00	705.53	705.53	705.53	0.00	
2-53	ENVIRONMENTAL HAZARD 30	143001 838000		1,066.65	1,066.65	0.00	0.00	0.00	
2-53	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-53	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-53	ELEVATORS 60	146021 760000		2,505.96	2,505.96	0.00	2,505.96	2,505.96	Construction completed
2-53	504 FORCE ACCOUNT CREW	146021 812001		12,555.00	12,555.00	0.00	12,555.00	0.00	Construction completed
2-53	NON DWELLING CONSTRUCTION	147001 000000		0.00	12,555.00	12,555.00	12,555.00	12,555.00	Construction completed
2-53	CFFP DEBT INTEREST	900101 000000		0.00	2,142.51	2,142.51	2,142.51	2,142.51	
				16,127.61	**161,887.46**	**145,759.85**	**160,820.81**	**145,416.59**	

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Part II: Supporting Pages

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	PASCIUCCO								
2-54	OPERATIONS	140600 000000		0.00	153,980.87	153,980.87	153,980.87	153,980.87	
2-54	PUBLIC SAFETY	140800 412000		0.00	86.25	86.25	86.25	86.25	
2-54	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	10,243.05	10,243.05	10,243.05	10,243.05	
2-54	OCCUPANCY	140800 427000		0.00	1,860.71	1,860.71	1,860.71	1,849.05	
2-54	MANAGEMENT FEE TO COCC	141001 000300		0.00	73,453.29	73,453.29	73,453.29	73,453.29	
2-54	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-54	BUILDING ENV DESIGN 30	143001 712000		0.00	378.11	378.11	378.11	0.00	
2-54	CONSULTANTS 30	143001 741000		0.00	286.39	286.39	286.39	286.39	
2-54	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-54	BUILDING EXTERIOR	146014 000000		479,450.60	387,727.40	(91,723.20)	387,727.40	387,727.40	Construction completed
2-54	ELEVATORS 60	146021 760000		20,000.00	22,308.65	2,308.65	18,536.17	18,436.17	Construction completed
2-54	FA BOILERS/BURNERS	146021 967000		0.00	3,632.83	3,632.83	3,632.83	3,632.83	Construction completed
2-54	CFFP DEBT INTEREST	900101 000000		0.00	1,281.46	1,281.46	1,281.46	1,281.46	
				499,450.60	**657,819.21**	**158,368.61**	**654,046.73**	**651,544.76**	

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Part II: Supporting Pages

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Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	LOWER MILLS								
2-57	OPERATIONS	140600 000000		0.00	222,271.99	222,271.99	222,271.99	222,271.99	
2-57	PUBLIC SAFETY	140800 412000		0.00	163.94	163.94	163.94	163.94	
2-57	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	19,956.60	19,956.60	19,956.60	19,956.60	
2-57	OCCUPANCY	140800 427000		0.00	3,527.89	3,527.89	3,527.89	3,512.92	
2-57	MANAGEMENT FEE TO COCC	141001 000300		0.00	24,553.20	24,553.20	24,553.20	24,553.20	
2-57	ARCH & ENG	143001 000000		0.00	963.70	963.70	963.70	841.50	
2-57	BUILDING ENV DESIGN 30	143001 712000		0.00	954.71	954.71	954.71	0.00	
2-57	CONSULTANTS 30	143001 741000		0.00	2,426.05	2,426.05	2,426.05	2,426.05	
2-57	GENERATORS 30	143001 805000		0.00	3,420.00	3,420.00	3,146.50	1,144.32	
2-57	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-57	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-57	GENERATORS 60	146021 805000		99,031.00	124,316.00	25,285.00	124,316.00	96,280.00	Construction underway
2-57	CFFP DEBT INTEREST	900101 000000		0.00	14,310.32	14,310.32	14,310.32	14,310.32	
				99,031.00	**418,754.40**	**319,723.40**	**418,480.90**	**385,460.84**	

[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-P002-501-07 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	OPERATIONS	140600 000000		0.00	239,955.61	239,955.61	239,955.61	239,955.61	
2-58	PUBLIC SAFETY	140800 412000		0.00	138.02	138.02	138.02	138.02	
2-58	OCCUPANCY	140800 427000		0.00	2,986.00	2,986.00	2,986.00	2,958.34	
2-58	FAMILY SERVICES	140800 768000		0.00	8,371.82	8,371.82	8,371.82	8,371.82	
2-58	MANAGEMENT FEE TO COCC	141001 000300		0.00	23,030.79	23,030.79	23,030.79	23,030.79	
2-58	ENVIRONMENTAL 30	143001 966000		0.00	38,885.70	38,885.70	31,802.29	11,185.95	
2-58	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-58	ELECTRICAL 60	146015 000000		0.00	0.00	0.00	0.00	0.00	
2-58	FIRE PROTECTION & SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-58	504 FORCE ACCOUNT CREW	146021 812001		0.00	6,995.57	6,995.57	6,995.57	6,995.57	Construction completed
2-58	FORCE ACCOUNT BATHROOMS	146021 967000		0.00	71,323.07	71,323.07	71,323.07	68,396.99	Construction completed
2-58	FA BOILERS/BURNERS	146021 967000		0.00	825.36	825.36	825.36	825.36	
				0.00	**392,511.94**	**392,511.94**	**385,428.53**	**361,858.45**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AUSONIA									
2-61	OPERATIONS	140600 000000		0.00	71,451.56	71,451.56	71,451.56	71,451.56	
2-61	PUBLIC SAFETY	140800 412000		0.00	94.99	94.99	94.99	94.99	
2-61	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	11,329.63	11,329.63	11,329.63	11,329.63	
2-61	OCCUPANCY	140800 427000		0.00	2,175.00	2,175.00	2,175.00	2,033.83	
2-61	MANAGEMENT FEE TO COCC	141001 000300		0.00	8,926.28	8,926.28	8,926.28	8,926.28	
2-61	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-61	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.98	
2-61	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
2-61	SECURITY	146019 000000		24,795.00	24,793.50	(1.50)	24,793.50	24,793.50	Construction completed
2-61	504 COMPLIANCE 60	146021 812000		0.00	2,900.00	2,900.00	2,900.00	2,900.00	Construction completed
				24,795.00	**124,251.16**	**99,456.16**	**124,251.16**	**123,690.77**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	149,376.49	149,376.49	149,376.49	149,376.49	
2-62	PUBLIC SAFETY	140800 412000		0.00	94.99	94.99	94.99	94.99	
2-62	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	11,329.63	11,329.63	11,329.63	11,329.63	
2-62	OCCUPANCY	140800 427000		0.00	2,175.00	2,175.00	2,175.00	2,033.83	
2-62	MANAGEMENT FEE TO COCC	141001 000300		0.00	4,108.49	4,108.49	4,108.49	4,108.49	
2-62	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-62	BUILDING ENV DESIGN 30	143001 712000		0.00	962.63	962.63	962.63	0.00	
2-62	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,885.00	1,592.98	
2-62	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**170,622.43**	**170,622.43**	**170,622.43**	**169,104.41**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	1,722.17	1,722.17	1,722.17	1,722.17	
2-70	PUBLIC SAFETY	140800 412000		0.00	94.99	94.99	94.99	94.99	
2-70	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	11,745.20	11,745.20	11,745.20	11,745.20	
2-70	OCCUPANCY	140800 427000		0.00	2,175.00	2,175.00	2,175.00	2,033.83	
2-70	MANAGEMENT FEE TO COCC	141001 000300		0.00	4,160.16	4,160.16	4,160.16	4,160.16	
2-70	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,885.00	1,592.98	
2-70	504 FORCE ACCOUNT CREW	146021 812001		0.00	469.83	469.83	469.83	469.83	Construction completed
2-70	CFFP DEBT INTEREST	900101 000000		0.00	2,830.62	2,830.62	2,830.62	2,830.62	
				0.00	**25,082.97**	**25,082.97**	**25,082.97**	**24,649.78**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	PATRICIA WHITE								
2-71	PUBLIC SAFETY	140800 412000		0.00	215.69	215.69	215.69	215.69	
2-71	ELDERLY ACTIVITY ADVISOR	140800 421000		14,042.44	46,006.98	31,964.54	46,006.98	36,283.22	
2-71	OCCUPANCY	140800 427000		0.00	4,634.04	4,634.04	4,634.04	4,622.27	
2-71	MANAGEMENT FEE TO COCC	141001 000300		0.00	98,549.38	98,549.38	98,549.38	98,549.38	
2-71	ARCH & ENG	143001 000000		0.00	13,285.30	13,285.30	13,285.20	852.00	
2-71	BUILDING ENV DESIGN 30	143001 712000		0.00	1,755.11	1,755.11	1,755.11	0.00	
2-71	CONSULTANTS 30	143001 741000		0.00	7,050.40	7,050.40	7,050.40	7,050.40	
2-71	GENERATORS 30	143001 805000		0.00	3,420.00	3,420.00	3,420.00	1,691.44	
2-71	ENVIRONMENTAL HAZARD 30	143001 838000		902.55	4,184.55	3,282.00	0.00	0.00	
2-71	ROOFS REPLACEMENT 30	143001 906000		5,000.00	5,000.00	0.00	4,948.59	4,948.59	
2-71	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,195.00	0.00	
2-71	BUILDING EXTERIOR	146014 000000		125,810.00	140,810.00	15,000.00	136,426.40	136,426.40	Construction completed
2-71	ROOFS	146018 000000		0.00	80,000.00	80,000.00	80,000.00	9,275.00	Construction underway
2-71	SECURITY	146019 000000		16,600.00	0.00	(16,600.00)	0.00	0.00	
2-71	GENERATORS 60	146021 805000		239,930.00	244,098.00	4,168.00	244,098.00	219,031.00	Construction underway
2-71	504 COMPLIANCE 60	146021 812000		186,000.00	0.00	(186,000.00)	0.00	0.00	
2-71	RELOCATION FOR 504 PROGRAM	149501 812000		0.00	2,500.00	2,500.00	1,248.00	1,248.00	
				588,284.99	**653,394.45**	**65,109.46**	**642,832.79**	**520,193.39**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	31,250.35	31,250.35	31,250.35	31,250.35	
2-72	PUBLIC SAFETY	140800 412000		0.00	112.16	112.16	112.16	112.16	
2-72	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	13,338.27	13,338.27	13,338.27	13,338.27	
2-72	OCCUPANCY	140800 427000		0.00	2,460.23	2,460.23	2,460.23	2,403.64	
2-72	MANAGEMENT FEE TO COCC	141001 000300		0.00	28,217.33	28,217.33	28,217.33	28,217.33	
2-72	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-72	BUILDING ENV DESIGN 30	143001 712000		0.00	30.25	30.25	30.25	0.00	
2-72	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,885.00	0.00	
2-72	BUILDING EXTERIOR	146014 000000		258,300.00	118,870.00	(139,430.00)	113,176.40	113,176.40	Construction completed
2-72	SECURITY	146019 000000		16,600.00	0.00	(16,600.00)	0.00	0.00	
2-72	CFFP DEBT INTEREST	900101 000000		0.00	1,701.71	1,701.71	1,701.71	1,701.71	
				274,900.00	**198,555.50**	**(76,344.50)**	**192,861.90**	**190,767.86**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 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	OPERATIONS	140600 000000		0.00	6,332.77	6,332.77	6,332.77	6,332.77	
2-77	PUBLIC SAFETY	140800 412000		0.00	103.50	103.50	103.50	103.50	
2-77	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	12,945.81	12,945.81	12,945.81	12,945.81	
2-77	OCCUPANCY	140800 427000		0.00	2,232.50	2,232.50	2,232.50	2,218.75	
2-77	MANAGEMENT FEE TO COCC	141001 000300		0.00	75,338.64	75,338.64	75,338.64	75,338.64	
2-77	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-77	CONSULTANTS 30	143001 741000		0.00	5,786.10	5,786.10	5,786.10	5,786.10	
2-77	ROOFS REPLACEMENT 30	143001 906000		33,000.00	28,768.27	(4,231.73)	28,768.27	25,173.47	
2-77	ENVIRONMENTAL 30	143001 966000		0.00	2,885.00	2,885.00	2,885.00	0.00	
2-77	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-77	ROOFS	146018 000000		0.00	221,089.66	221,089.66	221,089.66	92,114.66	Construction underway
2-77	SECURITY	146019 000000		16,600.00	0.00	(16,600.00)	0.00	0.00	
2-77	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
2-77	CFFP DEBT INTEREST	900101 000000		0.00	16,667.85	16,667.85	16,667.85	16,667.85	
				49,600.00	**372,840.30**	**323,240.30**	**372,840.30**	**237,249.55**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH								
2-82	PUBLIC SAFETY	140800 412000		0.00	267.44	267.44	267.44	267.44	
2-82	OCCUPANCY	140800 427000		0.00	5,908.00	5,908.00	5,908.00	5,731.56	
2-82	FAMILY SERVICES	140800 768000		1,080.00	16,996.14	15,916.14	16,996.14	16,996.14	
2-82	MANAGEMENT FEE TO COCC	141001 000300		0.00	51,395.92	51,395.92	51,395.92	51,395.92	
2-82	ARCH & ENG	143001 000000		0.00	3,105.89	3,105.89	3,105.89	2,556.00	
2-82	HVAC STUDY 30	143001 816000		0.00	40,000.00	40,000.00	40,000.00	16,000.00	
2-82	SEWERS 30	143001 929000		41,314.40	123,181.33	81,866.93	123,181.33	92,512.47	
2-82	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	9,750.00	9,750.00	9,750.00	4,952.41	
2-82	ENVIRONMENTAL 30	143001 966000		0.00	2,254.02	2,254.02	2,254.02	2,254.02	
2-82	STORM & SEWERS 50	145013 000000		0.00	0.00	0.00	0.00	0.00	
2-82	HVAC	146016 000000		45,000.00	51,386.00	6,386.00	50,666.00	50,666.00	Construction completed
2-82	NON DWELLING CONSTRUCTION	147001 000000		46,800.00	15,310.14	(31,489.86)	15,310.14	15,310.14	Construction completed
2-82	CFFP DEBT INTEREST	900101 000000		0.00	21,712.94	21,712.94	21,712.94	21,712.94	
				134,194.40	**341,267.82**	**207,073.42**	**340,547.82**	**280,355.04**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	PEABODY SQUARE								
2-83	OPERATIONS	140600 000000		0.00	176,342.60	176,342.60	176,342.60	176,342.60	
2-83	PUBLIC SAFETY	140800 412000		0.00	94.99	94.99	94.99	94.99	
2-83	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	11,403.36	11,403.36	11,403.36	11,403.36	
2-83	OCCUPANCY	140800 427000		0.00	2,176.00	2,176.00	2,176.00	2,033.83	
2-83	MANAGEMENT FEE TO COCC	141001 000300		0.00	15,943.17	15,943.17	15,943.17	15,943.17	
2-83	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-83	GENERATORS 30	143001 805000		0.00	3,420.00	3,420.00	3,420.00	1,692.18	
2-83	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,885.00	0.00	
2-83	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-83	GENERATORS 60	146021 805000		64,830.00	69,731.00	4,901.00	69,731.00	66,580.00	Construction underway
2-83	FA BOILERS/BURNERS	146021 967000		0.00	3,945.87	3,945.87	3,945.87	3,945.87	Construction completed
2-83	CFFP DEBT INTEREST	900101 000000		0.00	1,933.47	1,933.47	1,933.47	1,933.47	
				64,830.00	**287,565.66**	**222,735.66**	**287,565.66**	**280,537.47**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY07

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FRANKLIN FIELD								
2-89	OPERATIONS	140600 000000		0.00	51,485.43	51,485.43	51,485.43	51,485.43	
2-89	PUBLIC SAFETY	140800 412000		0.00	327.73	327.73	327.73	327.73	
2-89	OCCUPANCY	140800 427000		0.00	7,120.73	7,120.73	7,120.73	7,025.79	
2-89	FAMILY SERVICES	140800 768000		0.00	20,437.39	20,437.39	20,437.39	20,437.39	
2-89	MANAGEMENT FEE TO COCC	141001 000300		0.00	58,158.58	58,158.58	58,158.58	58,158.58	
2-89	HVAC STUDY 30	143001 816000		0.00	0.00	0.00	0.00	0.00	
2-89	STAIRWAYS 30	143001 950000		0.00	42,500.00	42,500.00	42,500.00	6,375.00	
2-89	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-89	BUILDING EXTERIOR	146014 000000		894,973.92	268,555.72	(626,418.20)	268,555.72	268,555.72	Construction completed
2-89	HVAC	146016 000000		0.00	87,850.00	87,850.00	87,850.00	45,000.00	Construction underway
2-89	FORCE ACCOUNT BATHROOMS	146021 967000		0.00	2,448.23	2,448.23	2,448.23	2,448.23	Construction completed
				894,973.92	**540,773.81**	**(354,200.11)**	**540,773.81**	**459,813.87**	

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

Part 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	OPERATIONS	140600 000000		0.00	136,106.11	136,106.11	136,106.11	136,106.11	
2-90	PUBLIC SAFETY	140800 412000		0.00	103.50	103.50	103.50	103.50	
2-90	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	11,762.67	11,762.67	11,762.67	11,762.67	
2-90	OCCUPANCY	140800 427000		0.00	2,231.50	2,231.50	2,231.50	2,218.75	
2-90	MANAGEMENT FEE TO COCC	141001 000300		0.00	4,310.75	4,310.75	4,310.75	4,310.75	
2-90	CONSULTANTS 30	143001 741000		0.00	3,149.05	3,149.05	3,149.05	3,149.05	
2-90	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,884.99	1,592.98	
2-90	CFFP DEBT INTEREST	900101 000000		0.00	2,176.83	2,176.83	2,176.83	2,176.83	
				0.00	**161,725.41**	**161,725.41**	**161,725.40**	**161,420.64**	

[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-P002-501-07 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	OPERATIONS	140600 000000		0.00	2,487.00	2,487.00	2,487.00	2,487.00	
2-93	PUBLIC SAFETY	140800 412000		0.00	25.89	25.89	25.89	25.89	
2-93	OCCUPANCY	140800 427000		0.00	691.50	691.50	691.50	554.52	
2-93	FAMILY SERVICES	140800 768000		0.00	1,420.35	1,420.35	1,420.35	1,420.35	
2-93	MANAGEMENT FEE TO COCC	141001 000300		0.00	14,241.75	14,241.75	14,241.75	14,241.75	
2-93	BUILDING ENV DESIGN 30	143001 712000		20,000.00	34,750.00	14,750.00	34,750.00	5,212.50	
2-93	NON DWELLING 30	143001 856000		0.00	1,000.00	1,000.00	0.00	0.00	
2-93	SEWERS 30	143001 929000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-93	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	1,592.97	
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	NON DWELLING CONSTRUCTION	147001 000000		0.00	30,000.00	30,000.00	24,224.17	21,090.10	Construction completed
2-93	CFFP DEBT INTEREST	900101 000000		0.00	23.01	23.01	23.01	23.01	
				30,000.00	**86,529.50**	**56,529.50**	**79,753.67**	**46,648.09**	

[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]**	
	COMMONWEALTH ELDERLY								
2-95	PUBLIC SAFETY	140800 412000		0.00	112.07	112.07	112.07	112.07	
2-95	ELDERLY ACTIVITY ADVISOR	140800 421000		5,423.38	12,806.20	7,382.82	12,806.20	8,444.32	
2-95	OCCUPANCY	140800 427000		0.00	2,416.67	2,416.67	2,416.67	2,403.12	
2-95	MANAGEMENT FEE TO COCC	141001 000300		0.00	12,565.81	12,565.81	12,565.81	12,565.81	
2-95	HVAC STUDY 30	143001 816000		0.00	5,000.00	5,000.00	5,000.00	2,000.00	
2-95	SEWERS 30	143001 929000		10,328.60	32,904.77	22,576.17	21,699.77	14,318.63	
2-95	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	20,180.00	20,180.00	20,180.00	8,514.59	
2-95	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,885.00	0.00	
2-95	CFFP DEBT INTEREST	900101 000000		0.00	9,038.17	9,038.17	9,038.17	9,038.17	
				15,751.98	**96,908.69**	**81,156.71**	**85,703.69**	**57,396.71**	

[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-P002-501-07 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	OPERATIONS	140600 000000		0.00	195,351.46	195,351.46	195,351.46	195,351.46	
2-98	PUBLIC SAFETY	140800 412000		0.00	68.96	68.96	68.96	68.96	
2-98	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	8,723.31	8,723.31	8,723.31	8,723.31	
2-98	OCCUPANCY	140800 427000		0.00	1,491.00	1,491.00	1,491.00	1,479.15	
2-98	MANAGEMENT FEE TO COCC	141001 000300		0.00	18,590.08	18,590.08	18,590.08	18,590.08	
2-98	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-98	BUILDING ENV DESIGN 30	143001 712000		0.00	1,124.48	1,124.48	1,124.48	0.00	
2-98	CONSULTANTS 30	143001 741000		0.00	47.73	47.73	47.73	47.73	
2-98	A&E 504 COMPLIANCE	143001 812000		0.00	225.03	225.03	225.03	0.00	
2-98	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,885.00	0.00	
2-98	BUILDING EXTERIOR	146014 000000		164,890.00	89,212.60	(75,677.40)	80,426.40	80,426.40	Construction completed
2-98	CFFP DEBT INTEREST	900101 000000		0.00	11,934.53	11,934.53	11,934.53	11,934.53	
				164,890.00	**329,344.38**	**164,454.38**	**320,558.18**	**317,189.62**	

[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-P002-501-07 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	OPERATIONS	140600 000000		0.00	194,833.19	194,833.19	194,833.19	194,833.19	
2-126	PUBLIC SAFETY	140800 412000		0.00	68.96	68.96	68.96	68.96	
2-126	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	8,626.98	8,626.98	8,626.98	8,626.98	
2-126	OCCUPANCY	140800 427000		0.00	1,493.50	1,493.50	1,493.50	1,479.15	
2-126	MANAGEMENT FEE TO COCC	141001 000300		0.00	13,509.77	13,509.77	13,509.77	13,509.77	
2-126	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-126	BUILDING ENV DESIGN 30	143001 712000		0.00	307.18	307.18	307.18	0.00	
2-126	CONSULTANTS 30	143001 741000		0.00	3,032.93	3,032.93	3,032.93	3,032.93	
2-126	A&E 504 COMPLIANCE	143001 812000		0.00	224.96	224.96	224.96	0.00	
2-126	ENVIRONMENTAL 30	143001 966000		0.00	1,890.00	1,890.00	1,890.00	0.00	
2-126	BUILDING EXTERIOR	146014 000000		90,092.67	54,819.40	(35,273.27)	54,819.40	54,819.40	Construction completed
2-126	CFFP DEBT INTEREST	900101 000000		0.00	13,328.75	13,328.75	13,328.75	13,328.75	
				90,092.67	**292,825.82**	**202,733.15**	**292,825.82**	**290,267.13**	

[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-P002-501-07 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	OPERATIONS	140600 000000		0.00	253,271.48	253,271.48	253,271.48	253,271.48	
2-127	PUBLIC SAFETY	140800 412000		0.00	68.96	68.96	68.96	68.96	
2-127	ELDERLY ACTIVITY ADVISOR	140800 421000		0.00	8,535.47	8,535.47	8,535.47	8,535.47	
2-127	OCCUPANCY	140800 427000		0.00	1,491.00	1,491.00	1,491.00	1,479.07	
2-127	MANAGEMENT FEE TO COCC	141001 000300		0.00	18,727.03	18,727.03	18,727.03	18,727.03	
2-127	ARCH & ENG	143001 000000		0.00	690.20	690.20	690.20	568.00	
2-127	BUILDING ENV DESIGN 30	143001 712000		0.00	357.17	357.17	357.17	0.00	
2-127	CONSULTANTS 30	143001 741000		0.00	5,104.64	5,104.64	5,104.64	5,104.64	
2-127	A&E 504 COMPLIANCE	143001 812000		0.00	224.97	224.97	224.97	0.00	
2-127	ENVIRONMENTAL 30	143001 966000		0.00	1,885.00	1,885.00	1,885.00	0.00	
2-127	BUILDING EXTERIOR	146014 000000		234,048.26	90,000.00	(144,048.26)	76,426.40	76,426.40	Construction completed
2-127	CFFP DEBT INTEREST	900101 000000		0.00	13,389.50	13,389.50	13,389.50	13,389.50	
				234,048.26	**393,745.42**	**159,697.16**	**380,171.82**	**377,570.55**	

[1] 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 9/30/09**
___**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 9/30/09	Expended a/o 9/30/09
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	2,606,950.37	796,906.65	121,706.03
4	1410 Administration (May not exceed 10% of line 20)	2,422,192.00	2,422,192.00	0.00	0.00
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,842,000.00	1,357,263.00	243,680.00	47,495.00
8	1440 Site Acquisition				
9	1450 Site Improvement	505,000.00	1,052,880.50	498,877.50	0.00
10	1460 Dwelling Structures	8,100,356.00	9,991,130.00	3,638,204.89	3,196.13
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	140,000.00	0.00	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	110,000.00	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	1,838,803.13	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	125,000.00	0.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**24,471,920.00**	**24,471,920.00**	**5,177,669.04**	**172,397.16**
21	Amount of line 20 Related to LBP Testing	610,000.00	110,405.80	405.80	405.80
22	Amount of line 20 Related to Section 504 Compliance	0.00	478,887.24	9,884.24	2,790.33
23	Amount of line 20 Related to Security Soft Costs	1,095,702.00	1,102,720.41	0.00	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	750,791.00	0.00	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	11,413.50	1,413.50	0.00	0.00	
2-00	MIS	140800 410000		266,312.00	343,123.81	76,811.81	0.00	0.00	
2-00	PUBLIC SAFETY	140800 412000		1,095,702.00	1,102,720.41	7,018.41	0.00	0.00	
2-00	ELDERLY SERVICES	140800 421000		401,669.00	141,096.96	(260,572.04)	141,096.96	0.00	
2-00	OCCUPANCY	140800 427000		189,423.00	189,423.00	0.00	0.00	0.00	
2-00	FAMILY SERVICES	140800 768000		269,612.00	167,088.69	(102,523.31)	167,088.69	0.00	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	20,511.00	(48,697.00)	20,511.00	0.00	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	111,810.00	0.00	0.00	0.00	
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	0.00	0.00	
2-00	VACANCY REHAB	140800 967000							
2-00	ADMINISTRATIVE	141001 000000		2,422,192.00	2,422,192.00	0.00	0.00	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		100,000.00	0.00	(100,000.00)	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	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		90,000.00	100,000.00	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		10,000.00	10,000.00	0.00	0.00	0.00	
2-00	CONTINGENCY	150200 000000		125,000.00	0.00	(125,000.00)	0.00	0.00	
2-00	DEBT SERVICE	900001 000000		3,679,382.00	1,838,803.13	(1,840,578.87)	0.00	0.00	
				13,984,564.00	**11,602,436.50**	**(2,382,127.50)**	**328,696.65**	**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	FAMILY SERVICES	140800 768000		0.00	27,115.00	27,115.00	27,115.00	7,836.53	
2-01	GRIEVANCE PANEL	140800 807000		0.00	9,700.00	9,700.00	9,700.00	2,283.29	
2-01	BUILDING ENV DESIGN 30	143001 712000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-01	CONSULTANTS 30	143001 741000		60,000.00	30,000.00	(30,000.00)	0.00	0.00	
2-01	ELECTRICAL 30	143001 755000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-01	SMOKE DETECTORS 30	143001 940000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-01	STAIRWAYS 30	143001 950000		80,000.00	308,000.00	228,000.00	93,000.00	23,270.00	A&E under contract; construction to begin Spring 2010
2-01	BUILDING EXTERIOR	146014 000000		200,000.00	0.00	(200,000.00)	0.00	0.00	
2-01	HVAC	146016 000000		750,791.00	0.00	(750,791.00)	0.00	0.00	
				1,250,791.00	**374,815.00**	**(875,976.00)**	**129,815.00**	**33,389.82**	

[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-P002-501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:	FFY08

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

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Part 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	FAMILY SERVICES	140800 768000		0.00	7,654.00	7,654.00	7,654.00	2,271.86	
2-04	GRIEVANCE PANEL	140800 807000		0.00	3,208.00	3,208.00	3,208.00	601.52	
2-04	CONSULTANTS 30	143001 741000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-04	HVAC STUDY 30	143001 816000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-04	ROOF SURVEY 30	143001 904000		70,000.00	0.00	(70,000.00)	0.00	0.00	
2-04	SMOKE DETECTORS 30	143001 940000		25,000.00	0.00	(25,000.00)	0.00	0.00	
2-04	ROOFS	146018 000000		1,400,000.00	0.00	(1,400,000.00)	0.00	0.00	
2-04	FIRE PROTECTION & SAFETY	146020 000000		150,000.00	2,080.00	(147,920.00)	2,080.00	0.00	Construction underway
				1,745,000.00	**12,942.00**	**(1,732,058.00)**	**12,942.00**	**2,873.38**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	FAMILY SERVICES	140800 768000		0.00	10,905.00	10,905.00	10,905.00	3,416.89	
2-06	GRIEVANCE PANEL	140800 807000		0.00	3,340.00	3,340.00	3,340.00	879.88	
2-06	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-06	CONSULTANTS 30	143001 741000		10,000.00	10,000.00	0.00	0.00	0.00	
2-06	ELECTRICAL 30	143001 755000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-06	HVAC STUDY 30	143001 816000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-06	NON DWELLING 30	143001 856000		0.00	19,000.00	19,000.00	19,000.00	0.00	A&E under contract; construction to begin Spring 2010
2-06	ROOF SURVEY 30	143001 904000		0.00	0.00	0.00	0.00	0.00	
2-06	SMOKE DETECTORS 30	143001 940000		25,000.00	25,000.00	0.00	0.00	0.00	
2-06	PLUMBING 60	146017 000000		0.00	3,770.00	3,770.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-06	ROOFS	146018 000000		125,000.00	0.00	(125,000.00)	0.00	0.00	
2-06	FIRE PROTECTION & SAFETY	146020 000000		150,000.00	200,000.00	50,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				420,000.00	**272,015.00**	**(147,985.00)**	**33,245.00**	**4,296.77**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
HEATH STREET									
2-07	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-07	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part 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**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WHITTIER STREET									
2-11	FAMILY SERVICES	140800 768000		0.00	3,954.00	3,954.00	3,954.00	1,217.42	
2-11	GRIEVANCE PANEL	140800 807000		0.00	2,005.00	2,005.00	2,005.00	423.23	
2-11	BUILDING ENV DESIGN 30	143001 712000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-11	HVAC STUDY 30	143001 816000		60,000.00	0.00	(60,000.00)	0.00	0.00	
2-11	SEWERS 30	143001 929000		0.00	50,000.00	50,000.00	0.00	0.00	Project in planning
2-11	HVAC	146016 000000		0.00	2,000,000.00	2,000,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-11	PLUMBING 60	146017 000000		0.00	1,990,028.00	1,990,028.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				110,000.00	**4,045,987.00**	**3,935,987.00**	**5,959.00**	**1,640.65**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BEECH STREET									
2-13	FAMILY SERVICES	140800 768000		0.00	5,464.00	5,464.00	5,464.00	1,633.86	
2-13	GRIEVANCE PANEL	140800 807000		0.00	2,668.00	2,668.00	2,668.00	568.04	
2-13	BASEMENTS/CELLARS 30	143001 704000		0.00	0.00	0.00	0.00	0.00	
2-13	BASEMENTS/CELLARS 60	146019 704000		0.00	0.00	0.00	0.00	0.00	
2-13	STAIRWAYS 60	146021 950000		0.00	0.00	0.00	0.00	0.00	
				0.00	**8,132.00**	**8,132.00**	**8,132.00**	**2,201.90**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	FAMILY SERVICES	140800 768000		0.00	8,365.00	8,365.00	8,365.00	2,788.07	
2-14	GRIEVANCE PANEL	140800 807000		0.00	3,349.00	3,349.00	3,349.00	757.35	
2-14	BUILDING ENV DESIGN 30	143001 712000		0.00	0.00	0.00	0.00	0.00	
2-14	CONSULTANTS 30	143001 741000		62,000.00	10,000.00	(52,000.00)	0.00	0.00	
2-14	LEAD PAINT REMOVAL 30	143001 837000		5,000.00	5,000.00	0.00	0.00	0.00	
2-14	STAIRWAYS 30	143001 950000		60,000.00	92,000.00	32,000.00	92,000.00	23,000.00	A&E under contract; construction to begin Spring 2010
2-14	BUILDING EXTERIOR	146014 000000		1,035,000.00	1,057,000.00	22,000.00	1,057,000.00	0.00	Construction underway
2-14	LEAD PAINT REMOVAL 60	146021 837000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-14	NON DWELLING CONSTRUCTION	147001 000000		90,000.00	0.00	(90,000.00)	0.00	0.00	
				1,262,000.00	**1,175,714.00**	**(86,286.00)**	**1,160,714.00**	**26,545.42**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
BROMLEY									
2-19	ARCH & ENG	143001 000000		0.00	0.00	0.00	0.00	0.00	
2-19	LEAD PAINT REMOVAL 30	143001 837000		80,000.00	80,000.00	0.00	0.00	0.00	
2-19	HVAC	146016 000000		0.00	1,205,422.00	1,205,422.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-19	LEAD PAINT REMOVAL 60	146021 837000		430,000.00	405.80	(429,594.20)	405.80	405.80	Construction underway
				510,000.00	**1,285,827.80**	**775,827.80**	**405.80**	**405.80**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	FAMILY SERVICES	140800 768000		0.00	33,965.00	33,965.00	33,965.00	6,150.99	
2-23	GRIEVANCE PANEL	140800 807000		0.00	8,445.00	8,445.00	8,445.00	2,138.48	
2-23	LEAD PAINT REMOVAL 30	143001 837000		10,000.00	10,000.00	0.00	0.00	0.00	
2-23	NON DWELLING 30	143001 856000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-23	SITE 30	143001 936000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-23	STAIRWAYS 30	143001 950000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-23	BUILDING EXTERIOR	146014 000000		300,000.00	0.00	(300,000.00)	0.00	0.00	
2-23	LEAD PAINT REMOVAL 60	146021 837000		50,000.00	0.00	(50,000.00)	0.00	0.00	
2-23	NON DWELLING CONSTRUCTION	147001 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	
				505,000.00	**52,410.00**	**(452,590.00)**	**42,410.00**	**8,289.47**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
OLD COLONY									
2-24	FAMILY SERVICES	140800 768000		0.00	33,655.00	33,655.00	33,655.00	5,157.79	
2-24	GRIEVANCE PANEL	140800 807000		0.00	6,722.00	6,722.00	6,722.00	1,793.21	
2-24	DEVELOPMENT CONSULTANTS 30	143001 743001		0.00	100,000.00	100,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-24	LEAD PAINT REMOVAL 30	143001 837000		5,000.00	5,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-24	LEAD PAINT REMOVAL 60	146021 837000		10,000.00	0.00	(10,000.00)	0.00	0.00	
				15,000.00	**145,377.00**	**130,377.00**	**40,377.00**	**6,951.00**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MARGARET COLLINS									
2-26	ELDERLY SERVICES	140800 421000		0.00	2,594.00	2,594.00	2,594.00	794.64	
				0.00	**2,594.00**	**2,594.00**	**2,594.00**	**794.64**	

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Part II: Supporting Pages

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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]	
ANAPOLIS									
2-27	ELDERLY SERVICES	140800 421000		0.00	2,994.00	2,994.00	2,994.00	993.19	
2-27	HVAC	146016 000000		0.00	32,622.00	32,622.00	0.00	0.00	A&E under contract; construction to begin November 2009
				0.00	**35,616.00**	**35,616.00**	**2,994.00**	**993.19**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	2,994.00	2,994.00	2,994.00	993.19	
				0.00	**2,994.00**	**2,994.00**	**2,994.00**	**993.19**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	4,254.00	4,254.00	4,254.00	1,456.70	
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	0.00	(5,000.00)	0.00	0.00	
2-29	SITE GROUNDS	145011 000000		50,000.00	0.00	(50,000.00)	0.00	0.00	
				60,000.00	**9,254.00**	**(50,746.00)**	**4,254.00**	**1,456.70**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	29,104.00	29,104.00	29,104.00	5,687.07	
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	**29,104.00**	**29,104.00**	**29,104.00**	**5,687.07**	

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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	ELDERLY SERVICES	140800 421000		0.00	3,514.00	3,514.00	3,514.00	1,059.40	
2-32	ARCH & ENG	143001 000000		0.00	73,243.00	73,243.00	0.00	0.00	
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	0.00	(5,000.00)	0.00	0.00	
2-32	SITE GROUNDS	145011 000000		30,000.00	0.00	(30,000.00)	0.00	0.00	
				45,000.00	**86,757.00**	**41,757.00**	**3,514.00**	**1,059.40**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	2,924.00	2,924.00	2,924.00	860.80	
				0.00	**2,924.00**	**2,924.00**	**2,924.00**	**860.80**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	4,624.00	4,624.00	4,624.00	1,456.70	
2-35	ELEVATORS 30	143001 760000		0.00	84,840.00	84,840.00	0.00	0.00	
2-35	HVAC STUDY 30	143001 816000		0.00	5,900.00	5,900.00	0.00	0.00	
2-35	HVAC	146016 000000		0.00	100,000.00	100,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				0.00	**195,364.00**	**195,364.00**	**4,624.00**	**1,456.70**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	29,074.00	29,074.00	29,074.00	5,488.41	
				0.00	**29,074.00**	**29,074.00**	**29,074.00**	**5,488.41**	

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

Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
CARROLL APARTMENTS									
2-37	ELDERLY SERVICES	140800 421000		0.00	3,754.00	3,754.00	3,754.00	1,125.66	
				0.00	**3,754.00**	**3,754.00**	**3,754.00**	**1,125.66**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
MEADE APARTMENTS									
2-38	ELDERLY SERVICES	140800 421000		0.00	2,424.00	2,424.00	2,424.00	728.31	
2-38	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**2,424.00**	**2,424.00**	**2,424.00**	**728.31**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARTIN LUTHER KING									
2-40	ELDERLY SERVICES	140800 421000		0.00	5,685.00	5,685.00	5,685.00	1,854.05	
2-40	CONSULTANTS 30	143001 741000		5,000.00	5,000.00	0.00	0.00	0.00	
2-40	SITE 30	143001 936000		2,000.00	0.00	(2,000.00)	0.00	0.00	
2-40	SITE GROUNDS	145011 000000		20,000.00	0.00	(20,000.00)	0.00	0.00	
				27,000.00	**10,685.00**	**(16,315.00)**	**5,685.00**	**1,854.05**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
EVA WHITE									
2-41	ELDERLY SERVICES	140800 421000		0.00	5,285.00	5,285.00	5,285.00	1,854.05	
				0.00	**5,285.00**	**5,285.00**	**5,285.00**	**1,854.05**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
WALNUT PARK									
2-42	ELDERLY SERVICES	140800 421000		0.00	9,330.00	9,330.00	9,330.00	2,714.78	
2-42	HVAC STUDY 30	143001 816000		0.00	24,750.00	24,750.00	24,750.00	0.00	A&E under contract; construction to begin Spring 2010
2-42	SITE FOR 504 PROGRAM	145011 812000		0.00	234,003.00	234,003.00	0.00	0.00	A&E under contract; construction to begin Fall 2009
				0.00	**268,083.00**	**268,083.00**	**34,080.00**	**2,714.78**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
AMORY STREET									
2-45	ELDERLY SERVICES	140800 421000		0.00	11,600.00	11,600.00	11,600.00	3,112.02	
2-45	FAMILY SERVICES	140800 768000		0.00	100.00	100.00	100.00	40.00	
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	**11,700.00**	**11,700.00**	**11,700.00**	**3,152.02**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	5,715.00	5,715.00	5,715.00	1,721.57	
2-47	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	0.00	0.00	0.00	0.00	
				0.00	**5,715.00**	**5,715.00**	**5,715.00**	**1,721.57**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	10,020.00	10,020.00	10,020.00	3,509.37	
2-49	CONSULTANTS 30	143001 741000		50,000.00	10,000.00	(40,000.00)	0.00	0.00	
2-49	BUILDING EXTERIOR	146014 000000		812,565.00	1,194,409.93	381,844.93	1,194,409.93	0.00	Construction underway
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	
				862,565.00	**1,214,429.93**	**351,864.93**	**1,204,429.93**	**3,509.37**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	4,165.00	4,165.00	4,165.00	1,258.15	
2-50	SECURITY	146019 000000		0.00	0.00	0.00	0.00	0.00	
2-50	SITE FOR 504 PROGRAM	145011 812000		0.00	25,000.00	25,000.00	0.00	0.00	Construction underway
				0.00	**29,165.00**	**29,165.00**	**4,165.00**	**1,258.15**	

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Part II: Supporting Pages

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

Dev. No. Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
CODMAN APARTMENTS									
2-51	ELDERLY SERVICES	140800 421000		0.00	5,335.00	5,335.00	5,335.00	1,854.05	
2-51	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-51	HVAC	146016 000000		0.00	14,257.42	14,257.42	14,257.42	0.00	Construction underway
2-51	GENERATORS 60	146021 805000		0.00	0.00	0.00	0.00	0.00	
				0.00	**19,592.42**	**19,592.42**	**19,592.42**	**1,854.05**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HERITAGE									
2-52	ELDERLY SERVICES	140800 421000		0.00	14,305.00	14,305.00	14,305.00	5,032.23	
2-52	SITE FOR 504 PROGRAM	145011 812000		0.00	10,000.00	10,000.00	0.00	0.00	
2-52	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
2-52	ELEVATORS 60	146021 760000		0.00	782,025.00	782,025.00	782,025.00	0.00	Construction underway
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	200,000.00	200,000.00	0.00	0.00	Construction underway
2-52	504 FORCE ACCOUNT CREW	146021 812001		0.00	9,884.24	9,884.24	9,884.24	2,790.33	Construction underway
				0.00	**1,016,214.24**	**1,016,214.24**	**806,214.24**	**7,822.56**	

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Part II: Supporting Pages

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

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ST. BOTOLPH									
2-53	ELDERLY SERVICES	140800 421000		0.00	9,730.00	9,730.00	9,730.00	2,449.97	
2-53	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	**0.00**	0.00	
				0.00	**9,730.00**	**9,730.00**	**9,730.00**	**2,449.97**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	5,835.00	5,835.00	5,835.00	1,589.10	
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	**5,835.00**	**5,835.00**	**5,835.00**	**1,589.10**	

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Part II: Supporting Pages

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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	ELDERLY SERVICES	140800 421000		0.00	9,450.00	9,450.00	9,450.00	3,112.02	
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	**9,450.00**	**9,450.00**	**9,450.00**	**3,112.02**	

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Part II: Supporting Pages

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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	FAMILY SERVICES	140800 768000		0.00	3,734.00	3,734.00	3,734.00	897.00	
2-58	GRIEVANCE PANEL	140800 807000		0.00	1,675.00	1,675.00	1,675.00	311.95	
2-58	BASEMENTS/CELLARS 30	143001 704000		30,000.00	30,000.00	0.00	0.00	0.00	
2-58	CONSULTANTS 30	143001 741000		20,000.00	20,000.00	0.00	0.00	0.00	
2-58	SEWERS 30	143001 929000		0.00	35,000.00	35,000.00	0.00	0.00	
2-58	SITE 30	143001 936000		20,000.00	20,000.00	0.00	0.00	0.00	
2-58	SITE GROUNDS	145011 000000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-58	BASEMENTS/CELLARS 60	146019 704000		200,000.00	0.00	(200,000.00)	0.00	0.00	
				370,000.00	**110,409.00**	**(259,591.00)**	**5,409.00**	**1,208.95**	

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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	ELDERLY SERVICES	140800 421000		0.00	6,535.00	6,535.00	6,535.00	1,787.79	
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	**6,535.00**	**6,535.00**	**6,535.00**	**1,787.79**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	6,535.00	6,535.00	6,535.00	1,787.79	
2-62	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**6,535.00**	**6,535.00**	**6,535.00**	**1,787.79**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	6,635.00	6,635.00	6,635.00	1,854.05	
				0.00	**6,635.00**	**6,635.00**	**6,635.00**	**1,854.05**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PATRICIA WHITE									
2-71	ELDERLY SERVICES	140800 421000		0.00	13,295.00	13,295.00	13,295.00	4,039.06	
2-71	CONSULTANTS 30	143001 741000		10,000.00	10,000.00	0.00	0.00	0.00	
2-71	ELEVATORS 30	143001 760000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-71	ROOF SURVEY 30	143001 904000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-71	ROOFS	146018 000000		44,000.00	0.00	(44,000.00)	0.00	0.00	
2-71	ELEVATORS 60	146021 760000		800,000.00	578,142.50	(221,857.50)	578,142.50	0.00	Construction underway
				889,000.00	**601,437.50**	**(287,562.50)**	**591,437.50**	**4,039.06**	

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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	ELDERLY SERVICES	140800 421000		0.00	7,570.00	7,570.00	7,570.00	2,118.84	
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	**7,570.00**	**7,570.00**	**7,570.00**	**2,118.84**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	7,255.00	7,255.00	7,255.00	2,052.60	
2-77	CONSULTANTS 30	143001 741000		30,000.00	10,000.00	(20,000.00)	0.00	0.00	
2-77	ROOF SURVEY 30	143001 904000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-77	ROOFS	146018 000000		338,000.00	0.00	(338,000.00)	0.00	0.00	
				408,000.00	**17,255.00**	**(390,745.00)**	**7,255.00**	**2,052.60**	

[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-P002-501-08 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	FAMILY SERVICES	140800 768000		0.00	9,674.00	9,674.00	9,674.00	2,715.75	
2-82	GRIEVANCE PANEL	140800 807000		0.00	2,879.00	2,879.00	2,879.00	590.39	
2-82	CONSULTANTS 30	143001 741000		30,000.00	8,955.00	(21,045.00)	0.00	0.00	
2-82	HVAC STUDY 30	143001 816000		32,000.00	47,145.00	15,145.00	0.00	0.00	
2-82	SEWERS 30	143001 929000		40,000.00	0.00	(40,000.00)	0.00	0.00	
2-82	UNDERGROUND STORAGE TANKS 30	143001 966000		100,000.00	0.00	(100,000.00)	0.00	0.00	
2-82	UNDERGROUND STORAGE TANKS 50	145011 966000		285,000.00	185,000.00	(100,000.00)	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-82	STORM & SEWERS 50	145013 000000		0.00	414,068.50	414,068.50	414,068.50	0.00	Construction underway
2-82	HVAC	146016 000000		675,000.00	121,083.11	(553,916.89)	0.00	0.00	A&E under contract; construction to begin Spring 2010
				1,162,000.00	**788,804.61**	**(373,195.39)**	**426,621.50**	**3,306.14**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	6,535.00	6,535.00	6,535.00	1,854.05	
2-83	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**6,535.00**	**6,535.00**	**6,535.00**	**1,854.05**	

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

Part 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	FAMILY SERVICES	140800 768000		0.00	6,765.00	6,765.00	6,765.00	2,136.23	
2-89	GRIEVANCE PANEL	140800 807000		0.00	4,249.00	4,249.00	4,249.00	735.20	
2-89	BASEMENTS/CELLARS 30	143001 704000		25,000.00	55,000.00	30,000.00	0.00	0.00	
2-89	CONSULTANTS 30	143001 741000		40,000.00	40,000.00	0.00	0.00	0.00	
2-89	HVAC STUDY 30	143001 816000		35,000.00	44,950.00	9,950.00	9,950.00	0.00	
2-89	STAIRWAYS 30	143001 950000		50,000.00	47,480.00	(2,520.00)	4,980.00	1,225.00	
2-89	BUILDING EXTERIOR	146014 000000		130,000.00	0.00	(130,000.00)	0.00	0.00	
2-89	HVAC	146016 000000		0.00	250,000.00	250,000.00	0.00	0.00	A&E under contract; construction to begin Winter 2009/2010
2-89	BASEMENTS/CELLARS 60	146019 704000		225,000.00	0.00	(225,000.00)	0.00	0.00	
2-89	FIRE PROTECTION & SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-89	STAIRWAYS 60	146021 950000		50,000.00	50,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Fall 2010
				555,000.00	**498,444.00**	**(56,556.00)**	**25,944.00**	**4,096.43**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	6,735.00	6,735.00	6,735.00	1,787.79	
				0.00	**6,735.00**	**6,735.00**	**6,735.00**	**1,787.79**	

[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-P002-501-08 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	FAMILY SERVICES	140800 768000		0.00	792.00	792.00	792.00	160.19	
2-93	GRIEVANCE PANEL	140800 807000		0.00	457.00	457.00	457.00	55.51	
2-93	CONSULTANTS 30	143001 741000		30,000.00	10,000.00	(20,000.00)	0.00	0.00	
2-93	STORM & SEWERS 50	145013 000000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-93	BUILDING EXTERIOR	146014 000000		115,000.00	0.00	(115,000.00)	0.00	0.00	
2-93	ELECTRICAL 60	146015 000000		20,000.00	0.00	(20,000.00)	0.00	0.00	
				185,000.00	**11,249.00**	**(173,751.00)**	**1,249.00**	**215.70**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	7,355.00	7,355.00	7,355.00	2,118.84	
2-95	CONSULTANTS 30	143001 741000		8,000.00	8,000.00	0.00	0.00	0.00	
2-95	HVAC STUDY 30	143001 816000		8,000.00	8,000.00	0.00	0.00	0.00	
2-95	SEWERS 30	143001 929000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-95	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	0.00	0.00	0.00	0.00	
2-95	UNDERGROUND STORAGE TANKS 50	145011 966000		0.00	100,000.00	100,000.00	0.00	0.00	
2-95	STORM & SEWERS 50	145013 000000		0.00	84,809.00	84,809.00	84,809.00	0.00	Construction underway
2-95	HVAC	146016 000000		80,000.00	200,000.00	120,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				106,000.00	**408,164.00**	**302,164.00**	**92,164.00**	**2,118.84**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	5,074.00	5,074.00	5,074.00	1,390.54	
2-98	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**5,074.00**	**5,074.00**	**5,074.00**	**1,390.54**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	4,264.00	4,264.00	4,264.00	1,324.29	
2-126	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**4,264.00**	**4,264.00**	**4,264.00**	**1,324.29**	

[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-P002-501-08 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	ELDERLY SERVICES	140800 421000		0.00	4,874.00	4,874.00	4,874.00	1,324.33	
2-127	BUILDING EXTERIOR	146014 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**4,874.00**	**4,874.00**	**4,874.00**	**1,324.33**	

[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.

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	**Federal FY of Grant**
	Replacement Housing Factor Grant No:	**Approval:** FFY09

Type of Grant

__**Original Annual Statement**
_X_**Performance and Evaluation Report for Program Year Ending 9/30/09**
___**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 9/30/09	Expended a/o 9/30/09
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	4,894,384.00	4,894,384.00	0.00	0.00
3	1408 Management Improvements	2,465,289.00	2,465,289.00	0.00	0.00
4	1410 Administration	2,422,192.00	2,422,192.00	0.00	0.00
5	1411 Audit	25,000.00	25,000.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,175,000.00	2,138,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	345,000.00	865,000.00	0.00	0.00
10	1460 Dwelling Structures	9,189,209.00	7,925,461.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	0.00	300,000.00	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	90,000.00	200,000.00	0.00	0.00
17	1499 Development Activities*				
18a	1501 Collateralization or Debt Service paid by PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	3,679,382.00	3,679,382.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	1,402,399.00	773,147.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**25,861,172.00**	**25,861,172.00**	**0.00**	**0.00**
21	Amount of line 20 Related to LBP Testing	100,000.00	659,805.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	186,000.00	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	1,095,702.00	1,095,702.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	0.00	83,000.00	0.00	0.00
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	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AUTHORITY WIDE								
2-00	OPERATIONS	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	0.00	0.00	
2-00	MIS	140800 410000		266,312.00	266,312.00	0.00	0.00	0.00	
2-00	PUBLIC SAFETY	140800 412000		1,095,702.00	1,095,702.00	0.00	0.00	0.00	
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000		401,669.00	401,669.00	0.00	0.00	0.00	
2-00	OCCUPANCY	140800 427000		189,423.00	189,423.00	0.00	0.00	0.00	
2-00	FAMILY SERVICES	140800 768000		269,612.00	269,612.00	0.00	0.00	0.00	
2-00	GRIEVANCE PANEL	140800 807000		69,208.00	69,208.00	0.00	0.00	0.00	
2-00	RISK MANAGEMENT	140800 899000		111,810.00	111,810.00	0.00	0.00	0.00	
2-00	RENT COLLECTION	140800 901000		51,553.00	51,553.00	0.00	0.00	0.00	
2-00	VACANCY REHAB	140800 967000							
2-00	ADMINISTRATIVE	141001 000000		2,422,192.00	2,422,192.00	0.00	0.00	0.00	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	0.00	0.00	
2-00	BUILDING ENV DESIGN 30	143001 712000							
2-00	CONSULTANTS 30	143001 741000							
2-00	CONSTRUCTION REPS FOR 504	143001 741001							
2-00	DEVELOPMENT CONSULTANTS 30	143001 743001		0.00	100,000.00	100,000.00	0.00	0.00	
2-00	LEAD PAINT REMOVAL 30	143001 837000		100,000.00	100,000.00	0.00	0.00	0.00	
2-00	UNDERGROUND STORAGE TANKS 30	143001 966000		0.00	50,000.00	50,000.00	0.00	0.00	
2-00	ENVIRONMENTAL 30	143001 966000		100,000.00	100,000.00	0.00	0.00	0.00	
2-00	ENVIROMENAL REMEDIATION	1450		100,000.00	100,000.00	0.00	0.00	0.00	Project in planning
2-00	ASBESTOS REMOVAL	146021 830000							
2-00	LEAD PAINT REMOVAL 60	146021 837000		0.00	559,805.00	559,805.00	0.00	0.00	In design
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	VEHICLES	147507 000000		50,000.00	50,000.00	0.00	0.00	0.00	
2-00	RELOCATION MOVING & FAMILY	149501 000000		90,000.00	200,000.00	110,000.00	0.00	0.00	
2-00	RELOCATION FOR 504 PROGRAM	149501 812000							
2-00	RELOCATION FOR LEAD PAINT	149501 837000							
2-00	CONTINGENCY	150200 000000		1,402,399.00	773,147.00	(629,252.00)	0.00	0.00	
2-00	DEBT SERVICE	900001 000000		3,679,382.00	3,679,382.00	0.00	0.00	0.00	
				15,451,963.00	**15,642,516.00**	**190,553.00**	**0.00**	**0.00**	

[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	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CHARLESTOWN								
2-01	CONSULTANTS 30	143001 741000		150,000.00	300,000.00	150,000.00	0.00	0.00	Project in planning
2-01	BUILDING EXTERIOR	146014 000000	Stairhall Security at all buildings	750,000.00	0.00	(750,000.00)	0.00	0.00	Project in planning
2-01	ELECTRICAL 60	146015 000000	Stairhall Security at all buildings	500,000.00	0.00	(500,000.00)	0.00	0.00	Project in planning
2-01	FIRE PROTECTION & SAFETY	146020 000000	Stairhall Security at all buildings	750,000.00	0.00	(750,000.00)	0.00	0.00	Project in planning
2-01	HVAC	146016 000000	Distribution Piping for ESCO	249,209.00	600,000.00	350,791.00	0.00	0.00	A&E under contract; construction to begin Winter 2010
2-01	STAIRS	1460	Stair repair at all buildings	1,000,000.00	1,000,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				3,399,209.00	**1,900,000.00**	**(1,499,209.00)**	**0.00**	**0.00**	

[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	Revised[1]	Difference	Obligated[2]	Expended[2]	
	LENOX STREET								
2-04	CONSULTANTS 30	143001 741000		25,000.00	50,000.00	25,000.00	0.00	0.00	
2-04	ARCH / ENG (Non-Res)	1430		30,000.00	30,000.00	0.00	0.00	0.00	
2-04	SITE GROUNDS	145011 000000	Parking pavement at Management Building	25,000.00	25,000.00	0.00	0.00	0.00	Project in planning
2-04	PLUMBING 60	146017 000000	Two DHW tanks	150,000.00	0.00	(150,000.00)	0.00	0.00	Work moved to CFRG
2-04	PLUMBING 60	146017 000000	Two basement waste lines	50,000.00	50,000.00	0.00	0.00	0.00	In design
				280,000.00	**155,000.00**	**(125,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: 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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	CATHEDRAL								
2-06	CONSULTANTS 30	143001 741000		50,000.00	100,000.00	50,000.00	0.00	0.00	
2-06	HVAC	146016 000000	Three buildings- remove from Trigen Steam	750,000.00	0.00	(750,000.00)	0.00	0.00	Work moved to CFRG
				800,000.00	**100,000.00**	**(700,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WHITTIER STREET								
2-11	CONSULTANTS 30	143001 741000		75,000.00	150,000.00	75,000.00	0.00	0.00	
2-11	BUILDING ENV DESIGN 30	143001 712000		0.00	50,000.00	50,000.00	0.00	0.00	Project in planning
2-11	ELECTRICAL 30	143001 755000		0.00	160,000.00	160,000.00	0.00	0.00	Project in planning
2-11	HVAC STUDY 30	143001 816000		0.00	52,000.00	52,000.00	0.00	0.00	Project in planning
2-11	SEWERS 30	143001 929000		50,000.00	50,000.00	0.00	0.00	0.00	Project in planning
2-11	STORM & SEWERS 50	145013 000000	All buildings	100,000.00	0.00	(100,000.00)	0.00	0.00	Project rescheduled
2-11	BUILDING EXTERIOR	146014 000000	caulking	300,000.00	0.00	(300,000.00)	0.00	0.00	Project rescheduled
2-11	HVAC	146016 000000	Replace central boilers	900,000.00	0.00	(900,000.00)	0.00	0.00	Work moved to ESCO
2-11	BASEMENTS/CELLARS 60	146019 704000	Asbestos Abatement	0.00	100,000.00	100,000.00	0.00	0.00	A&E under contract; construction to begin Winter 2010
				1,425,000.00	**562,000.00**	**(863,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	BEECH STREET								
2-13				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ALICE TAYLOR								
2-14	BASEMENTS/CELLARS 30	143001 704000		15,000.00	15,000.00	0.00	0.00	0.00	Project in planning
2-14	BUILDING EXTERIOR	146014 000000		0.00	100,000.00	100,000.00	0.00	0.00	Construction underway
2-14	BASEMENTS/CELLARS 60	146019 704000		0.00	100,000.00	100,000.00	0.00	0.00	Project in planning
				15,000.00	**215,000.00**	**200,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	BROMLEY								
2-19	BASEMENTS/CELLARS 60	146019 704000	Asbestos Abatement	0.00	300,000.00	300,000.00	0.00	0.00	A&E under contract; construction to begin Winter 2010
				0.00	**300,000.00**	**300,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	MARY ELLEN McCORMACK								
2-23	SITE 30	143001 936000		0.00	40,000.00	40,000.00	0.00	0.00	Project in planning
2-23	STAIRWAYS 30	143001 950000		0.00	40,000.00	40,000.00	0.00	0.00	Project in planning
				0.00	**80,000.00**	**80,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	OLD COLONY								
2-24	SITE 30	143001 936000		0.00	30,000.00	30,000.00	0.00	0.00	Project in planning
2-24	SITE GROUNDS	145011 000000		0.00	500,000.00	500,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				0.00	**530,000.00**	**530,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	MARGARET COLLINS								
2-26	CONSULTANTS 30	143001 741000		7,500.00	15,000.00	7,500.00	0.00	0.00	
2-26	BUILDING ENV DESIGN 30	143001 712000		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-26	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	
2-26	BUILDING EXTERIOR	146014 000000	All building doors and intercoms	65,000.00	65,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				83,000.00	**84,500.00**	**1,500.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ANNAPOLIS								
2-27	CONSULTANTS 30	143001 741000		7,500.00	15,000.00	7,500.00	0.00	0.00	
2-27	ARCH / ENG (Doors/Intercoms)	1430		6,000.00	0.00	(6,000.00)	0.00	0.00	
2-27	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-27	BUILDING EXTERIOR	146014 000000	All building doors and intercoms	60,000.00	60,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				80,500.00	**82,000.00**	**1,500.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ASHMONT								
2-28	CONSULTANTS 30	143001 741000		5,000.00	10,000.00	5,000.00	0.00	0.00	
2-28	BUILDING ENV DESIGN 30	143001 712000		2,000.00	0.00	(2,000.00)	0.00	0.00	
2-28	BUILDING EXTERIOR	146014 000000	All building doors and intercoms	20,000.00	20,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				27,000.00	**30,000.00**	**3,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HOLGATE								
2-29	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
				7,000.00	**7,000.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	FOLEY APARTMENTS								
2-30	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				0.00	**16,600.00**	**16,600.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	GROVELAND								
2-32	SITE 30	143001 936000		2,500.00	2,500.00	0.00	0.00	0.00	Project in planning
2-32	SITE GROUNDS	145011 000000	One HazMat shed	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
				12,500.00	**12,500.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	DAVISON								
2-34	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
				7,000.00	**7,000.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WASHINGTON								
2-35	CONSULTANTS 30	143001 741000		15,000.00	30,000.00	15,000.00	0.00	0.00	
2-35	HVAC STUDY 30	143001 816000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-35	HVAC	146016 000000	DHW tanks for all units	100,000.00	0.00	(100,000.00)	0.00	0.00	
				135,000.00	**30,000.00**	**(105,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WEST NINTH STREET								
2-36	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	Project in planning
				4,500.00	**4,500.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	CARROLL APARTMENTS								
2-37	CONSULTANTS 30	143001 741000		5,000.00	10,000.00	5,000.00	0.00	0.00	
2-37	BUILDING ENV DESIGN 30	143001 712000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-37	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
2-37	BUILDING EXTERIOR	146014 000000	All doors and intercoms	50,000.00	50,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				67,000.00	**67,000.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	MEADE APARTMENTS								
2-38				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	MARTIN LUTHER KING								
2-40	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
				7,000.00	**7,000.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: 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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	EVA WHITE								
2-41	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
				7,000.00	**7,000.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WALNUT PARK								
2-42	NON DWELLING CONSTRUCTION	147001 000000		0.00	300,000.00	300,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				0.00	**300,000.00**	**300,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	AMORY STREET								
2-45	ROOFS SURVEY 30	143001 904000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-45	ROOFS	146018 000000		0.00	265,000.00	265,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				30,000.00	**265,000.00**	**235,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	GENERAL WARREN								
2-47	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	Project in planning
				4,500.00	**4,500.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	TORRE UNIDAD								
2-49	BUILDING EXTERIOR	146014 000000		0.00	513,300.00	513,300.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
				0.00	**513,300.00**	**513,300.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ROCKLAND								
2-50	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
2-50	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				7,000.00	**23,600.00**	**16,600.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	CODMAN APARTMENTS								
2-51	CONSULTANTS 30	143001 741000		50,000.00	100,000.00	50,000.00	0.00	0.00	
2-51	BUILDING ENV DESIGN 30	143001 712000		140,000.00	140,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Fall 2010
2-51	BUILDING EXTERIOR	146014 000000	All units	1,480,000.00	1,480,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Fall 2010
				1,670,000.00	**1,720,000.00**	**50,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HERITAGE								
2-52	ELEVATORS 60	146021 760000		960,000.00	0.00	(960,000.00)	0.00	0.00	Construction underway
				960,000.00	**0.00**	**(960,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ST. BOTOLPH								
2-53	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
				7,000.00	**7,000.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	PASCIUCCO								
2-54				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	LOWER MILLS								
2-57				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	W. NEWTON -RUTLAND-E. SPRINGFIELD STREETS								
2-58	CONSULTANTS 30	143001 741000		5,000.00	10,000.00	5,000.00	0.00	0.00	
2-58	SITE GROUNDS	145011 000000		0.00	100,000.00	100,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
2-58	STORM & SEWERS 50	145013 000000		0.00	100,000.00	100,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
2-58	FIRE PROTECTION & SAFETY	146020 000000	Repair/ repaint fire escapes @ Rutland/ E. Springfield	50,000.00	0.00	(50,000.00)	0.00	0.00	
2-58	BASEMENTS/CELLARS 60	146019 704000		0.00	200,000.00	200,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				55,000.00	**410,000.00**	**355,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	AUSONIA								
2-61	CONSULTANTS 30	143001 741000		5,000.00	10,000.00	5,000.00	0.00	0.00	
2-61	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
2-61	ARCH / ENG (Windows)	1430		60,000.00	60,000.00	0.00	0.00	0.00	Project in planning
				72,000.00	**77,000.00**	**5,000.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HASSAN								
2-62	BUILDING ENV DESIGN 30	143001 712000		0.00	75,000.00	75,000.00	0.00	0.00	A&E under contract; construction to begin Fall 2010
2-62	BUILDING EXTERIOR	146014 000000		0.00	750,000.00	750,000.00	0.00	0.00	A&E under contract; construction to begin Fall 2010
				0.00	**825,000.00**	**825,000.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	SPRING STREET								
2-70				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	PATRICIA WHITE								
2-71	CONSULTANTS 30	143001 741000		5,000.00	10,000.00	5,000.00	0.00	0.00	
2-71	ROOFS	146018 000000	All balcony roofs	45,000.00	0.00	(45,000.00)	0.00	0.00	A&E under contract; construction to begin
2-71	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	Summer 2010
2-71	504 COMPLIANCE 60	146021 812000		0.00	186,000.00	186,000.00	0.00	0.00	Project in planning
				50,000.00	**212,600.00**	**162,600.00**	**0.00**	**0.00**	

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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

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	ROSLYN APARTMENTS								
2-72	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	
2-72	SITE 30	143001 936000		2,500.00	2,500.00	0.00	0.00	0.00	Project in planning
2-72	SITE GROUNDS	145011 000000	One HazMat shed	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-72	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				17,000.00	**33,600.00**	**16,600.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	BELLFLOWER								
2-77	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	
2-77	BUILDING ENV DESIGN 30	143001 712000		7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
2-77	ROOFS	146018 000000	All balcony roofs	10,000.00	0.00	(10,000.00)	0.00	0.00	Project in planning
2-77	SECURITY	146019 000000		0.00	16,600.00	16,600.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				21,500.00	**28,100.00**	**6,600.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	COMMONWEALTH FAMILY								
2-82	CONSULTANTS 30	143001 741000		5,000.00	10,000.00	5,000.00	0.00	0.00	
2-82	STORM & SEWERS 50	145013 000000	Limited underground lines as needed	80,000.00	0.00	(80,000.00)	0.00	0.00	
				85,000.00	**10,000.00**	**(75,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	PEABODY SQUARE								
2-83	BUILDING ENV DESIGN 30	143001 712000		5,000.00	5,000.00	0.00	0.00	0.00	Project in planning
				5,000.00	**5,000.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name: Boston Housing Authority	**Grant Type and Number:** Capital Fund Program Grant No: 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: Approved	Revised[1]	Difference	Total Actual Cost: Obligated[2]	Expended[2]	Status of Work
	FRANKLIN FIELD								
2-89	CONSULTANTS 30	143001 741000		50,000.00	100,000.00	50,000.00	0.00	0.00	
2-89	ELECTRICAL 30	143001 755000		30,000.00	0.00	(30,000.00)	0.00	0.00	
2-89	ELECTRICAL 60	146015 000000	Waterproof all panels at secondary system	200,000.00	200,000.00	0.00	0.00	0.00	Project in planning
2-89	HVAC	146016 000000	Replace one boiler	250,000.00	0.00	(250,000.00)	0.00	0.00	Project in planning
2-89	BASEMENTS/CELLAR 60	146019 704000		0.00	225,000.00	225,000.00	0.00	0.00	Project in planning
2-89	STAIRS	1460	Repair all exterior stoops	500,000.00	500,000.00	0.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				1,030,000.00	**1,025,000.00**	**(5,000.00)**	**0.00**	**0.00**	

[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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	JOSEPH MALONE								
2-90				0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages

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

Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HIGHLAND PARK								
2-93	STORM & SEWERS 50	145013 000000		0.00	20,000.00	20,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
2-93	BUILDING EXTERIOR	146014 000000		0.00	498,356.00	498,356.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
2-93	ELECTRICAL 60	146015 000000		0.00	20,000.00	20,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
				0.00	**538,356.00**	**538,356.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: MA06-P002-501-09 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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	COMMONWEALTH ELDERLY								
2-95	CONSULTANTS 30	143001 741000		5,000.00	10,000.00	5,000.00	0.00	0.00	
2-95	STORM & SEWERS 50	145013 000000	Replace line(s) as needed	20,000.00	0.00	(20,000.00)	0.00	0.00	Construction underway
				25,000.00	**10,000.00**	**(15,000.00)**	**0.00**	**0.00**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: 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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	HAMPTON STREET								
2-98	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	Project in planning
				4,500.00	**4,500.00**	**0.00**	**0.00**	**0.00**	

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: 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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	FREDERICK DOUGLASS								
2-126	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	Project in planning
				4,500.00	**4,500.00**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	Capital Fund Program Grant No: 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	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WASHINGTON MANOR								
2-127	SITE 30	143001 936000		4,500.00	4,500.00	0.00	0.00	0.00	Project in planning
				4,500.00	**4,500.00**	**0.00**	**0.00**	**0.00**	

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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 Quarter Ending 9/30/09**
___**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 9/30/09	Expended a/o 9/30/09
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	3,426,259.56	2,338,713.08	2,338,713.08	1,924,759.08
8	1440 Site Acquisition				
9	1450 Site Improvement	2,979,354.51	4,023,701.89	2,979,354.51	534,282.91
10	1460 Dwelling Structures	70,957,564.35	70,832,056.92	25,821,876.26	7,514,865.80
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	1,770,236.58	1,938,943.11	1,700,792.91	580,639.76
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	1,603,844.95	1,603,844.95
19	1502 Contingency (may not exceed 8% of line 20)	132,925.30	132,925.30	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**80,870,185.30**	**80,870,185.30**	**34,444,581.71**	**12,158,392.50**
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	540,000.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	423,400.00		

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.

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		0.00	0.00	0.00	0.00	0.00	
2-00	CONSULTANTS 30	143001 741000		150,999.00	0.00	(150,999.00)	0.00	0.00	
2-00	CONSTRUCTION SUPERVISION	143001 742000		85,094.72	0.00	(85,094.72)	0.00	0.00	
2-00	RELOCATION	149501 000000		0.00	0.00	0.00	0.00	0.00	
2-00	Capitalized Interest-Debt Service	900001 000000		0.00	0.00	0.00	0.00	0.00	
2-00	CONTINGENCY	150200 000000		132,925.30	132,925.30	0.00	0.00	0.00	
				369,019.02	**132,925.30**	**(236,093.72)**	**0.00**	**0.00**	

1 To be completed for the Perfomance and Evaluation Report or a Revised Annual Statement.
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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	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		500.00	500.00	0.00	500.00	0.00	
2-01	BUILDING ENV DESIGN 30	143001 712000		145,258.84	145,777.08	518.24	145,777.08	83,252.08	A&E under contract; construction to begin Spring 2010
2-01	CLERK OF WORKS	143001 741000		200,000.00	0.00	(200,000.00)	0.00	0.00	
2-01	FINANCING FEES	143015 000000		702,362.53	702,362.53	0.00	702,362.53	702,362.53	
2-01	BATHROOMS 60	146012 000000	Replacement of toilet, lav, tub, exhaust, electrical & lighting and finishes at buildings 5, 6, 8-13, 16, 17, 20/40, 21/39, 23-38, 41-45 affecting a total of 873 units	8,966,856.79	14,249,794.61	5,282,937.82	14,249,794.61	1,118.61	In construction
2-01	BUILDING EXTERIOR	146014 000000	Pointing and related work, Phase 1 Buildings: 1, 10, 11, 12 = 114 units; Phase 2: 2-9, 13-15, 18, 30/31, 41-45 =502 units	2,262,448.16	4,956,543.50	2,694,095.34	1,151,332.50	1,151,332.50	Phase I completed; Phase 2
2-01	WINDOWS	146014 950000		0.00	200,000.00	200,000.00	0.00	0.00	A&E under contract; construction to begin Summer 2010
2-01	HVAC	146016 000000	Distribution piping at all buildings affecting all units Misc. controls, valves	9,000,000.00	9,952,894.00	952,894.00	0.00	0.00	A&E under contract; construction to begin Winter 2009/2010
2-01	PLUMBING 60	146017 000000	Replacement of risers, waste, roof drainage and vents at buildings 5, 6, 8-13, 16, 17, 20/40, 21/39, 23-38, 41-45 affecting a total of 873 units	10,000,000.00	0.00	(10,000,000.00)	0.00	0.00	
2-01	SECURITY	146019 000000	Active video surveillance system at problem areas/events	200,000.00	480,000.00	280,000.00	0.00	0.00	A&E under contract; construction to begin Spring 2010
2-01	FORCE ACCOUNT	146021 967000	Vacant unit rehab of 33 units for relocation	789,971.48	1,592,741.43	802,769.95	1,592,741.43	1,170,881.17	Construction to be completed in Spring 2010
2-01	RELOCATION	149501 000000		901,342.00	1,119,337.11	217,995.11	969,337.11	336,278.44	Underway and ongoing
2-01	Capitalized Interest-Debt Service	900001 000000		625,159.93	625,159.93	0.00	625,159.88	625,159.88	
				33,793,899.73	**34,025,110.19**	**231,210.46**	**19,437,005.14**	**4,070,385.21**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost: Approved	Revised[1]	Difference	Total Actual Cost: Obligated[2]	Expended[2]	Status of Work
	MARY ELLEN McCORMACK								
2-23	PROJECT MGMT CONSULTANTS	143001 000000		499.00	499.00	0.00	499.00	0.00	
2-23	BUILDING ENV DESIGN 30	143001 712000		372,000.00	389,030.00	17,030.00	389,030.00	38,600.00	A&E under contract; construction to begin Spring 2010
2-23	CLERK OF WORKS	143001 741000		200,000.00	0.00	(200,000.00)	0.00	0.00	
2-23	PLUMBING 30	143001 880000		0.00	0.00	0.00	0.00	0.00	
2-23	FINANCING FEES	143015 000000		534,473.51	534,473.51	0.00	534,473.51	534,473.51	
2-23	STORM & SEWERS 50	145013 000000	Replacement of mutiple sections of underground lines which impact all buildings and all units	1,579,057.89	2,275,285.19	696,227.30	1,430,937.81	282,462.05	Construction to be completed in Fall 2010
2-23	BATHROOMS 60	146012 000000	Replacement of toilet, lav, tub, exhaust, electrical & lighting and finishes at 24 buildings (1-3, 12-24, 30-34) affecting a total of 861 units	16,619,623.00	15,821,268.34	(798,354.66)	1,268.34	1,268.34	In construction
2-23	BUILDING EXTERIOR	146014 000000	Parapet replacement, pointing and lintels at Phase 1 buildings: 1, 13, 17 = 181 units Phase 2 buildings: 3, 12, 14, 21, 23, 24, 32, 34 = 715 units	5,941,230.00	10,152,460.00	4,211,230.00	2,176,460.00	1,609,320.00	Phase I completed; Phase 2 construction to begin Spring 2010
2-23	PLUMBING 60	146017 000000	Replacement of risers, waste, roof drainage and vents at 17 buildings (1-3, 12-24, 30-34) affecting a total of 715 units	3,580,377.00	0.00	(3,580,377.00)	0.00	0.00	
2-23	SECURITY	146019 000000		0.00	30,000.00	30,000.00	0.00	0.00	
2-23	FORCE ACCOUNT	146021 967000		884,738.62	1,452,739.08	568,000.46	1,452,739.08	1,096,145.22	Construction to be completed in Spring 2010
2-23	RELOCATION	149501 000000		858,894.58	809,606.00	(49,288.58)	731,261.89	244,167.41	Underway and ongoing
2-23	Capitalized Interest-Debt Service	900001 000000		475,724.98	475,724.98	0.00	475,724.98	475,724.98	
				31,046,618.58	**31,941,086.10**	**894,467.52**	**7,192,394.61**	**4,282,161.51**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised[1]	Difference	Total Actual Cost Obligated[2]	Expended[2]	Status of Work
	OLD COLONY								
2-24	CLERK OF WORKS	143001 741000		200,000.00	0.00	(200,000.00)	0.00	0.00	
2-24	PLUMBING 30	143001 880000		0.00	0.00	0.00	0.00	0.00	
2-24	FINANCING FEES	143015 000000		431,632.84	431,632.84	0.00	431,632.84	431,632.84	
2-24	STORM & SEWERS 50	145013 000000	Replacement of mutiple sections of underground lines which impact all buildings and all units	1,400,296.62	1,748,416.70	348,120.08	1,548,416.70	251,820.86	In construction
2-24	BATHROOMS 60	146012 000000	Installation or replacement of bathroom exhaust fans at all buildings, except O, P, U, V, Y, Z affecting a total of 697 units	4,000,000.00	4,000,000.00	0.00	0.00	0.00	A&E under contract; construction to begin December 2009
2-24	BUILDING EXTERIOR	146014 000000	Limited pointing and lintel replacement at all buildings affecting all units	600,000.00	537,000.00	(63,000.00)	537,000.00	0.00	Construction underway
2-24	HVAC	146016 000000	Replacement of boiler(s) and heat exchanger(s); exact locations to be determined	402,070.00	481,120.00	79,050.00	294,000.00	228,500.00	Construction underway
2-24	FURNACE & BOILERS 60	146016 785000		129,400.00	129,400.00	0.00	129,400.00	129,400.00	
2-24	PLUMBING 60	146017 000000		1,000,000.00	0.00	(1,000,000.00)	0.00	0.00	A&E under contract; construction to begin December 2009
2-24	SECURITY	146019 000000		0.00	30,000.00	30,000.00	0.00	0.00	
2-24	RELOCATION	149501 000000		10,000.00	10,000.00	0.00	193.91	193.91	
2-24	Capitalized Interest-Debt Service	900001 000000		384,188.40	384,188.40	0.00	384,188.40	384,188.40	
				8,557,587.86	**7,751,757.94**	**(805,829.92)**	**3,324,831.85**	**1,425,736.01**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HOLGATE								
2-29	CLERK OF WORKS	143001 741000		16,000.00	0.00	(16,000.00)	0.00	0.00	
2-29	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-29	FINANCING FEES	143015 000000		7,695.21	7,695.21	0.00	7,695.21	7,695.21	
2-29	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	485,327.80	520,327.80	35,000.00	520,327.80	511,221.64	Construction underway
2-29	Capitalized Interest-Debt Service	900001 000000		6,849.36	6,849.36	0.00	6,849.36	6,849.36	
				515,872.37	**534,872.37**	**19,000.00**	**534,872.37**	**525,766.21**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	GROVELAND								
2-32	CLERK OF WORKS	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-32	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-32	FINANCING FEES	143015 000000		1,912.04	1,912.04	0.00	1,912.04	1,912.04	
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	123,879.00	123,879.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-32	Capitalized Interest-Debt Service	900001 000000		1,701.87	1,701.87	0.00	1,701.87	1,701.87	
				132,492.91	**127,492.91**	**(5,000.00)**	**3,613.91**	**3,613.91**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
MARTIN LUTHER KING									
2-40	CLERK OF WORKS	143001 741000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-40	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-40	FINANCING FEES	143015 000000		13,392.92	13,392.92	0.00	13,392.92	13,392.92	
2-40	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	488,758.34	538,758.34	50,000.00	538,758.34	520,756.34	Construction underway
2-40	Capitalized Interest-Debt Service	900001 000000		11,920.79	11,920.79	0.00	11,920.79	11,920.79	
				534,072.05	**564,072.05**	**30,000.00**	**564,072.05**	**546,070.05**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	EVA WHITE								
2-41	CLERK OF WORKS	143001 741000		14,000.00	0.00	(14,000.00)	0.00	0.00	
2-41	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-41	FINANCING FEES	143015 000000		2,560.75	2,560.75	0.00	2,560.75	2,560.75	
2-41	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	463,309.00	463,309.00	0.00	251,600.00	28,957.33	Construction underway
2-41	Capitalized Interest-Debt Service	900001 000000		2,279.28	2,279.28	0.00	2,279.28	2,279.28	
				482,149.03	**468,149.03**	**(14,000.00)**	**256,440.03**	**33,797.36**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CODMAN APARTMENTS								
2-51	CLERK OF WORKS (ELEV)	143001 741000		16,000.00	0.00	(16,000.00)	0.00	0.00	
2-51	CLERK OF WORKS (FP)	143001 741000		15,000.00	249.00	(14,751.00)	249.00	249.00	
2-51	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-51	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-51	FINANCING FEES	143015 000000		15,604.72	15,604.72	0.00	15,604.72	15,604.72	
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	51,159.00	51,159.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-51	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	482,287.50	482,287.50	0.00	482,287.50	46,505.33	Construction underway
2-51	Capitalized Interest-Debt Service	900001 000000		13,889.47	13,889.47	0.00	13,889.47	13,889.47	
				593,940.69	**563,189.69**	**(30,751.00)**	**512,030.69**	**76,248.52**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ST. BOTOLPH									
2-53	CLERK OF WORKS	143001 741000		15,000.00	250.00	(14,750.00)	250.00	250.00	
2-53	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-53	FINANCING FEES	143015 000000		10,057.23	10,057.23	0.00	10,057.23	10,057.23	
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	65,805.00	65,805.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-53	Capitalized Interest-Debt Service	900001 000000		8,951.76	8,951.76	0.00	8,951.76	8,951.76	
				99,813.99	**85,063.99**	**(14,750.00)**	**19,258.99**	**19,258.99**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
PASCIUCCO									
2-54	CLERK OF WORKS	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-54	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-54	FINANCING FEES	143015 000000		955.97	955.97	0.00	955.97	955.97	
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	48,390.00	48,390.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-54	Capitalized Interest-Debt Service	900001 000000		850.89	850.89	0.00	850.89	850.89	
				55,196.86	**50,196.86**	**(5,000.00)**	**1,806.86**	**1,806.86**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	LOWER MILLS								
2-57	CLERK OF WORKS (FP)	143001 741000		16,000.00	0.00	(16,000.00)	0.00	0.00	
2-57	CLERK OF WORKS (ELEV)	143001 741000		15,000.00	250.00	(14,750.00)	250.00	250.00	
2-57	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-57	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-57	FINANCING FEES	143015 000000		19,545.85	19,545.85	0.00	19,545.85	19,545.85	
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	74,058.00	74,058.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-57	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	482,287.50	482,287.00	(0.50)	407,287.50	189,607.33	
2-57	Capitalized Interest-Debt Service	900001 000000		17,397.40	17,397.40	0.00	17,397.40	17,397.40	
				624,288.75	**593,538.25**	**(30,750.50)**	**444,480.75**	**226,800.58**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	SPRING STREET								
2-70	CLERK OF WORKS	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-70	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-70	FINANCING FEES	143015 000000		1,643.65	1,643.65	0.00	1,643.65	1,643.65	
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	113,401.00	113,401.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-70	Capitalized Interest-Debt Service	900001 000000		1,462.99	1,462.99	0.00	1,462.99	1,462.99	
				121,507.64	**116,507.64**	**(5,000.00)**	**3,106.64**	**3,106.64**	

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Part II: Supporting Pages

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
ROSLYN APARTMENTS									
2-72	CLERK OF WORKS (FP)	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-72	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-72	FINANCING FEES	143015 000000		1,205.54	1,205.54	0.00	1,205.54	1,205.54	
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	65,963.00	65,963.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-72	Capitalized Interest-Debt Service	900001 000000		1,073.03	1,073.03	0.00	1,073.03	1,073.03	
				73,241.57	**68,241.57**	**(5,000.00)**	**2,278.57**	**2,278.57**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost Approved	Revised[1]	Difference	Total Actual Cost Obligated[2]	Expended[2]	Status of Work
	BELLFLOWER								
2-77	CLERK OF WORKS (ELEV)	143001 741000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-77	CLERK OF WORKS (FP)	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-77	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-77	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-77	FINANCING FEES	143015 000000		12,953.83	12,953.83	0.00	12,953.83	12,953.83	
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	62,431.00	62,431.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-77	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	600,016.66	606,487.00	6,470.34	600,016.66	26,666.34	Construction underway
2-77	Capitalized Interest-Debt Service	900001 000000		11,529.96	11,529.96	0.00	11,529.96	11,529.96	
				711,931.45	**693,401.79**	**(18,529.66)**	**624,500.45**	**51,150.13**	

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH FAMILY								
2-82	CLERK OF WORKS	143001 741000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-82	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-82	FINANCING FEES	143015 000000		3,438.20	3,438.20	0.00	3,438.20	3,438.20	
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	907,393.00	907,393.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-82	Capitalized Interest-Debt Service	900001 000000		3,060.28	3,060.28	0.00	3,060.28	3,060.28	
				923,891.48	**913,891.48**	**(10,000.00)**	**6,498.48**	**6,498.48**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	PEABODY SQUARE								
2-83	CLERK OF WORKS	143001 741000		15,000.00	250.00	(14,750.00)	250.00	250.00	
2-83	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-83	FINANCING FEES	143015 000000		8,331.33	8,331.33	0.00	8,331.33	8,331.33	
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	58,666.00	58,666.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-83	Capitalized Interest-Debt Service	900001 000000		7,415.56	7,415.56	0.00	7,415.56	7,415.56	
				89,412.89	**74,662.89**	**(14,750.00)**	**15,996.89**	**15,996.89**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	JOSEPH MALONE								
2-90	CLERK OF WORKS	143001 741000		10,000.00	0.00	(10,000.00)	0.00	0.00	
2-90	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-90	FINANCING FEES	143015 000000		3,970.88	3,970.88	0.00	3,970.88	3,970.88	
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	78,347.00	78,347.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-90	Capitalized Interest-Debt Service	900001 000000		3,534.41	3,534.41	0.00	3,534.41	3,534.41	
				95,852.29	**85,852.29**	**(10,000.00)**	**7,505.29**	**7,505.29**	

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Part II: Supporting Pages

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
HIGHLAND PARK									
2-93	CLERK OF WORKS	143001 741000		0.00	0.00	0.00	0.00	0.00	
2-93	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-93	FINANCING FEES	143015 000000		0.00	0.00	0.00	0.00	0.00	
2-93	FIRE PROTECTION AND SAFETY	146020 000000		0.00	0.00	0.00	0.00	0.00	
2-93	Capitalized Interest-Debt Service	900001 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	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	0.00	(5,000.00)	0.00	0.00	
2-95	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-95	FINANCING FEES	143015 000000		1,044.62	1,044.62	0.00	1,044.62	1,044.62	
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	377,258.00	377,258.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-95	Capitalized Interest-Debt Service	900001 000000		929.80	929.80	0.00	929.80	929.80	
				384,232.42	**379,232.42**	**(5,000.00)**	**1,974.42**	**1,974.42**	

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Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HAMPTON STREET								
2-98	CLERK OF WORKS	143001 741000		16,000.00	0.00	(16,000.00)	0.00	0.00	
2-98	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-98	FINANCING FEES	143015 000000		7,847.83	7,847.83	0.00	7,847.83	7,847.83	
2-98	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	428,509.68	482,287.00	53,777.32	428,509.68	14,957.34	Construction underway
2-98	Capitalized Interest-Debt Service	900001 000000		6,985.20	6,985.20	0.00	6,985.20	6,985.20	
				459,342.71	**497,120.03**	**37,777.32**	**443,342.71**	**29,790.37**	

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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
	FREDERICK DOUGLASS								
2-126	CLERK OF WORKS (ELEV)	143001 741000		16,000.00	0.00	(16,000.00)	0.00	0.00	
2-126	CLERK OF WORKS (FP)	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-126	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-126	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-126	FINANCING FEES	143015 000000		9,350.75	9,350.75	0.00	9,350.75	9,350.75	
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	52,625.00	52,625.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-126	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	482,287.50	482,287.00	(0.50)	432,287.50	227,326.33	Construction underway
2-126	Capitalized Interest-Debt Service	900001 000000		8,322.92	8,322.92	0.00	8,322.92	8,322.92	
				573,586.17	**552,585.67**	**(21,000.50)**	**449,961.17**	**245,000.00**	

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Part II: Supporting Pages

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Boston Housing Authority	CFFP Financing Proceeds — CFFP (Yes/No): Yes	CFFP

Dev. No. Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			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	0.00	(16,000.00)	0.00	0.00	
2-127	CLERK OF WORKS (FP)	143001 741000		5,000.00	0.00	(5,000.00)	0.00	0.00	
2-127	ELEVATORS 30	143001 760000		0.00	0.00	0.00	0.00	0.00	
2-127	SMOKE DETECTORS 30	143001 940000		0.00	0.00	0.00	0.00	0.00	
2-127	FINANCING FEES	143015 000000		11,927.80	11,927.80	0.00	11,927.80	11,927.80	
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	52,625.00	52,625.00	0.00	0.00	0.00	A&E under contract; construction to begin March 2010
2-127	ELEVATORS 60	146021 760000	Replacement of hoistway, cab and control equipment to ensure code compliance and 20-year viability	536,065.32	576,065.32	40,000.00	576,065.32	560,901.98	Construction underway
2-127	Capitalized Interest-Debt Service	900001 000000		10,616.72	10,616.72	0.00	10,616.72	10,616.72	
				632,234.84	**651,234.84**	**19,000.00**	**598,609.84**	**583,446.50**	

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.

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		06/30/10		
2-01 CHARLESTOWN	06/30/10		06/30/10		
2-23 M.E. McCORMACK	06/30/10		06/30/10		
2-24 OLD COLONY	06/30/10		06/30/10		
2-82 COMMONWEALTH	06/30/10		06/30/10		
2-93 HIGHLAND PARK	06/30/10		06/30/10		
2-29 HOLGATE	06/30/10		06/30/10		
2-32 GROVELAND	06/30/10		06/30/10		
2-40 MLK TOWERS	06/30/10		06/30/10		
2-41 EVA WHITE	06/30/10		06/30/10		
2-51 CODMAN	06/30/10		06/30/10		
2-53 ST. BOTOLPH	06/30/10		06/30/10		
2-54 PASCIUCCO	06/30/10		06/30/10		
2-57 LOWER MILLS	06/30/10		06/30/10		
2-70 SPRING STREET	06/30/10		06/30/10		
2-72 ROSALYN	06/30/10		06/30/10		
2-77 BELLFLOWER	06/30/10		06/30/10		
2-83 PEABODY SQUARE	06/30/10		06/30/10		
2-90 JOSEPH MALONE	06/30/10		06/30/10		
2-95 COMMONWEALTH ELDERLY	06/30/10		06/30/10		
2-98 HAMPTON HOUSE	06/30/10		06/30/10		
2-126 FREDERICK DOUGLASS	06/30/10		06/30/10		
2-127 WASHINGTON MANOR	06/30/10		06/30/10		

[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.

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

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 9/30/09** ___**Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost[1]	
		Original	Revised[2]	Obligated a/o 9/30/09	Expended a/o 9/30/09
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration	2,100,000.00	2,100,000.00	4,316.88	4,316.88
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,205,000.00	2,245,113.00	1,028,170.00	67,893.75
8	1440 Site Acquisition				
9	1450 Site Improvement	950,000.00	850,000.00	0.00	0.00
10	1460 Dwelling Structures	17,655,000.00	17,204,469.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	400,000.00	910,418.00	613,479.00	0.00
17	1499 Development Activities*	10,000,000.00	10,000,000.00	10,000,000.00	3,681,273.00
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)	19,733.00	19,733.00	0.00	0.00
20	**Amount of Annual Grant (Sum of lines 2-19)**	**33,329,733.00**	**33,329,733.00**	**11,645,965.88**	**3,753,483.63**
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	62,000.00	62,000.00	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	1,732,000.00	1,732,000.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	6,385,000.00	5,844,062.00	0.00	0.00

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.

form **HUD-50075.1**(4/2008)

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: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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							
2-00	MANAGEMENT IMPROVEMENTS	140800 000000							
2-00	MIS	140800 410000							
2-00	PUBLIC SAFETY	140800 412000							
2-00	ELDERLY ACTIVITY ADVISOR	140800 421000							
2-00	OCCUPANCY	140800 427000							
2-00	FAMILY 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							
2-00	AUDIT	141101 000000							
2-00	LEAD PAINT REMOVAL 30	143001 837000							
2-00	ENVIRONMENTAL HAZARD	143001 838000							
2-00	UNDERGROUND STORAGE TANKS 30	143001 966000							
2-00	CLERK OF WORKS	143001 741000							
2-00	CONSTRUCTION REPS FOR 504	143001 741001							
2-00	DEVELOPMENT CONSULTANTS	143001 743001							
2-00	ASBESTOS REMOVAL	146021 830000							
2-00	LEAD PAINT REMOVAL 60	146021 837000							
2-00	VACANT UNIT REHAB	146021 967000							
2-00	OFFICE EQUIPMENT	147501 000000							
2-00	COMPUTERS	147501 742000							
2-00	VEHICLES	147507 000000							
2-00	RELOCATION MOVING & FAMILY	149501 000000							
2-00	RELOCATION FOR 504 PROGRAM	149501 812000							
2-00	RELOCATION FOR LEAD PAINT REMOVAL	149501 837000							
2-00	CONTINGENCY	150200 000000		0.00	0.00	0.00	0.00	0.00	
				0.00	**0.00**	**0.00**	**0.00**	**0.00**	

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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: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		836,336.65	836,336.65	0.00	4,032.50	4,032.50	
2-01	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	137,000.00	110,000.00	(27,000.00)	0.00	0.00	Project in planning
2-01	FURNACE & BOILERS 30	143001 785000		40,000.00	98,900.00	58,900.00	98,900.00	49,450.00	In design
2-01	PLUMBING 30	143001 880000		300,000.00	312,000.00	12,000.00	312,000.00	15,600.00	In design
2-01	ROOF SURVEY 30	143001 904000		70,000.00	84,000.00	14,000.00	84,000.00	0.00	In design
2-01	HVAC	146016 000000	Non-energy related equipment	100,000.00	0.00	(100,000.00)	0.00	0.00	
2-01	HVAC	146016 000000	Replace five boilers	1,000,000.00	1,424,469.00	424,469.00	0.00	0.00	Construction underway
2-01	PLUMBING 60	146017 000000	Replacement of all risers, fixtures and finishes to complete bathroom modernization at an additional 213 units (extension of CFFP project)	5,200,000.00	5,200,000.00	0.00	0.00	0.00	In design
2-01	ROOFS	146018 000000	Replacement of roofs at Buildings 1,2,3,6 and 7	1,400,000.00	1,368,000.00	(32,000.00)	0.00	0.00	In design
2-01	RELOCATION MOVING & FAMILY	149501 000000	Temporary relocation of 213 families	200,000.00	306,740.00	106,740.00	306,740.00	0.00	Underway
2-01	CONTINGENCY	150200 000000		19,733.00	19,733.00	0.00	0.00	0.00	
				9,303,069.65	**9,760,178.65**	**457,109.00**	**805,672.50**	**69,082.50**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		196,435.64	196,435.64	0.00	284.38	284.38	
2-04	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	29,000.00	29,000.00	0.00	0.00	0.00	Project in planning
2-04	FURNACE & BOILERS 30	143001 785000		30,000.00	22,750.00	(7,250.00)	22,750.00	2,843.75	Construction underway
2-04	ROOF SURVEY 30	143001 904000		75,000.00	75,000.00	0.00	0.00	0.00	In design
2-04	HVAC	146016 000000	Replace two boilers, separate DHW heating and storage	250,000.00	0.00	(250,000.00)	0.00	0.00	
2-04	FURNACE & BOILERS 60	146016 785000		0.00	250,000.00	250,000.00	0.00	0.00	In design
2-04	ROOFS	146018 000000	Replace roofs on all buildings w/ energy-efficient "white" roofs in tandem w/ installation of photo-voltaic collectors	1,600,000.00	1,600,000.00	0.00	0.00	0.00	In design
				2,180,435.64	**2,173,185.64**	**(7,250.00)**	**23,034.38**	**3,128.13**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		116,287.13	116,287.13	0.00	0.00	0.00	
2-06	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	42,000.00	42,000.00	0.00	0.00	0.00	Project in planning
2-06	HVAC STUDY 30	143001 816000		40,000.00	19,943.00	(20,057.00)	0.00	0.00	In design
2-06	SECURITY EQUIPMENT	143001 915000		5,000.00	5,000.00	0.00	0.00	0.00	In design
2-06	HVAC	146016 000000	Replace boilers at 10-story buildings	750,000.00	300,000.00	(450,000.00)	0.00	0.00	In design
2-06	SECURITY	146019 000000	Make all elevators and lobbies security camera ready	337,500.00	337,500.00	0.00	0.00	0.00	In design
				1,290,787.13	**820,730.13**	**(470,057.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		11,386.14	11,386.14	0.00	0.00	0.00	
2-11	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	20,000.00	20,000.00	0.00	0.00	0.00	Project in planning
2-11	SECURITY EQUIPMENT	143001 915000		5,000.00	5,000.00	0.00	0.00	0.00	In design
2-11	SECURITY	146019 000000	Make all elevators security camera ready	90,000.00	90,000.00	0.00	0.00	0.00	In design
				126,386.14	**126,386.14**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	**General Description of 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	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	0.00	27,000.00	27,000.00	0.00	0.00	Project in planning
2-13	RE-DEVELOPMENT	149900 000000	to assist in re-development of Phase I which includes 100 affordable rental units and community center space	10,000,000.00	10,000,000.00	0.00	10,000,000.00	3,681,273.00	Construction underway
				10,000,000.00	**10,027,000.00**	**27,000.00**	**10,000,000.00**	**3,681,273.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		24,950.50	24,950.50	0.00	0.00	0.00	
2-14	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	37,000.00	37,000.00	0.00	0.00	0.00	Project in planning
2-14	SECURITY EQUIPMENT	143001 915000		5,000.00	5,000.00	0.00	0.00	0.00	In design
2-14	SECURITY	146019 000000	Make all elevators and lobbies security camera ready	210,000.00	210,000.00	0.00	0.00	0.00	In design
				276,950.50	**276,950.50**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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 / HEATH								
2-19	ADMINISTRATIVE	141001 000000		8,217.82	8,217.82	0.00	0.00	0.00	
2-19	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	83,000.00	83,000.00	0.00	0.00	0.00	Project in planning
				91,217.82	**91,217.82**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		423,366.34	423,366.34	0.00	0.00	0.00	
2-23	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	100,000.00	100,000.00	0.00	0.00	0.00	Project in planning
2-23	PLUMBING 30	143001 880000		328,000.00	328,000.00	0.00	328,000.00	0.00	In design
2-23	PLUMBING 60	146017 000000	Replacement of all risers, fixtures and finishes to complete bathroom modernization at an additional 152 rowhouse units (extension of CFFP project)	3,648,000.00	3,648,000.00	0.00	0.00	0.00	In design
2-23	RELOCATION MOVING & FAMILY	149501 000000	Temporary relocation of 152 families	200,000.00	603,678.00	403,678.00	306,739.00	0.00	Underway
				4,699,366.34	**5,103,044.34**	**403,678.00**	**634,739.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		44,059.41	44,059.41	0.00	0.00	0.00	
2-24	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	85,000.00	85,000.00	0.00	0.00	0.00	Project in planning
2-24	HVAC STUDY 30	143001 816000		20,000.00	0.00	(20,000.00)	0.00	0.00	
2-24	SITE 30	143001 936000		15,000.00	0.00	(15,000.00)	0.00	0.00	
2-24	SITE IMPROVEMENTS	145011 000000	Additional drainage and waterproofing to area surrounding Building XY at 290 Old Colony Avenue	200,000.00	200,000.00	0.00	0.00	0.00	In design
2-24	HVAC	146016 000000	Replace ventilation fans at addititional 227 units (extension of CFFP project)	125,000.00	0.00	(125,000.00)	0.00	0.00	Work item cancelled
				489,059.41	**329,059.41**	**(160,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		435.64	435.64	0.00	0.00	0.00	
2-26	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	4,400.00	4,400.00	0.00	0.00	0.00	Project in planning
				4,835.64	**4,835.64**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		564.36	564.36	0.00	0.00	0.00	
2-27	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	5,700.00	5,700.00	0.00	0.00	0.00	Project in planning
				6,264.36	**6,264.36**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		544.55	544.55	0.00	0.00	0.00	
2-28	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	5,500.00	5,500.00	0.00	0.00	0.00	Project in planning
				6,044.55	**6,044.55**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HOLGATE								
2-29	ADMINISTRATIVE	141001 000000		3,683.17	3,683.17	0.00	0.00	0.00	
2-29	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	8,200.00	8,200.00	0.00	0.00	0.00	Project in planning
2-29	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-29	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				40,883.17	**40,883.17**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		5,346.53	5,346.53	0.00	0.00	0.00	
2-30	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-30	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-30	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				59,346.53	**59,346.53**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		643.56	643.56	0.00	0.00	0.00	
2-32	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	6,500.00	6,500.00	0.00	0.00	0.00	Project in planning
				7,143.56	**7,143.56**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	DAVISON								
2-34	ADMINISTRATIVE	141001 000000		495.05	495.05	0.00	0.00	0.00	
2-34	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	5,000.00	5,000.00	0.00	0.00	0.00	Project in planning
				5,495.05	**5,495.05**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	**General Description of Major Work Categories**	**Dev. Account Number**	**Quantity**	**Total Estimated Cost**			**Total Actual Cost**		**Status of Work**
				Approved	**Revised[1]**	**Difference**	**Obligated[2]**	**Expended[2]**	
	WASHINGTON								
2-35	ADMINISTRATIVE	141001 000000		5,178.22	5,178.22	0.00	0.00	0.00	
2-35	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	8,300.00	8,300.00	0.00	0.00	0.00	Project in planning
2-35	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-35	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				57,478.22	**57,478.22**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WEST NINTH STREET								
2-36	ADMINISTRATIVE	141001 000000		841.58	841.58	0.00	0.00	0.00	
2-36	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	8,500.00	8,500.00	0.00	0.00	0.00	Project in planning
				9,341.58	**9,341.58**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CARROLL APARTMENTS								
2-37	ADMINISTRATIVE	141001 000000		643.56	643.56	0.00	0.00	0.00	
2-37	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	6,500.00	6,500.00	0.00	0.00	0.00	Project in planning
				7,143.56	**7,143.56**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MEADE APARTMENTS								
2-38	ADMINISTRATIVE	141001 000000		445.54	445.54	0.00	0.00	0.00	
2-38	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	4,500.00	4,500.00	0.00	0.00	0.00	Project in planning
				4,945.54	**4,945.54**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	MARTIN LUTHER KING								
2-40	ADMINISTRATIVE	141001 000000		3,960.40	3,960.40	0.00	0.00	0.00	
2-40	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	11,000.00	11,000.00	0.00	0.00	0.00	Project in planning
2-40	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-40	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				43,960.40	**43,960.40**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	EVA WHITE								
2-41	ADMINISTRATIVE	141001 000000		3,861.39	3,861.39	0.00	0.00	0.00	
2-41	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-41	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-41	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				42,861.39	**42,861.39**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WALNUT PARK								
2-42	ADMINISTRATIVE	141001 000000		82,277.23	82,277.23	0.00	0.00	0.00	
2-42	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	17,000.00	17,000.00	0.00	0.00	0.00	Project in planning
2-42	BUILDING ENV DESIGN 30	143001 712000		70,000.00	95,000.00	25,000.00	95,000.00	0.00	In design
2-42	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-42	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
2-42	BUILDING EXTERIOR	146014 000000	Emergency repairs of masonry building envelope throughout	700,000.00	982,000.00	282,000.00	0.00	0.00	In design
				913,277.23	**1,220,277.23**	**307,000.00**	**95,000.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	AMORY STREET								
2-45	ADMINISTRATIVE	141001 000000		6,534.65	6,534.65	0.00	0.00	0.00	
2-45	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	22,000.00	22,000.00	0.00	0.00	0.00	Project in planning
2-45	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-45	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				72,534.65	**72,534.65**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	GENERAL WARREN								
2-47	ADMINISTRATIVE	141001 000000		990.10	990.10	0.00	0.00	0.00	
2-47	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
				10,990.10	**10,990.10**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	TORRE UNIDAD								
2-49	ADMINISTRATIVE	141001 000000		6,336.63	6,336.63	0.00	0.00	0.00	
2-49	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	20,000.00	20,000.00	0.00	0.00	0.00	Project in planning
2-49	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-49	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				70,336.63	**70,336.63**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	ROCKLAND								
2-50	ADMINISTRATIVE	141001 000000		5,049.50	5,049.50	0.00	0.00	0.00	
2-50	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	7,000.00	7,000.00	0.00	0.00	0.00	Project in planning
2-50	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-50	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				56,049.50	**56,049.50**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	CODMAN APARTMENTS								
2-51	ADMINISTRATIVE	141001 000000		3,861.39	3,861.39	0.00	0.00	0.00	
2-51	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-51	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-51	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				42,861.39	**42,861.39**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		7,326.73	7,326.73	0.00	0.00	0.00	
2-52	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	30,000.00	30,000.00	0.00	0.00	0.00	Project in planning
2-52	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-52	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				81,326.73	**81,326.73**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		5,643.56	5,643.56	0.00	0.00	0.00	
2-53	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	13,000.00	13,000.00	0.00	0.00	0.00	Project in planning
2-53	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-53	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				62,643.56	**62,643.56**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		5,346.53	5,346.53	0.00	0.00	0.00	
2-54	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-54	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-54	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				59,346.53	**59,346.53**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		4,653.47	4,653.47	0.00	0.00	0.00	
2-57	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	18,000.00	18,000.00	0.00	0.00	0.00	Project in planning
2-57	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-57	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				51,653.47	**51,653.47**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		1,584.16	1,584.16	0.00	0.00	0.00	
2-58	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	16,000.00	16,000.00	0.00	0.00	0.00	Project in planning
				17,584.16	**17,584.16**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		5,346.53	5,346.53	0.00	0.00	0.00	
2-61	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-61	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-61	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				59,346.53	**59,346.53**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HASSAN								
2-62	ADMINISTRATIVE	141001 000000		5,346.53	5,346.53	0.00	0.00	0.00	
2-62	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-62	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-62	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				59,346.53	**59,346.53**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		1,089.11	1,089.11	0.00	0.00	0.00	
2-70	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	11,000.00	11,000.00	0.00	0.00	0.00	Project in planning
				12,089.11	**12,089.11**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	PATRICIA WHITE								
2-71	ADMINISTRATIVE	141001 000000		6,633.66	6,633.66	0.00	0.00	0.00	
2-71	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	23,000.00	23,000.00	0.00	0.00	0.00	Project in planning
2-71	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-71	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				73,633.66	**73,633.66**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	ROSLYN APARTMENTS								
2-72	ADMINISTRATIVE	141001 000000		5,544.55	5,544.55	0.00	0.00	0.00	
2-72	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	12,000.00	12,000.00	0.00	0.00	0.00	Project in planning
2-72	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-72	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				61,544.55	**61,544.55**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	BELLFLOWER								
2-77	ADMINISTRATIVE	141001 000000		57,524.75	57,524.75	0.00	0.00	0.00	
2-77	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	12,000.00	12,000.00	0.00	0.00	0.00	Project in planning
2-77	HVAC STUDY 30	143001 816000		40,000.00	30,000.00	(10,000.00)	0.00	0.00	In design
2-77	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-77	HVAC	146016 000000	Replace all boilers	500,000.00	350,000.00	(150,000.00)	0.00	0.00	In design
2-77	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				638,524.75	**478,524.75**	**(160,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
Boston Housing Authority	The Capital Fund Recovery Grant No: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		106,287.13	106,287.13	0.00	0.00	0.00	
2-82	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	28,000.00	28,000.00	0.00	0.00	0.00	Project in planning
2-82	SECURITY EQUIPMENT	143001 915000		8,000.00	8,000.00	0.00	0.00	0.00	In design
2-82	UNDERGROUND STORAGE TANKS 30	143001 966000		75,000.00	87,520.00	12,520.00	87,520.00	0.00	In design
2-82	UNDERGROUND STORAGE TANKS 30	145011 966000	Remove and Replace USTs at six buildings and any related site remediation	750,000.00	650,000.00	(100,000.00)	0.00	0.00	In design
2-82	SECURITY	146019 000000	Make all elevators security camera ready	212,500.00	212,500.00	0.00	0.00	0.00	In design
				1,179,787.13	**1,092,307.13**	**(87,480.00)**	**87,520.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	PEABODY SQUARE								
2-83	ADMINISTRATIVE	141001 000000		63,762.38	63,762.38	0.00	0.00	0.00	
2-83	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
2-83	HVAC STUDY 30	143001 816000		40,000.00	30,000.00	(10,000.00)	0.00	0.00	In design
2-83	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-83	HVAC	146016 000000	Replace all boilers	550,000.00	350,000.00	(200,000.00)	0.00	0.00	In design
2-83	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				707,762.38	**497,762.38**	**(210,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FRANKLIN FIELD								
2-89	ADMINISTRATIVE	141001 000000		13,366.34	13,366.34	0.00	0.00	0.00	
2-89	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	35,000.00	35,000.00	0.00	0.00	0.00	Project in planning
2-89	HVAC	146016 000000	Non-energy related equipment	100,000.00	0.00	(100,000.00)	0.00	0.00	
				148,366.34	**48,366.34**	**(100,000.00)**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	JOSEPH MALONE								
2-90	ADMINISTRATIVE	141001 000000		990.10	990.10	0.00	0.00	0.00	
2-90	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	10,000.00	10,000.00	0.00	0.00	0.00	Project in planning
				10,990.10	**10,990.10**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	HIGHLAND PARK								
2-93	ADMINISTRATIVE	141001 000000		297.03	297.03	0.00	0.00	0.00	
2-93	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	3,000.00	3,000.00	0.00	0.00	0.00	Project in planning
				3,297.03	**3,297.03**	**0.00**	**0.00**	**0.00**	

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

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

Part II: Supporting Pages

PHA Name:	**Grant Type and Number:**	**Federal FY of Grant:**
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	COMMONWEALTH ELDERLY								
2-95	ADMINISTRATIVE	141001 000000		5,544.55	5,544.55	0.00	0.00	0.00	
2-95	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	12,000.00	12,000.00	0.00	0.00	0.00	Project in planning
2-95	SECURITY EQUIPMENT	143001 915000		2,000.00	2,000.00	0.00	0.00	0.00	In design
2-95	SECURITY	146019 000000	Make all elevators security camera ready	42,000.00	42,000.00	0.00	0.00	0.00	In design
				61,544.55	**61,544.55**	**0.00**	**0.00**	**0.00**	

[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: MA06S002501-0 CFFP (Yes/No): No Replacement Housing Factor Grant No:	CFRG Stimulus

Dev. No./ Name	General Description of 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	ADMINISTRATIVE	141001 000000		3,663.37	3,663.37	0.00	0.00	0.00	
2-98	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	8,000.00	8,000.00	0.00	0.00	0.00	Project in planning
2-98	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-98	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				40,663.37	**40,663.37**	**0.00**	**0.00**	**0.00**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	FREDERICK DOUGLASS								
2-126	ADMINISTRATIVE	141001 000000		3,653.47	3,653.47	0.00	0.00	0.00	
2-126	CAPITAL PLANNING SYSTEM / NEEDS ASSE	1430	Collect and input capital data into DHCD Capital Planning System	7,900.00	7,900.00	0.00	0.00	0.00	Project in planning
2-126	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-126	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				40,553.47	**40,553.47**	**0.00**	**0.00**	**0.00**	

[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
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Part II: Supporting Pages

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Dev. No./ Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
				Approved	Revised[1]	Difference	Obligated[2]	Expended[2]	
	WASHINGTON MANOR								
2-127	ADMINISTRATIVE	141001 000000		3,663.37	3,663.37	0.00	0.00	0.00	
2-127	CAPITAL PLANNING SYSTEM / NEEDS ASSI	1430	Collect and input capital data into DHCD Capital Planning System	8,000.00	8,000.00	0.00	0.00	0.00	Project in planning
2-127	SECURITY EQUIPMENT	143001 915000		1,000.00	1,000.00	0.00	0.00	0.00	In design
2-127	SECURITY	146019 000000	Make all elevators security camera ready	28,000.00	28,000.00	0.00	0.00	0.00	In design
				40,663.37	**40,663.37**	**0.00**	**0.00**	**0.00**	

[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 5-Year and Annual Plan
Challenged Element – Attachment T

Comment: Deficiencies in the Analysis of Housing Needs: Under HUD's revised template for PHA Plans, high performing PHAs such as the BHA need only include certain information in their plans in the year that they issue the 5-year plan; this includes the analysis of housing needs.

As GBLS pointed out in its comments last year, the city-wide Housing Needs analysis is faulty, as it does not gather all of the demographic data needed for a proper fair housing analysis, nor does it always compare the relevant groups. This should be regarded as a challenged element of the Five Year Plan unless it is corrected. Specifically:

--The figure on all renter households should be at the top, and everything else should be derived from that (i.e., the number of households counted should be renter households).

--The number of elderly households should be derived from the income-eligible renter households (i.e., below 80% AMI, and thus would be a subset of the 30% AMI, 30-50% AMI, and 50-80% AMI totals). The same should be true with families with disabilities and the demographic categories.

--So that this chart can be compared profitably with the BHA Needs charts, there should be a category for families with children.

--It should be noted, as is the BHA Needs chart, that there is some overlap. For example, elderly households will include persons with disabilities who are elderly, and disabled families will include both single persons and persons with children.

--There should be a break-out of needs for Asian households and Native American households, as there is in the BHA Needs chart.

--To the extent that this Chart remains in place now for 5 years (because it is a 5-Year Plan element under the revised Template, there should be some provision that if the City drastically changes its analysis under the Consolidated Plan or there are significant changes as a result of the next census, BHA will revise/update this.

BHA may say that it just took this data from the City of Boston. However, the City of Boston's data is not sufficient to do an analysis, particularly on the needs of disabled and Asian families, and as was pointed out in last year's comments, data is available from HUD and the Census to fill in these gaps. DND should obviously do a similar fix on the Con Plan. Since this may be the last time this is reviewed until 2014, it is important that BHA gets this right.

Here were GBLS comments from last year: "City's Con Plan states (at p. 6) that given the data they get from HUD, it's not possible to provide a break-out for the Asian and Native American population on this chart in terms of need, so that it can be matched with the later charts on the next pages. However, that is not true. The charts that can be accessed through http://socds.huduser.org/scripts/odbic.exe/chas/index.htm do provide this data. Would also recommend that the overall chart be limited to just 'income-eligible' renter population for the City of Boston(i.e., those with incomes at or below 80% of area median income), rather than all renters, as data may otherwise be skewed, and really this is the relevant universe of housing needs that BHA needs to address. So the number of overall renter households in the city with incomes between 0-80% AMI would be 98,763 (not 159,621), the number of elderly 1-2 member renter households between 0-80% AMI would be 20,601, and the number of non-elderly disabled rental households with mobility or self-care limitations would be 11,690 (taken from separate chart available on the web-site above). The number of White Non-Hispanic renter households between 0-80% of AMI is 43,125; the number of Black Non-Hispanic renter households between 0-80% of AMI is 26,345; the number of Hispanic renter households between 0-80% of AMI is 16,980; the number of Native American renter households between 0-80% of AMI is 390; and the number of Asian/Pacific Islander renter households between 0-80% of AMI is 9,234.

Response: The order of the data in the Housing Needs of Families in the Jurisdiction by Family Type was set in the HUD template and thus the figure on all renter households appears where it does. The headings on the first three columns are family type, overall, % overall. The instructions for the table state; In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. While some could argue that renters above 80% of area median have housing needs, BHA staff agree with the commenter that the most appropriate universe of renters to focus on have less than 80% of AMI. The table has been revised to reflect the focus on those households that are eligible for public housing. BHA staff have added rows to include White Non-Hispanic, Native American, and Asian Pacific Islander to the chart. As the commenter notes – the charts available on the website don't provide an easy way to identify families with children so that has been left out of the table. BHA staff are happy to work with the commenter on addressing any remaining concerns and updating the table if the City of Boston drastically changes its analysis under the Consolidated Plan as a result of the next census. BHA staff have a difference, perhaps in methodology, that make the final reported numbers in the Annual Plan slightly different than those of the commenter, so for example the number of non-elderly disabled rental households with mobility or self-care limitations is recorded in the BHA table as 11,542 as opposed to the commenter's figure of 11,690. Please refer to the table on page 16 of the annual plan document.

Supplement to HUD Form 50075: Plan Elements
January 14, 2010

Table of Contents

Title	Page	Revised	Not Revised
Section 6			
Eligibility, Selection and Admissions Policies, including Deconcentration and Wait list Procedures	2	X	
Financial Resources	15	X	
Rent Determination	17		X
Operation and Management	22	X	
Grievance Procedures	29		X
Designated Housing for Elderly and Disabled Families	30	X	
Community Services and Self-Sufficiency	33	X	
Safety and Crime Prevention	38		X
Pets	41		X
Civil Rights Certification	43		X
Fiscal Year Audit	44		X
Asset Management	45		X
Violence Against Women Act Policy	46		X

6.0 PHA Plan Update

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait list Procedures

A. Public Housing

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

(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? 48 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 next subsection **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/clients 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, VAWA Policy, 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 in the Planning Library.

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 this sub-component.
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.
6. Displaced Former Boston Tenant through no fault.

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.
Preferen	One or two-person elderly, disabled or displaced families (including persons who are

ce Points	displaced as a result of expiring use) over other singles.
Preference Points	Single Non-Elderly Chronically Homeless
Preference Points	Displaced Former Boston Tenant through no fault

*The Section 8 Tenant-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 eligibility requirements as established an the Administrative Plan and they are ranked above all other Section 8 Tenant-Based Housing Choice waiting list applicants.

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

Section 8 Admissions Point System

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

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

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

Single Non-Elderly Disabled Chronically Homeless Preference	**6 points**
Single Elderly or Disabled	**5 Points**
Disabled Veterans Preference	**4 points**
Families of Deceased Veterans Preference	**3 points**
All Other Veterans Preference	**2 points**
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

☐ 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, Leased Housing Reasonable Accommodation Policy, BHA Limited English Proficiency Policy, 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

2. Financial Resources

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	$67,591,447	
1b. Public Housing Capital Fund	$100,823,722	
1c. HOPE VI Revitalization	-----	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	$158,354,988	
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	$7,211,439	
2. Prior Year Federal Grants (unobligated funds only)		
2a. CGP/RHF	$21,060,559	
2b. HOPE VI	$6,942,737	
2c. Resident Opp. and Self Sufficiency	$500,000	Supportive Services
3. Public Housing Dwelling Rental Income	$33,500,000	Operating
4. Other income, Vending /Laundry, Cell Towers	$600,000	Operating, Social Services
4a. Investment income	$300,000	Operating
4b. Non-dwelling rent	$15,000	Operating
5. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
CFFP (unobligated)	$47,133,591	Capital
Donations	$12,000	Social Services
Total resources	$444,045,483	

3. Rent Determination

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete this sub-component.

(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 this sub-component. **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)

4. Operations and Management

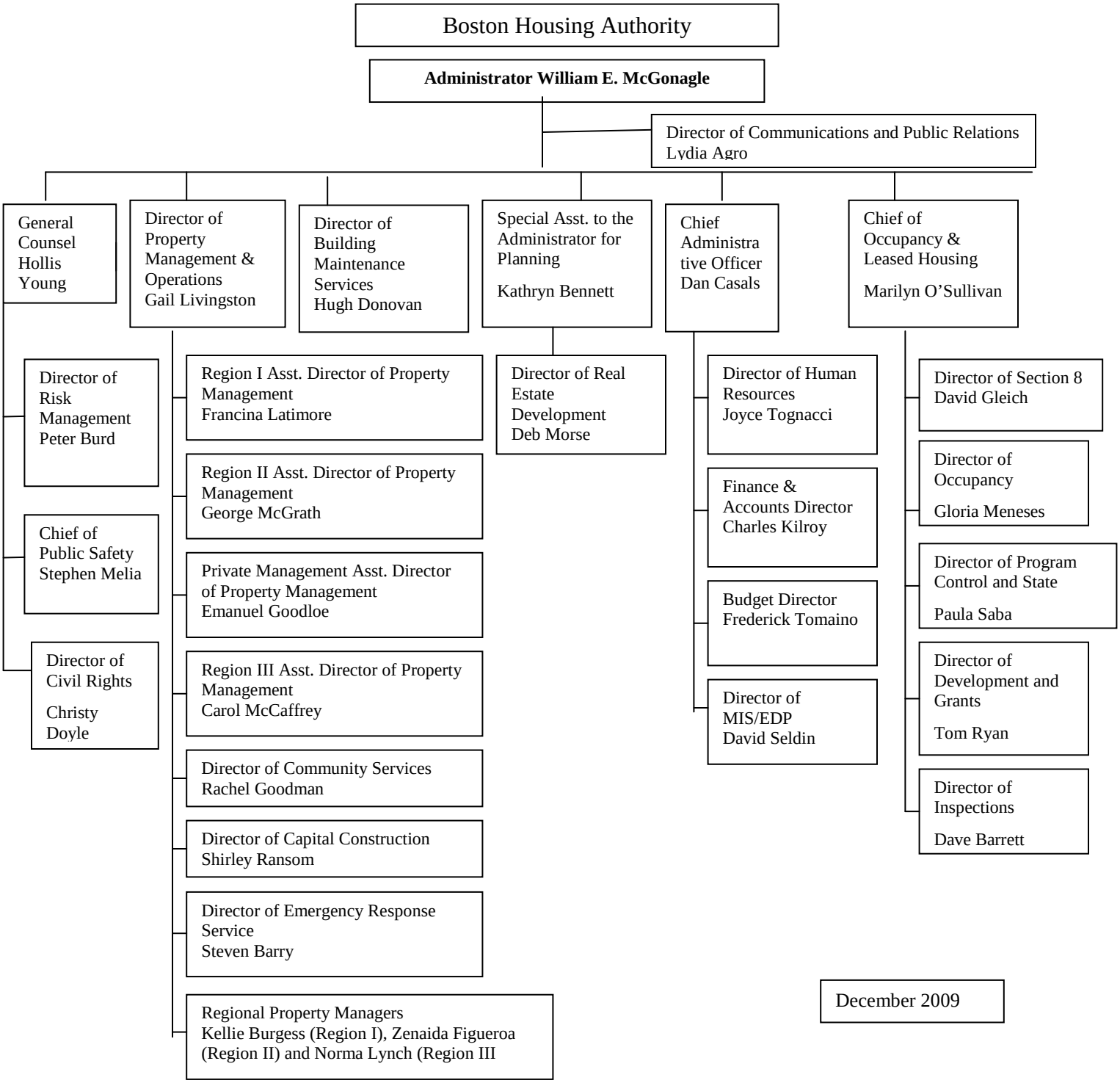
Exemptions from this Component: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

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 below.


Boston Housing Authority
Administrator William E. McGonagle
Director of Communications and Public Relations Lydia Agro
General Counsel Hollis Young
Director of Property Management & Operations Gail Livingston
Director of Building Maintenance Services Hugh Donovan
Special Asst. to the Administrator for Planning Kathryn Bennett
Chief Administrative Officer Dan Casals
Chief of Occupancy & Leased Housing Marilyn O'Sullivan
Director of Risk Management Peter Burd
Chief of Public Safety Stephen Melia
Director of Civil Rights Christy Doyle
Region I Asst. Director of Property Management Francina Latimore
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 David Gleich
Director of Occupancy Gloria Meneses
Director of Program Control and State Paula Saba
Director of Development and Grants Tom Ryan
Director of Inspections Dave Barrett
December 2009

☐ 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.	113 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	
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	

DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
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	9192*	912
Section 8 Vouchers	13,067**	420
Section 8 Certificates	0	
Section 8 Project Based	1560****	100*****

voucher Program		
Section 8 Mod Rehab	785	240
Section 8 New Construction / Substantial Rehab Program	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Veterans Administration Supportive Housing (VASH)	210***	10
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	3529	361
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	56******	N/A
Public Housing Family Self-Sufficiency	36	N/A

Resident Services Program (ROSS funded)	165*******	N/A

* total federal development only anticipated occupancy on 4/1/10. If the proposal to reposition 450 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. This figure also includes 450 vouchers anticipated for the repositioning of PH units to PBV.

***These figures represent the maximum units which may be utilized under each Annual Contributions Contract.

****Includes 450 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

****** 56 Boston Housing Authority tenant hires from 1/1/08 through 11/18/09 to positions with the Boston Housing Authority. In addition, CWC (Construction Contractor – Franklin Field) reported 146 Section 3 hires from 5/1/2008 through 5/31/2009. The Section 3 hires reported by CWC are (1) public housing residents or (2) low and very-low income persons who live in the metropolitan area where a HUD-assisted project for housing or community development is located. It is likely that some Section 8 participants are included in CWC's numbers.

*******BHA submitted a ROSS 2009 grant application in September 2009. If funded, this is the number we have projected to serve in the first year of the grant.

-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
- Limited English Proficiency Policy (draft as of 10/30/09; final expected prior to 1/15/10)
- 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

5. Grievance Procedure

Exemptions from this component: 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)

6. Designated Housing for Elderly and Disabled Families

Exemptions from this Component; 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 the next component. 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 the next component.)

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 the next component. 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: 3529 7. Coverage of action (select one) ☐ Part of the development ☒ Total development (See supplemental table below)

Update to 2010 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	Non-elderly Disabled
MA002107119	BROMLEY PARK E/D**	Y	46	32	12
MA002000226	POND STREET		42	30	12
MA002000227	ANNAPOLIS STREET		55	44	9
MA002000228	ASHMONT STREET		53	40	10
MA002000229	HOLGATE APARTMENTS		77	54	23
MA002000230	FOLEY APARTMENTS		92	67	23
MA002000232	GROVELAND	Y	40	23	17
MA002000234	DAVISON	Y	45	28	17
MA002000235	WASHINGTON STREET		80	58	22
MA002000236	WEST NINTH STREET		81	64	17
MA002000237	J J CARROLL	Y	62	43	19
MA002000238	MEADE APARTMENTS	Y	38	26	12
MA002000240	MLK TOWERS		97	68	29
MA002000241	EVA WHITE		100	72	27
MA002000242	WALNUT PARK	Y	147	85	61
MA002000244	FREDERICK DOUGLAS		74	54	19
MA002000245	AMORY STREET	Y	168	99	69
MA002000247	GENERAL WARREN	Y	92	63	29
MA002000249	TORRE UNIDAD		186	134	51
MA002000250	ROCKLAND TOWERS	Y	65	42	22
MA002000251	CODMAN APARTMENTS	Y	96	67	29
MA002000252	HERITAGE APARTMENTS***	Y	245	164	77
MA002000253	ST. BOTOLPH STREET	Y	126	85	41
MA002000254	PASCIUCCO		81	58	23
MA002000257	LOWER MILLS		165	120	44
MA002000261	AUSONIA HOMES	Y	98	66	32
MA002000262	HASSAN APARTMENTS	Y	96	64	32
MA002000270	SPRING STREET		102	73	28
MA002000271	PATRICIA WHITE		210	167	43
MA002000272	ROSLYN APTS	Y	112	74	37
MA002000277	BELLFLOWER STREET		110	78	31
MA002000283	PEABODY SQUARE		101	79	22

MA002000290	MALONE APTS		94	67	27
MA002000295	COMMONWEALTH ELDERLY		115	81	34
MA002000298	HAMPTON HOUSE	Y	73	50	23
MA002000299	WASHINGTON MANOR		71	52	19
	Total		3535	2471	1042

*Elderly Preference as of September 30, 2009

**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.

7. Community Service and Self-Sufficiency

Exemptions from this Component: 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	3529	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	552	Recruited on site; wait list if necessary	Orchard Gardens resident services staff; Maverick Landing Community Services, Inc.; Housing Opportunities unlimited at Washington Beech	Public Housing
NAACP*	400	Specific criteria	PHA Main Office	Section 8
Veterans Administration Supportive Housing	210	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
Public Housing Family Self-	36	Specific	Development	Public Housing

Sufficiency Program		Criteria	Offices, PHA Main Office	
Resident Services Program (ROSS Program)	165***	Specific Criteria	Alice Taylor, Cathedral, Franklin Field, Lenox, Whittier St, & W. Newton Developments primarily	Public Housing
Resident Employment Program	56****	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 continued outreach.
***BHA submitted a ROSS 2009 grant application in September 2009. If funded, this is the number we have projected to serve in the first year of the grant.
**** 56 Boston Housing Authority tenant hires from 1/1/08 through 11/18/09 to positions with the Boston Housing Authority. In addition, CWC (Construction Contractor – Franklin Field) reported 146 Section 3 hires from 5/1/2008 through 5/31/2009. The Section 3 hires reported by CWC are (1) public housing residents or (2) low and very-low income persons who live in the metropolitan area where a HUD-assisted project for housing or community development is located. It is likely that some Section 8 participants are included in CWC's numbers.

(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	36	9 as of 10/16/09
Section 8	0	167 as of 10/01/09

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

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.

8. Safety and Crime Prevention

Exemptions from this Component: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to the next component. 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: ___)

9. Pets

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.

10. Civil Rights Certification

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11. Fiscal Year Audit

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 the next component.)
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)?

12. Asset Management

Exemptions from this component: 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?

13. Violence Against Women Act

BOSTON HOUSING AUTHORITY
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

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

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

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

II. Goals and Objectives

This Policy has the following principal goals and objectives:

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

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

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

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

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

III. Other BHA Policies and Procedures

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

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

IV. Definitions

As used in this Policy:

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

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

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

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

(i) The length of the relationship.

(ii) The type of relationship.

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

C. *Stalking* – means –

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

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

(i) that person;

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

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

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

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

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

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

V. Admissions and Screening

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

B. *Admissions Preference.* Applicants for Public Housing and Section 8 housing assistance from BHA will receive a priority in admission by virtue of their status as victims of domestic violence. This priority is described for Public Housing in the BHA's ACOP and for Section 8 in its Admin Plan.

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

VI. Termination of Tenancy or Assistance

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

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by BHA as a

result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or a member of the household is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

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

(b) Nothing contained in this paragraph shall be construed to limit the authority

of BHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or BHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

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

VII. Verification of Domestic Violence, Dating Violence or Stalking

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

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

1. *HUD-approved form* - by providing to BHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD) and available from BHA, that the individual is a victim of domestic violence, dating violence or stalking; that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator. If there is reason to believe that the certification is incomplete or inaccurate, the BHA may require additional documentation of the incident(s). Such documentation requirement shall not place the victim in danger. As necessary, the BHA shall work with the victim to identify appropriate sources of documentation.
2. *Other documentation* - by providing to BHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. A form is available from BHA. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to BHA or to the requesting Section 8 owner or

manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

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

C. *Waiver of verification requirement.* The Administrator of the BHA or her Designee, or a

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

VIII. Confidentiality

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

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

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

IX. Transfer to New Residence

A. *Application for transfer.* The opportunity to transfer in Public Housing due to incidents of domestic violence, dating violence and/or stalking is described in the

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

B. *Portability*. Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied

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

X. Court Orders/Family Break-up

A. *Court orders*. It is BHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by BHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up*. Other BHA policies regarding family break-up are contained in BHA's ACOP and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

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

XII. Notification

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

XIII. Relationship with Other Applicable Laws

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

XIV. Amendment

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

Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

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

Style Definition: TOC 1: Font: 14 pt

BOSTON HOUSING AUTHORITY

Leased Housing Division Administrative Plan for Section 8 Programs

William McGonagle
Administrator

As Amended May 17~~2~~, 2010

TABLE OF CONTENTS HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN

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....33~~31~~29
3.3.7 Standard Applicants....36~~34~~32
3.3.8 Point System....36~~34~~33

3.4 Special Admissions....37~~34~~33

CHAPTER 4: COMMUNICATIONS AND VERIFICATION 38~~35~~34

4.1 Communication Preference....38~~35~~34
4.1.1 Communication between Applicants and the BHA....38~~35~~34
4.1.2 Communication between a Participant and the BHA....38~~35~~34

4.2 Misrepresentation of Information or Fraud....39~~36~~35

4.3 Verification Requirements....39~~36~~35
4.3.1 Verification Documentation....39~~36~~35
4.3.2 Verification Preference....39~~36~~35
4.3.3 Validity of Documentation and Verification....41~~38~~37
4.3.4 Third Party Verifications....42~~39~~38

4.4 Missed Appointments....42~~39~~38

CHAPTER 5: DETERMINATION OF ELIGIBILITY 44~~41~~40

5.1 Number of Vouchers Issued....44~~41~~40

5.2 Threshold Eligibility Requirements (Sections 5.2.1- 5.2.3)....44~~41~~40
5.2.1 A Family as defined by the BHA....44~~41~~40
5.2.2 Income eligible as defined by HUD....44~~41~~40
5.2.3 Past Balances Due to any Publicly Assisted Housing Program....45~~42~~41

5.3 Eligibility Interview (Final Eligibility)....45~~42~~41
5.3.1 Purpose....45~~42~~41
5.3.2 Scheduling Eligibility Interview Appointment....45~~42~~41
5.3.3 Reassignment of Applicant to Different Priority Category....46~~43~~42
5.3.4 Misrepresentation of Information or Fraud....47~~44~~43
5.3.5 Limitation on Number of Eligibility Determinations....47~~44~~43

5.4 Family Composition....47~~44~~43
5.4.1 Verification of Family Composition....48~~45~~44
5.4.2 Determining Family Unit Size (BHA Subsidy Standards)....50~~47~~46

5.5 Income Eligibility and Targeting....53~~50~~49
5.5.1 Income Eligible Family....53~~50~~49
5.5.2 Targeting Requirements....54~~51~~50
5.5.3 Determining and Verifying Family Income....55~~52~~51
5.5.4 Zero Income....60~~57~~56

5.6 Review of Citizenship and Eligible Immigration Status 605756
5.6.1 What Evidence Will Be Required. 605756

5.7 Review of Criminal Offender Record Information (CORI) 625958
5.7.1 Use and Maintenance of CORI 636059

5.8 Required Release Forms 636059

5.9 Briefing Session 646160
5.9.1 Issuing Vouchers 646160
5.9.2 Conducting Briefing Sessions 646160

CHAPTER 6: DENIAL OF VOUCHER AND APPLICANT APPEALS 676463

6.1 Denial of a Voucher 676463
6.1.1 Definitions 676463
6.1.2 Mandatory Denial 676463
6.1.3 Discretionary Denial 686564
6.1.4 Denial of Eligibility and Notice to Applicant 706766
6.1.5 Consideration in Certain Denials 716867

6.2 Informal Reviews for Applicants 726968
6.2.1 Right to an Informal Review 726968
6.2.2 Time to Request an Informal Review 726968
6.2.3 Scheduling the Informal Review 737069
6.2.4 Applicant Rights during the Informal Review 737069
6.2.5 Due Process Requirements 737069
6.2.6 Informal Review Decisions 747170
6.2.7 Reversal of BHA's Determination of Ineligibility 747170
6.2.8 Confirmation of the BHA's Determination of Ineligibility 747170

CHAPTER 7: FINDING AND LEASING APPROVABLE HOUSING 767372

7.1 Searching for Housing 767372
7.1.1 Assisting the Family in Responding to Suspected Discrimination 767372

7.2 Voucher Term Length, Tolling, Extension, Expiration and Withdrawal 767372
7.2.1 Term Length 767372
7.2.2 Expiration 767372
7.2.3 Withdrawal 767372
7.2.4 Voucher Suspension Policy 777473
7.2.5 Extension of Search Time 777473

7.3 Requests for Tenancy Approval 787574
7.3.1 Intake of Requests 787574
7.3.2 BHA Leasing Schedule 797675
7.3.3 Providing Information to Prospective Owners 797675
7.3.4 Disapproval of Owners 797675

7.4 Preparing the Housing Assistance Payments (HAP) Contract and Lease 817877
7.4.1 Determinations and Verification 817877
7.4.2 Variations from the BHA Model Lease 817877
7.4.3 Signing the HCVP HAP Contracts 827978

CHAPTER 8: RENT 858281

8.1 Commonly Used Rent Terms 858281

8.2 Determination of Contract Rents 868382
8.2.1 Mandatory Redetermination 868382
8.2.2 Permitted Redetermination 868382

8.3 Reasonable Rent 868382
8.3.1 Point System 868382
8.3.2 Assessment of Private Market Value Rents (Comparables) 878483
8.3.3 Owner certification of comparability 888584

8.4 Maximum Initial Rent Burden 898685

8.5 Rent Exceptions 898685

8.6 Rent Increases 898685
8.6.1 General Procedure and Policy 898685
8.6.2 Participant Approval required after BHA Approval 908786
8.6.3 The rent will not be increased unless: 908786
8.6.4 Date of Rent Increase. 918887

8.7 Written Notice of Rent Share Change 918887
8.7.1 Effective Dates of Rent Share Increases and Decreases 918887

8.8 Tenant Share of Rent 928988
8.8.1 BHA determination 928988
8.8.2 Total Tenant Payment 928988
8.8.3 Maximum Subsidy 928988
8.8.4 Tenant payment to Owner 939089
8.8.5 Limit of BHA responsibility. 939089
8.8.6 Utility reimbursement 939089

8.9 Error Correction 949190
8.9.1 Mistake discovered after Lease signed. 949190
8.9.2 Retroactive only when BHA is at fault. 949190

CHAPTER 9: INSPECTIONS (INITIAL, INTERIM, AND ANNUAL) 969392

9.1 Inspection Performance Requirements 969392
9.1.1 Generally 969392
9.1.2 Quality Control 979493

9.2 Initial Inspections ..... **97~~94~~~~93~~**
9.2.1 Apartment cannot be inspected. ..... 97~~94~~~~93~~
9.2.2 Deny Request for Tenancy Approval ..... 97~~94~~~~93~~
9.2.3 Length of Validity (Initial Inspection) ..... 97~~94~~~~93~~
9.2.4 Time Provided for Repairs ..... 98~~95~~~~94~~
9.2.5 Inspection Notice Requirements ..... 98~~95~~~~94~~
9.2.6 Initial Inspection Failure ..... 98~~95~~~~94~~

9.3 Annual Inspections ..... **98~~95~~~~94~~**
9.3.1 Scheduling Inspections (Annual) ..... 98~~95~~~~94~~
9.3.2 Denial of Inspector's Access to Unit ..... 99~~96~~~~95~~
9.3.3 Length of Validity ..... 99~~96~~~~95~~

9.4 Interim Inspections ..... **99~~96~~~~95~~**

9.5 Inspection Failure (Annual and Interim) ..... **100~~97~~~~96~~**
9.5.1 Time Parameters for Corrections of Inspections Violations ..... 100~~97~~~~96~~
9.5.2 Stopping and Resuming Payments after Interim or Annual Inspection ..... 100~~97~~~~96~~
9.5.3 Re-inspection (Follow-up inspection) ..... 100~~97~~~~96~~
9.5.4 HAP Contract Termination Criteria ..... 101~~98~~~~97~~
9.5.5 Notice of Subsidy Termination ..... 102~~99~~~~98~~
9.5.6 HQS Violations ..... 102~~99~~~~98~~

9.6 Lead Paint Policy ..... **102~~99~~~~98~~**
9.6.1 Part I – New and Relocating Tenants ..... 103~~100~~~~99~~
9.6.2 Part II - Annual and Interim Recertification ..... 104~~101~~~~100~~

CHAPTER 10: RENEWAL **107~~104~~~~103~~**

10.1 Annual Recertification ..... **107~~104~~~~103~~**
10.1.1 Appointment for Recertification ..... 107~~104~~~~103~~
10.1.2 Determining Family's Appropriate Unit Size and Subsidy. ..... 108~~105~~~~104~~
10.1.3 Additions to Family Composition ..... 108~~105~~~~104~~
10.1.4 Removal of Members from Family Composition ..... 110~~107~~~~106~~
10.1.5 Change the Head of Household / Co-Head of Household ..... 110~~107~~~~106~~

CHAPTER 11: CONTINUED PARTICIPATION **112~~109~~~~108~~**

11.1 Interim Recertification ..... **112~~109~~~~108~~**
11.1.1 Circumstances Requiring an Interim Recertification ..... 112~~109~~~~108~~
11.1.2 Family Request for Interim Recertification ..... 112~~109~~~~108~~

11.2 Termination of HAP Contract ..... **112~~109~~~~108~~**
11.2.1 Grounds for Termination ..... 112~~109~~~~108~~
11.2.2 Owner breach of obligations ..... 113~~110~~~~109~~

11.3 Restriction on Number of Relocates ..... **113~~110~~~~109~~**
11.3.1 Initial Lease Term ..... 113~~110~~~~109~~
11.3.2 Exceptions to the Restriction ..... 113~~110~~~~109~~
11.3.3 Issuance of a Voucher ..... 114~~111~~~~110~~

11.4 Change of Ownership **114111110**

11.5 Eviction **114111110**

11.6 Family Absence from a Unit **114111110**
11.6.1 Absence of up to Thirty (30) Days 114111110
11.6.2 Absence Greater Than Thirty (30) Days 114111110
11.6.3 Absence may not Exceed 180 Days 115112111

11.7 Family Break-Up Policy **115112111**
11.7.1 Court Determination 115112111
11.7.2 BHA Determination 115112111
11.7.3 Notice of Proposed Subsidy Allocation 116113112
11.7.4 Right to Appeal BHA's Proposed Subsidy Allocation 116113112
11.7.5 Procedure for Informal Hearings Regarding Family Break–Up 116113112
11.7.6 Assistance Pending the Exhaustion of Right of Review 117114113
11.7.7 Recertification of Family's Income and Change in Rent Share 117114113
11.7.8 Non-Household Members Who Advance a Claim on Behalf of Minor or Incapacitated Household Members 117114113

11.8 Residual Family Policy **118115114**
11.8.1 Qualifications for Residual Family 118115114
11.8.2 Calculation of Rent Once Residual Applicant Approved 118115114
11.8.3 Limitations of Policy 118115114
11.8.4 Residual Family – Right of Appeal 119116115

11.9 Ineligible for Continued Assistance **119116115**
11.9.1 Income Ineligible 119116115
11.9.2 Resumption of the Subsidy 119116115
11.9.3 Termination of subsidy 119116115

CHAPTER 12: PORTABILITY **120117116**

12.1 Portability Requirements for Applicant Families **120117116**
12.1.1 Applicant Families Residing Outside of Massachusetts 120117116
12.1.2 Applicant Families within BHA Jurisdiction 120117116

12.2 When an Assisted Family Moves Into the BHA Jurisdiction **121118117**
12.2.1 BHA Procedure for Receiving Families 121118117
12.2.2 Absorb or Administer 121118117
12.2.3 Extensions and Suspensions of a Portable Voucher 122119118
12.2.4 On-going Responsibilities of the Receiving PHA 123120119

12.3 When an Assisted Family Moves out of the BHA Jurisdiction **123120119**
12.3.1 Family Interest in Portability 123120119
12.3.2 Decision to Move Outside BHA Jurisdiction 123120119
12.3.3 Selecting the Receiving PHA 124121120
12.3.4 Limitations on Moving 124121120

12.4 Portability Terminations **124121120**

12.5 Claims by Another PHA 124121120

12.6 Portability Billing Requirements 125122121
12.6.1 Summary of Portability Billing Deadlines. 125122121

CHAPTER 13: TERMINATION OF ASSISTANCE 127124123

13.1 Definitions 127124123
13.1.1 Drug Related Criminal Activity 127124123
13.1.2 Violent Criminal Activity 127124123
13.1.3 Termination Due to Domestic Violence 127124123

13.2 Mandatory Termination 127124123
13.2.1 Eviction for Lease Violations 127124123
13.2.2 Consent Forms 127124123
13.2.3 Evidence of Citizenship 127124123
13.2.4 Manufacture of Methamphetamine 128125124

13.3 Discretionary Termination 128125124
13.3.1 Consideration of Circumstances 128125124
13.3.2 Eviction from Federally Assisted Housing 129126125
13.3.3 Termination of Assistance 129126125
13.3.4 Debt to Housing Authority 129126125
13.3.5 Fraud 129126125
13.3.6 Drug Related Criminal Activity 129126125
13.3.7 Alcohol Abuse 130127126
13.3.8 Behavior towards BHA staff 130127126
13.3.9 Violation of Family Obligations 130127126

13.4 Termination of Assistance Due to Lack of Adequate Funding 130127126
13.4.1 Background 130127126
13.4.2 Excluded Families 131128127
13.4.3 Determining Families to be Terminated 131128127
13.4.4 Resumption of Terminated Subsidies 131128127

13.5 Family Obligations 131128127
13.5.1 Tenants Informed of Family Obligations 131128127
13.5.2 HCVP Family Obligations 132129128

13.6 Procedure for Terminating Assistance 135132131
13.6.1 Consideration of Circumstances 135132131
13.6.2 Proposed Termination Notice 135132131
13.6.3 Failure to Respond to Termination Notice 136133132
13.6.4 Reinstatement after Failure to Request a Hearing 136133132
13.6.5 Private Conference 136133132

13.7 Informal Hearings for Participant Families 136133132
13.7.1 When an Informal Hearing must be offered to a Family 136133132
13.7.2 When an informal hearing is not required 137134133
13.7.3 Notice to the Family to Request an Informal Hearing 137134133
13.7.4 Expeditious Hearing Process 137134133

13.7.5 Hearing Procedures 138135134

CHAPTER 14: PROGRAMS ADMINISTERED BY THE LEASED HOUSING DIVISION AND SPECIAL HOUSING TYPES 141138137

14.1 Family Unification Program 141138137
14.1.1 General Description 141138137
14.1.2 Goals of the FUP 141138137
14.1.3 DSS Role in the FUP 141138137
14.1.4 Placement Definitions that Qualify Families for FUP 141138137
14.1.5 Identifying Eligible Family Unification Program Families 142139138

14.2 Non-Elderly Disabled Housing Program (Mainstream Program) 142139138

14.3 Family Self-Sufficiency (FSS) Program 143140139
14.3.1 Introduction 143140139
14.3.2 Eligibility and Recruitment 143140139
14.3.3 Individual Training & Service Plan (IT&SP) and FSS Contract 144141140
14.3.4 Monitoring/Case Management 144141140
14.3.5 Escrow Account 144141140
14.3.6 Portability 145142141
14.3.7 FSS Contract Compliance 146143142
14.3.8 FSS Contract Completion 147144143
14.3.9 FSS Program Coordinating Committee 148145144

14.4 Designated Housing Vouchers 148145144
14.4.1 Families Eligible for Designated Housing 148145144

14.5 Skinner Program 148145144

14.6 Special Housing Types 149146145
14.6.1 Shared Housing 149146145
14.6.2 Cooperative Housing 150147146
14.6.3 Manufactured Home 150147146
14.6.4 Single Room Occupancy Housing 151148147
14.6.5 Group Homes 151148147
14.6.6 Congregate Housing 152149148

14.7 HUD-VASH Program 152149148
14.7.1 Background 152149148
14.7.2 Identification of HUD-VASH Vouchers 153150149
14.7.3 Family Eligibility and Selection 153150149
14.7.4 Civil Rights and Reasonable Accommodation 153150149
14.7.5 Income Eligibility 153150149
14.7.6 Initial Term of the Voucher 153150149
14.7.7 Initial Lease Term 153150149
14.7.8 Ineligible Housing 154151150
14.7.9 Portability of HUD-VASH Vouchers 154151150
14.7.10 Case Management Requirements 154151150
14.7.11 Transfer from HUD-VASH to Tenant-Based Assistance 155152151
14.7.12 Project Based-Assistance of HUD-VASH Vouchers 155152151

14.7.13 Section Eight Management Assessment Program 156153152
14.7.14 Reporting Requirements 156153152

CHAPTER 15: PROJECT-BASED VOUCHER (PBV) PROGRAM 157154153

15.1 General 157154153
15.1.1 BHA Administration of the PBV Program 157154153
15.1.2 Description of the PBV Program 157154153
15.1.3 Goal of the PBV Program 157154153
15.1.4 Maximum Amount of PBV Assistance 157154153

15.2 Selection of PBV Owner Proposals 157154153
15.2.1 Owner Proposal Selection Procedures 158155154
15.2.2 Subsidy Layering Review (SLR) Prohibition of Excess Public Assistance 158155154
15.2.3 Cap on Number of PBV Units in each Building 159156155
15.2.4 Site Selection Standards 161158157
15.2.5 BHA PBV Site Selection Policy 163160159
15.2.6 Environmental Review 163160159
15.2.7 BHA-owned Units 164161160

15.3 Dwelling Units 165162161
15.3.1 Housing accessibility for persons with Disabilities 165162161
15.3.2 Inspecting Units 165162161
15.3.3 Requirements for Rehabilitated and Newly Constructed Units 167164163
15.3.4 Purpose and content of the Agreement to enter into HAP Contract 167164163
15.3.5 Conduct of New Construction and Rehabilitation Work 168165164
15.3.6 Completion of Housing 169166165

15.4 Housing Assistance Payments Contract 171168167
15.4.1 Purpose of HAP Contract 171168167
15.4.2 HAP Contract information 171168167
15.4.3 When HAP Contract is Executed 172169168
15.4.4 Term of HAP Contract 172169168
15.4.5 HAP Contract Amendments 174171170
15.4.6 Condition of Contract Units 174171170
15.4.7 Owner Responsibilities 175172171
15.4.8 Owner Certification 175172171

15.5 Occupancy 176173172
15.5.1 How Participants are Selected 176173172
15.5.2 BHA Information for Accepted Family 177174173
15.5.3 Leasing of Contract Units 178175174
15.5.4 Vacancies 178175174
15.5.5 Tenant Screening 179176175
15.5.6 Lease 180177176
15.5.7 Owner Termination of Tenancy and Eviction 182179178
15.5.8 Security deposit: amounts owed by tenant 182179178
15.5.9 Overcrowded, under-occupied, and accessible units 182179178
15.5.10 Family right to move 184181180

15.5.11 When occupancy may exceed 25-percent cap 184181180

15.6 Rent to Owner 185182181
15.6.1 Determining the Rent to Owner 185182181
15.6.2 Redetermination of Rent to Owner 187184183
15.6.3 Reasonable Rent 188185184
15.6.4 Other Subsidy: Effect on Rent to Owner 188185184
15.6.5 Rent to Owner: Effect of Rent Control and Other Rent Limits 189186185
15.6.6 Payment to Owner 190187186
15.6.7 Vacancy Payment 191188187
15.6.8 Tenant Rent; Payment to Owner 191188187
15.6.9 Other Fees and Charges 192189188

CHAPTER 16: HOMEOWNERSHIP OPTION 195192191

16.1 INTRODUCTION 195192191
16.1.1 Why Participation in the Family Self-Sufficiency Program? 196193192
16.1.2 Keys to a Successful Section 8 Homeownership Program 198195194

16.2 Eligibility 198195194
16.2.1 How to Qualify for Homeownership Assistance 198195194
16.2.2 Family be a First-Time Homeowner 199196195
16.2.3 Minimum Income Requirement 200197196
16.2.4 Family Employment 202199198
16.2.5 Participation in the BHA's Family Self-Sufficiency Program 202199198
16.2.6 Other Eligibility Criteria 203200199

16.3 Application Process 204201200

16.4 Homeownership Counseling 205202201

16.5 Briefing Session 206203202

16.6 Homeownership Voucher Term 207204203

16.7 Requirement for an Attorney and Recommendation for a Buyer's Agent 207204203

16.8 Eligible Homes 207204203

16.9 Down Payments 207204203

16.10 Inspections 208205204

16.11 Financing and Purchasing Requirements 209206205

16.12 Homeownership Housing Assistance Payment (HAP) 210207206

16.13 Continued Participation 212209208

16.14 Statement of Homeowner Obligations 212209208

16.15 Maximum Term of Assistance 214211210

16.16 Relocation with Homeownership Assistance 214211210

16.17 Defaults 215212211

16.18 Prohibition of Ownership in a Second Residence 215212211

16.19 Automatic Termination of Homeownership Assistance 215212211

16.20 Single Downpayment Assistance Program 215212211

CHAPTER 17: GENERAL ADMINISTRATIVE PROCEDURES 218215214

17.1 Fraud and Criminal Acts Against the BHA 218215214
17.1.1 Fraud Defined 218215214
17.1.2 Fraud by a Family 218215214
17.1.3 Owner Fraud and Program Abuse 218215214

17.2 Special BHA Analyses 219216215
17.2.1 Analysis of Utility Costs 219216215
17.2.2 Analysis of Rental Opportunities 219216215
17.2.3 Housing Assistance Payments Register Review 219216215
17.2.4 Revising the Payment Standard; Affordability Adjustments 219216215

17.4 Periodic Review of Administration 220217216

17.5 Administration of Vouchers in Accordance with HUD NOFA. 220217216

CHAPTER 18: GLOSSARY 221218217

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. The Moderate Rehabilitation Administrative Plan, Appendix A, frequently references Sections within the main document and commonly refers to this Administrative Plan as the "HCVP Administrative Plan".

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]

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[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.

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[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. All applicants will be provided information on how to file a fair housing complaint. This information will include the provision of the toll-free number for the Fair Housing Complaint Hotline (currently 1-800-669-9777 or TTY: 800-887-8339 for persons with hearing or speech impairments.)

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[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)

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

(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 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 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

A Family Break-Up occurs when a Head, Co-head of household, or other adult family member will no longer reside together and there is a dispute as to who will retain the Application. A Family Break-Up situation may occur in instances including but not limited to: divorce, separation, or

protective order. When a Family Break-Up occurs, the Application does not necessarily remain with the Head of Household.

When the BHA receives notice that a Family has broken up or will imminently break-up, the BHA will make the determination of which adult Family member shall retain the Application using the criteria and the procedure provided below. If the application is split between one or more adult Family members, each new Family must qualify for Priority and Preference as required to remain on the waiting list and may not rely on the Priority and Preference of the previously unified Family.

(a) Court Determination.

If a court has determined the disposition of the Family's Application subsidy 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.

(b) BHA Determination

When there is no court determination**,** the BHA shall determine:

(1) Which adult Household Member will continue with the Application; OR

(2) If multiple adult Family members are to be granted separate Applications where all adult Family members meet Priority and Preference requirements to remain on the waiting list.

In making this determination, the BHA shall consider the interests of all Household Members. The BHA will use its discretion to decide which adult Household Member(s) will keep the Application by taking into account the following factors:

(i) The interests of any minor children, physical custody;

(ii) The interests of any ill, Elderly or Disabled Persons who are family members;

(iii) Whether family members *fled* because of actual or threatened violence by a head or/and co-head (The BHA will take this factor into consideration regardless of whether the individuals who have fled and were recorded household members on the Application are the victims or the perpetrators);

(iv) The amount of time since the Household Member(s) was/were added to the Family Composition. The BHA will consider this factor, on a case by case basis, the circumstances surrounding a Household Member's being added or not having been added to the Household.

(v) Any temporary or permanent restraining or protective orders.

(c) Notice of Proposed Disposition of Application

When the BHA receives notice that a Family has broken up or will imminently break-up, the BHA will make an initial determination under section (b) regarding which Household Member shall retain the Application or if multiple Family members will have right to retain separate Applications. A 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 arriving at its decision. The notice shall also state that all adult Family Members have twenty (20) days to request a review of the decision.

(d) Right to Informal Review of BHA's Initial Determination

If the Head or Co-head (or another adult as described in section (f) disagrees with the BHA's determination regarding which person(s) shall retain the Application, that person may request an informal review of the determination. The request for an informal review must be made in writing and submitted to the BHA Occupancy Department, 52 Chauncy Street, 3rd floor, Boston, MA 02111, within twenty (20) days of the date of the BHA's notice.

(e) Procedure for Informal Review

If the Head, Co-Head, or another adult as described in section (f) requests an informal review disputing the BHA's Family Break-Up determination, the BHA Occupancy Department shall conduct a review. The Head and co-Head (and other adults as may be required by section (f)) shall be given notice of the review date. The review 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 review shall have the right to examine the documents relevant to the BHA's determination. The BHA will redact any information, including addresses where applicable, which could compromise the safety of any person. The BHA may alter its usual review 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 review shall issue a written decision within thirty (30) days from the review date. The decision shall be sent to all adult Household Members (and other adults as may be required by section (f)).

(f) 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

Where:

(1) There has been a Family Break-Up with one or more remaining Minor Household Members and no remaining Co-Head. 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 shall take over the Application using the criteria under section (b) above.

(2) 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.

(3) Any adult granted the Application is subject to fulfill all preliminary and final eligibility requirements governed by this Administrative Plan or it successor.

(g) Any adult granted the Application 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.

<u>Process Overview:</u>

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.

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[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) The Applicant is a Participant in the BHA's Section 8 Moderate Rehabilitation Program , AND;

(i) 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

(vi) 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

(vii) 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 Section 8 Moderate Rehabilitation sites are an appropriate alternative, or

(viii) The Owner and/or the BHA cannot approve the Applicant's request for Reasonable Accommodation at any of the BHA's Section 8 Moderate Rehabilitation sites because the request would be unreasonable, an undue financial burden for the Owner, or a fundamental alteration of the program, and the Applicant's Request for Reasonable Accommodation could be resolved by being assisted under the HCVP.

~~(2)~~(3) 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)and (2) . 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

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

(b) ~~***RESERVED***~~ ***City of Boston Interagency Council on Housing and Homelessness (ICHH) Programs Priority:***

1. Enhancing Economic Self-Sufficiency(EESS) Program

The EESS program is an employment-specialized form of supported housing designed to permanently solve homelessness amongst a subset of homeless families residing in family emergency shelter in the City of Boston. Targeted will be heads-of- households with housing barriers related to limited rental housing history and constrained income potential. Typically, these will be single, younger heads of households without educational degrees or work experience. Households fitting this profile will be offered the following supports(1) 18 months of support services focused on bettering the head of household's income opportunity, and (2) Section 8 rental assistance for those participating households that are willing to participate in economic self-sufficiency activities.

The BHA will provide no less than thirty (30) tenant based housing vouchers to qualified participants in this program. The City of Boston will provide funding from the Massachusetts Interagency Council on Housing and Homelessness (MICHH) to Heading Home, a EESS contracted non-profit agency to provide support services to participants. Heading Home will identify and refer qualified EESS applicants to the BHA.

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2. Housing and Stabilizing Chronically Homeless with Supports and Employment (HSCHSE) Program

The HSCHSE program will be a Housing First Initiative designed to permanently solve homelessness amongst Long Term Stayers in Boston's homeless shelters. The HSCHSE Program will combine three program features;(1) permanent housing through the BHA's public and Section 8 Program, (2) case management tailored to specific needs of the target population, and (3) Work First Services that link housing stabilization with vocational support and job opportunity.

The BHA will provide no less than fifty(50) tenant based housing vouchers to qualified participants in this program. The City of Boston will provide funding from the Massachusetts Interagency Council on Housing and Homelessness(MICHH) to Home to Stay, a group of non-profit agencies partnering to provide support services to participants. Home to Stay will identify and refer qualified applicants to the BHA.

3. Linking Treatment to Housing Program

The Linking Treatment to Housing Program is a supported housing program serving chronically homeless individuals in the City of Boston with co-occurring mental illness and substance abuse. The Boston Public Health Commission (BPHC) and the BHA have partnered to create this program which seeks to serve 325 chronically homeless individuals over a five year period. The BPHC will provide services through funding received from a five year grant from the U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration (SAMHSA). The BHA will provide a total of 325 vouchers over the grant period with 45 vouchers to be provided in the first year and 70 vouchers to be provided per year for years 2-5. The BPHC will identify and refer qualified applicants to the BHA wherein the BHA shall screen for HCVP eligibility.

The goal of the Linking *Treatment to Housing* program is to improve residential stability and reduce psychiatric symptoms and substance use for 325 chronically homeless people in Boston with co-occurring mental illness and substance abuse over the 5-year project period. To achieve this goal, the project has the following three objectives. Each objective encompasses the 325 members of the target population to be served over the project period. We expect that 45 clients will be served in Year 1 (allowing for the three-month start-up period) and 70 clients annually in Years 2-5.

Objective 1. Client recruitment and connection to housing. Select members of the target population in need of permanent housing and, using vouchers provided by the Boston Housing Authority and housing search provided by HomeStart and other project partners, connect them to subsidized housing in the community.

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Objective 2. Provide case management and integrated treatment services using the Critical Time Intervention (CTI) model. The model has three phases: *2A. Transition to community*: Upon a client's enrollment in the project, the Clinical Supervisor or Case Manager will perform an initial needs assessment (including substance abuse, mental health, money management, housing crisis management, vocational and other needs). With the client, the Case Manager will formulate a treatment plan, focusing on selected areas identified as crucial in facilitating the client's stability and community assimilation. The Case Manager will also link the client to services in the community. *2B. Try-out*: Test and adjust the systems of support that have been established in the community and make necessary adjustments in the treatment plan. *2C. Transfer of care*: Secure links to community providers to support a client's longer-term reduction of stability in the community.

Objective 3. Service consortium. Support long-term stability in the community for program clients and develop capacity among Boston service providers for integrated services to newly housed homeless individuals by establishing and maintaining a consortium of services providers in housing, housing search, substance abuse treatment, mental health, employment and other support services.

Achieving these goals and objectives will strengthen the ability of service providers in Boston to stabilize and support chronically homeless individuals with serious mental illness so that they can live in their own homes.

(c) **The U.S. Congress and HUD Homeless Study Priority**

The City of Boston has been selected by HUD to be one of twelve communities nationwide that will participate in a study of the impact of various service and housing interventions in ending homelessness for families. The study will compare four types of housing assistance and services to determine which interventions work best to promote housing stability, family preservation, child well-being, adult well- being, and self-sufficiency. HUD has contracted with a team of researchers led by Abt Associates Inc. to design and carry out this evaluation. To provide the strongest possible evidence of the effects of the housing and services interventions, the evaluation will use an experimental research design, with eligible families assigned at random to one of the four designated housing and services interventions.

The four study interventions that will be offered to eligible households include transitional housing, rapid re-housing, usual care and subsidy only. The BHA will make available up to sixty-five(65) tenant based vouchers for homeless families who

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volunteer to participate in this study. Study participants will be selected by Abt Associates and those applicant households randomly assigned to the subsidy only intervention will be referred to the BHA by Abt Associates.

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~~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:

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

(ii) 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.

(iii) 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:

- Landlord action beyond the Applicant's ability to control to prevent; **and**
- The action occurred despite the Applicant having met all lawfully imposed Lease conditions; **and**
- 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.

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, where the Applicant was a tenant of record, and the displacement was not due to the fault of the Applicant.

(1) No length of Residency Required

This Preference is not based on how long and Applicant was a tenant of record within the City of Boston, but only upon the establishment and proper verification of the tenancy of record within the City Of Boston.

(2) Verification Requirements

To receive this Preference, an Applicant must verify that: (1) they were displaced from a unit within the City of Boston, (2) that they were a tenant of record at the unit they were displaced from, and (3) that the displacement was due to no fault of their own. The following documentation in conjunction with Priority documentation to establish displacement will verify the Displaced Boston Tenant Preference:

(a) Landlord verification;
(b) A copy of a Lease;
(c) Utility Bill (electric, gas, oil, or water)
(d) Mortgage Payments;
(e) Letter from School Department;
(f) Letter from Social Security Department;
(g) Taxes;
(h) Other verification deemed acceptable by BHA.

(3) Non-discriminatory Effect of Preference

This Preference shall not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an Applicant Family.

3.3.7 Standard Applicants

Standard Applicants are Applicants that do not 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**
~~St. Joseph's Priority~~	~~**50 points**~~
City of Boston ICHH Programs Priority	**50 points**
US Congress and HUD Homelessness Study	**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 shall verify information by telephone 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.

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

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

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

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[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

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[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 (12) 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 and the phone number for the Fair Housing Complaint Hotline(currently 1-800-669-9777 or TTY 800-887-8339 for persons with hearing or speech impairments);

(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 not 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;

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[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:

- The Apartment is still in acceptable condition; or
- The Owner or Family is meeting contractual and regulatory obligations to provide utilities and other services; or

- If an Owner or Family is violating other program rules.

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;

(c) Whether a Household Member *fled* the Unit because of actual or threatened violence by a spouse or other Household Member. The

[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.

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.

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

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[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

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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:

(i) Screening of homeless Veterans to determine eligibility for the HUD-VASH program as established by Veteran's Affairs national office;

(ii) Providing appropriate treatment and supportive services to potential HUD-VASH program Participants, if needed, prior to PHA issuance of rental vouchers;

(iii) Providing housing search assistance to HUD-VASH voucher holders;

(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

(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

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 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 CFR 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.

15.5.3 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

15.5.4 Vacancies

(a) Filling vacant units.

(1) 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.

(2) The Owner must Lease vacant contract units only to eligible Families on the BHA waiting list referred by the BHA.

(3) The BHA and the Owner must make reasonable good faith efforts to minimize the likelihood and length of any vacancy.

(b) 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 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

15.5.5 Tenant Screening

(a) BHA option.

(1) The BHA will screen tenants for eligibility. The owner is also responsible for screening tenants.

(b) Owner responsibility

(1) 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;

(c) Providing tenant information to owner.

(1) The BHA will provide information to the owner in accordance with section 7.3.3:

15.5.6 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.

15.5.7 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.

15.5.8 Security deposit: amounts owed by tenant

(a) The Owner may collect a security deposit from the tenant in accordance with Massachusetts State law.

15.5.9 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.

15.5.10 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).

15.5.11 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.

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[22] For more guidance on assets see HUD Handbook 4350.3, REV-1

Congregate housing - Housing for Elderly or persons with disabilities that meets the HQS for congregate housing.

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.

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[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.

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 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).

Guest – A person temporarily staying for less then one month in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the Tenant. The requirements of 24 C.F.R. §§ 966 and 982 apply to a guest as so defined.

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 Modification - A change to the public or common use areas of a building or any change to a dwelling Unit when such a change may be necessary to afford the Disabled person full enjoyment of the premises occupied and is made at the expense of the Disabled Person. See 24 C.F.R. § 100.203.

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.

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).