

Capital Improvement Plan (CIP)**Capital Improvement Plan****DHCD Description of CIPs:**

The Capital Improvement Plan (CIP) is a five year plan which identifies capital projects, provides a planning scope, schedule and budget for each capital project and identifies options for financing and implementing the plan. The CIP identifies anticipated spending for each Department of Housing and Community Development (DHCD) fiscal year (July 1 to June 30) based on the project schedules.

Local Housing Authorities (LHAs) receive yearly awards from DHCD (Formula Funding Awards) which they target to their most urgent capital needs in their CIP. They may also receive special awards from DHCD for specific projects which meet specific criteria. Special awards may be given for certain emergency, regulation compliance, energy and water conservation, and other projects. The first three years of the CIP are based on actual awards made to the LHA, while years four and five are based on estimated planning amounts, not actual awards.

LHAs may sometimes secure other sources of funding and assistance that you will note in their CIP, such as: Community Preservation Act (CPA) funding, Community Development Block Grant (CDBG) funding, Local Affordable Housing Trust Funds (AHTF), HOME grants, income from leasing a cell tower on their property, savings from net meter credit contracts with solar developers, utility rebates and contracted work from utility providers, and Sheriff's Department work crews. However, not all of these funding sources are available every year, or in all communities.

The CIP includes the following parts:

- A table of available funding sources and amounts
- A list of planned capital projects showing spending per fiscal year
- A table showing special awards and other funding for targeted projects, if any, which supplements Formula Funding awarded to the LHA
- A 'narrative' with a variety of additional information.

Capital Improvement Plan (CIP)

Additional Remarks by Boston Housing Authority

ACCELERATED INDEPENDENT MODERNIZATION and MANAGEMENT (AIMM) Program

The Boston Housing Authority since the program inception has maintained its certification as an (AIMM) LHA

The EOHLIC's Accelerated Independent Modernization and Management (AIMM) Program provides eligible Local Housing Authorities (LHA) greater flexibility and autonomy in undertaking capital planning and capital project implementation. AIMM LHAs take full responsibility for capital improvement planning and modernization processes including compliance with all statutory and regulatory requirements.

BHA's FY 2024 – FY 2028 GOALS and OBJECTIVES

To provide highlights of some of the projects included in the Annual Plan, BHA's Goals and Objective have been broken out by the following categories: 1) Current Projects, 2) Sustainable Initiatives, and 3) BHA's First Home Ownership Program (pilot).

Please See: Attachment (A) at the end of the Annual Plan.

Capital Improvement Plan (CIP)

Aggregate Funding Available for Projects in the First Three Years of the CIP:

Category of Funds	Allocation	Planned Spending	Description
Balance of Formula Funding (FF)	\$10,895,124.82		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$1,634,268.72		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$9,260,856.10	\$10,958,462.52	Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$31,409.53	\$32,000.00	Accessibility projects
DMH Set-aside	\$38,066.28	\$39,000.00	Dept. of Mental Health facility
DDS Set-aside	\$295,389.16	\$295,589.25	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$8,895,991.12	\$10,591,873.27	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$52,613,527.80	\$52,613,527.80	Targeted awards from DHCD
Community Development Block Grant (CDBG) Funds	\$0.00	\$0.00	Federal funds awarded by a city or town for specific projects.
Community Preservation Act (CPA) Funds	\$0.00	\$0.00	Community Preservation Act funds awarded by a city or town for specific projects.
Operating Reserve(OR) Funds	\$0.00	\$0.00	Funds from the LHA's operating budget.
Other Funds	\$10,670,952.14	\$10,670,952.14	Funds other than those in the above categories. See explanation below.
Total funds and planned spending	\$72,545,336.04	\$74,242,942.46	Total of all anticipated funding available for planned projects and the total of planned spending.

Capital Improvement Plan (CIP)**Additional notes about funding:**

GRANTS and / or AWARDS

Boston Housing Authorities receive yearly awards [Formula Funding Awards] from DHCD which targets the most urgent capital needs in the CIP. BHA also may receive special awards from EOHLC for specific projects, which meet specific criteria. Special awards may be given for certain emergencies, regulation compliance, energy and water conservation, and other projects. Additionally, the BHA obtains Grant and/or Awards from other sources to support its initiatives and projects that require funding outside of EOHLC

Please See: Attachment (B) at the end of the Annual Plan.

Capital Improvement Plan (CIP)**CIP Definitions:**

ADA Set-aside is funding allocated within the Formula Funding (FF) for use on projects that improve accessibility for people with disabilities. 10% of FF awards are designated for this purpose.

Available State Bond Funding is the amount of State Bond Funding available to the LHA for the first three years of the CIP. It is calculated by totaling all of FF and Special Awards granted to the LHA through the end of the third year of the plan and subtracting the amount of these funds spent prior to July 1 of the first year of the plan.

Amount spent prior to the plan is the total amount of Formula Funding (FF) and Special Awards spent prior to July 1 of the first year of the plan.

Capital project is a project that adds significant value to an asset or replaces building systems or components. Project cost must be greater than \$1000.

CDBG stands for Community Development Block Grant, a potential source of project funds.

CPA stands for Community Preservation Act, a potential source of project funds.

CapHub Project Number is the number given to projects entered into DHCD's project management system known as CapHub.

DMH Set-aside is funding allocated within the Formula Funding (FF) for use on facilities leased to the Department of Mental Health (DMH) program vendors, if any exist at this LHA.

DDS Set-aside is funding allocated within the Formula Funding (FF) for use on facilities leased to the Department of Developmental Services (DDS) program vendors, if any exist at this LHA.

Formula Funding (FF) is an allocation of state bond funds to each LHA according to the condition (needs) of its portfolio in comparison to the entire state-aided public housing portfolio.

Operating Reserve is an account, funded from the LHA operating budget, primarily used for unexpected operating costs, including certain extraordinary maintenance or capital projects.

Other Funds could include other funding by the city or town or from other sources.

Special Awards are DHCD awards targeted to specific projects. Award programs include funds for emergencies beyond what an LHA can fund, for complying with regulatory requirements, for projects that will save water or energy use, and various other programs the department may run from time to time.

Total Cost is the sum of investigation, design, administration, permitting, and construction costs for a project

Unrestricted Formula Funding (FF) is money awarded to the LHA by DHCD under the Formula Funding program other than amounts set aside (restricted) for accessibility improvements or for facilities operated by DMH or DDS.

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
035349	FF: Scattered site building envelope - 70 Norwell St & 564 Blue Hill	Scattered Sites 705-06	\$1,308,301	\$1,299,189	\$0	\$0	\$0	\$0	\$0	\$0
035365	FF: building envelope - 49 Tremont St. Charlestown	Scattered Sites 705-06	\$360,645	\$279,649	\$0	\$42,814	\$0	\$0	\$0	\$0
035396	FF: Transformer Replacement	WEST BROADWAY 200-01	\$222,449	\$192,554	\$0	\$3,943	\$0	\$0	\$0	\$0
035411	Auth-Wide: Stair Hall Improvements (Phase I) BHA#1259-01	SOUTH STREET 200-12	\$1,614,700	\$0	\$0	\$0	\$23,400	\$1,179,993	\$411,308	\$0
035413	Plumbing Repairs & Unit Restoration - 0 Cliffmont - BHA #1674-02	Zero Cliffmount St., Roslindale	\$311,374	\$277,550	\$0	\$26,345	\$0	\$0	\$0	\$0
035420	FF: Unit Exterior Doors and Hardware Galivan Blvd.	GALLIVAN BLVD. 200-10	\$1,300,000	\$0	\$0	\$147,875	\$1,152,125	\$0	\$0	\$0
035424	FF: SUST-CSI 2019: Building Envelope and Mechanicals - Msgr Powers Phase I	MONSIGNOR POWERS\ MONSIGNOR POWERS	\$7,097,655	\$4,115,815	\$0	\$26,600	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
035426	FF: Building Envelope - Side Wall at Abutters	BOWDOIN STREET 705-01	\$269,838	\$217,397	\$0	\$52,441	\$0	\$0	\$0	\$0
035427	FF: Authority Wide New Building Envelope BHA 1562-01	Scattered Sites 705-06	\$1,400,000	\$0	\$0	\$0	\$0	\$36,750	\$903,621	\$459,630
035429	Auth-Wide: Roof Replacement (Phase I) BHA#1473-01	Multiple Developments	\$1,900,000	\$0	\$0	\$0	\$49,875	\$763,094	\$1,087,032	\$0
035430	Domestic Hot Water Upgrades - 2019/20 - Faneuil	FANEUIL 200-04	\$811,466	\$698,160	\$0	\$113,307	\$0	\$0	\$0	\$0
035432	Security and Public Safety - Cameras	FANEUIL 200-04	\$934,903	\$696,816	\$0	\$116,061	\$0	\$0	\$0	\$0
035435	Misc. Site Improvements	FANEUIL 200-04	\$337,954	\$289,179	\$0	\$1,150	\$0	\$0	\$0	\$0
035447	Structural Restoration and Building Renovations	Scattered Sites 705-06	\$156,016	\$9,610	\$0	\$0	\$140,247	\$6,160	\$0	\$0
035448	Authority Wide Comprehensive Roofing Survey	GALLIVAN BLVD. 200-10	\$131,500	\$128,575	\$0	\$0	\$0	\$0	\$0	\$0
035450	Authority Wide Comprehensive Stair Hall Survey	GALLIVAN BLVD. 200-10	\$99,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
035451	Authority Wide Comprehensive Mechanical Systems Survey	GALLIVAN BLVD. 200-10	\$87,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035454	Authority Wide Comprehensive Site Survey	GALLIVAN BLVD. 200-10	\$60,000	\$0	\$0	\$39,000	\$21,000	\$0	\$0	\$0
035457	Orient Heights Phase III	ORIENT HEIGHTS 200-08	\$21,450,000	\$17,450,000	\$0	\$0	\$0	\$0	\$0	\$0
035461	Installation of a New PVC Sanitary Drain System at Bldgs 3&4 at Archdale	ARCHDALE 200-07	\$369,856	\$351,505	\$0	\$0	\$0	\$0	\$0	\$0
035463	Building Envelope Restoration at 21 Maryland Street	Scattered Sites 705-06	\$430,498	\$131,711	\$0	\$0	\$298,788	\$0	\$0	\$0
035467	Central Stores Relocation Project - TA Only - no FF	West Broadway - DDS / DMH 689-03	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035468	Fire Alarm Panel Replacment	Cliffmont 689-04	\$10,216	\$1,196	\$0	\$9,020	\$0	\$0	\$0	\$0
035470	SUST-CSI 2019: Msgr Powers Phase II - HVAC, and associated work	MONSIGNOR POWERS 667-03	\$10,615,677	\$3,896,338	\$0	\$1,199,427	\$0	\$0	\$0	\$0
035480	Site beautification (Private grant)	FRANKLIN FIELD 667-1	\$322,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
035482	Kitchen & Bath modernization	Scattered Sites 705-06	\$261,460	\$13,560	\$0	\$45,972	\$182,926	\$0	\$0	\$0
035483	BHA Project #2055-01; 62 Clifton St. & 10 Batchelder Envelope Renovations	CLIFTON & BATCHELDER STREETS 689-06	\$1,057,927	\$91,635	\$0	\$943,797	\$0	\$0	\$0	\$0
035484	ARPA FF: BHA Project #2048-01_02-Envelope Renovations 33 Winston St.	Harwood Street and Winston Rd 705-03	\$434,552	\$34,330	\$0	\$253,969	\$0	\$0	\$0	\$0
035485	BHA Project #2047-01_02-Envelope Renovations Blu Hill Development	Scattered Sites 705-06	\$1,107,707	\$89,327	\$0	\$1,005,180	\$0	\$0	\$0	\$0
035486	ARPA Targeted: Boston Fire Alarm Upgrade -BHA Project #2065-02	WINSTON ROAD 167-02	\$1,499,268	\$0	\$0	\$160,929	\$1,327,118	\$0	\$0	\$0
035487	ARPA Targeted: Boston Fed Pac Panel Upgrade -BHA Project #2067-02	Scattered Sites 705-06	\$580,604	\$0	\$0	\$0	\$558,374	\$22,231	\$0	\$0
035496	ARPA FF: Transformer Replacement	WEST BROADWAY 200-01	\$526,935	\$0	\$0	\$70,551	\$450,928	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
035497	ARPA FF: Temporary Structural Stair Rp	WEST BROADWAY 200-01	\$9,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035498	ARPA FF: Site Utilities Drainage	FAIRMOUNT 200-05	\$866,759	\$0	\$0	\$0	\$45,654	\$768,128	\$52,977	\$0
035499	ARPA FF: ECM Control Replacement	ARCHDALE 200-07	\$499,836	\$0	\$0	\$166,841	\$325,529	\$0	\$0	\$0
035501	ARPA FF: Vault Transformer Replacement	SOUTH STREET 200-12	\$277,878	\$0	\$0	\$29,520	\$239,110	\$0	\$0	\$0
035502	BHA Project #2062-02- TA Only - FF Admin only	WEST BROADWAY 200-01	\$33,731	\$0	\$0	\$0	\$8,433	\$0	\$0	\$0
035503	BHA Project #2094-01_02 UST Stablization(2) 15,000 Tanks / AST Installation	FANEUIL 200-04	\$455,857	\$77,681	\$0	\$0	\$376,176	\$0	\$0	\$0
035505	BHA Project #1947-02 - Envelope Improvement TA Only - No FF	SOUTH STREET 200-12	\$390,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035506	BHA Project #2091-02 Urgent Roofing Repairs at South Street	SOUTH STREET 200-12	\$806,924	\$1,569	\$0	\$9,990	\$795,367	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
035507	UST Closure in Place - BHA Project #1628-19	MONSIGNOR POWERS 667-03	\$89,440	\$48,677	\$0	\$34,089	\$6,675	\$0	\$0	\$0
035508	"BHA Project #2092-01_ Investigative Site Development Study - Tremont	Torrey Street 689-05	\$104,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035509	BHA Project #2093-01_ Investigative Site Development Study - Wentworth & Torrey	Tremont Street - Dorchester 689-08	\$104,117	\$0	\$0	\$0	\$60,459	\$3,619	\$0	\$0
035510	BHA Project # 2068-02 Envelope	Scattered Sites 705-06	\$158,450	\$0	\$0	\$0	\$18,051	\$140,400	\$0	\$0
035511	BHA Project # 2087-02-Heating & DHW Retrofit TA Only - FF Admin only	GALLIVAN BLVD. 200-10	\$127,198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035512	BHA Project #2099-01_02-Load Center Upgrade	GALLIVAN BLVD. 200-10	\$558,468	\$1,900	\$0	\$0	\$556,569	\$0	\$0	\$0
035513	BHA Project # 2097-02_ Wire Access Points at 4 State Sites - Phase I	GALLIVAN BLVD. 200-10	\$272,983	\$0	\$0	\$0	\$172,983	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
035514	BHA #2108-01_02: Standby Emergency Generator System	MONSIGNOR POWERS 667-03	\$390,661	\$42,792	\$0	\$0	\$327,537	\$0	\$0	\$0
035515	BHA Project #2172-02 BWSC Emergency Underground Water Main Repairs	GALLIVAN BLVD. 200-10	\$108,900	\$0	\$0	\$0	\$105,067	\$3,834	\$0	\$0
035516	2138-02 ACM Abatement on Existing Pipe Insulation	GALLIVAN BLVD. 200-10	\$29,766	\$0	\$0	\$3,290	\$26,477	\$0	\$0	\$0
035517	BHA Project #2171-01 Drone Aerial Imaging	SOUTH STREET 200-12	\$2,794	\$0	\$0	\$2,750	\$0	\$0	\$0	\$0
035519	BHA 2222-02 Stove Replacement with Induction Stoves	FRANKLIN FIELD 667-1	\$396,750	\$0	\$0	\$0	\$23,570	\$15,180	\$0	\$0
•	DMH Tree Trimming - Authority Wide	WINSTON ROAD 167-02	\$43,106	\$0	\$0	\$0	\$43,106	\$0	\$0	\$0

Capital Improvement Plan (CIP)

Formula Funding and Special DHCD Award Planned Spending - Other funding not included

Cap Hub Project Number	Project Name	Development(s)	Total Cost	Amount Spent Prior to Plan	fy2024 Spent	fy2024 Planned	fy2025	fy2026	fy2027	fy2028
•	BHA Project # 2195 01_02 Kitchen. Bathrooms Upgrades and Ventilation	GALLIVAN BLVD. 200-10	\$2,104,673	\$0	\$0	\$0	\$0	\$0	\$106,919	\$715,327
•	BHA Project # 2096 01_02 Building Envelope Masonry Repairs and Windows	GALLIVAN BLVD. 200-10	\$1,578,505	\$0	\$0	\$0	\$0	\$0	\$80,189	\$536,496
•	BHA Project # 2197-01_02 Building Entries and Intercoms	GALLIVAN BLVD. 200-10	\$1,473,271	\$0	\$0	\$0	\$0	\$0	\$74,843	\$500,729
•	BHA Project # 2198 01_02 Common Area Lighting Upgrades	FRANKLIN FIELD 667-1	\$72,450	\$0	\$0	\$0	\$0	\$0	\$72,450	\$0
•	2194-01/02 Kitchen & Bath Upgrades - Bowdoin, Boardman, Columbus	BOWDOIN STREET 705-01	\$907,500	\$0	\$0	\$0	\$0	\$0	\$94,226	\$813,275
•	2193-01/02 Ramp Replacement at Columbus	Scattered Sites 705-06	\$65,038	\$0	\$0	\$0	\$65,038	\$0	\$0	\$0

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub Project Number	Project Name	DHCD Special Award Comment	Special DHCD Awards				Other Funding			
			Emergency Reserve	Compliance Reserve	Sustainability	Special Awards	CDBG	CPA	Operating Reserve	Other Funds
035400	Orient Heights Phase II	Orient Heights Phase II Redevelopment	\$0	\$0	\$0	\$16,500,000	\$0	\$0	\$0	\$5,351,330
035424	FF: SUST-CSI 2019: Building Envelope and Mechanicals - Msgr Powers Phase I	Variable refrigerant flow system, hotw system, roof and insulation	\$0	\$0	\$208,500	\$0	\$0	\$0	\$0	\$2,823,649
035432	Security and Public Safety - Cameras		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,837
035457	Orient Heights Phase III	HILLAP Orient Heights Phase 3	\$0	\$0	\$0	\$17,450,000	\$0	\$0	\$0	\$4,000,000
035470	SUST-CSI 2019: Msgr Powers Phase II - HVAC, and associated work	budget shortfall	\$803,953	\$0	\$541,500	\$0	\$0	\$0	\$803,953	\$4,168,481
035480	Site beautification (Private grant)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$322,000
035486	ARPA Targeted: Boston Fire Alarm Upgrade -BHA Project #2065-02	ARPA Targeted	\$0	\$0	\$0	\$1,499,268	\$0	\$0	\$0	\$0
035487	ARPA Targeted: Boston Fed Pac Panel Upgrade -BHA Project #2067-02	ARPA Targeted	\$0	\$0	\$0	\$580,604	\$0	\$0	\$0	\$0

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub Project Number	Project Name	DHCD Special Award Comment	Special DHCD Awards				Other Funding			
			Emergency Reserve	Compliance Reserve	Sustain-ability	Special Awards	CDBG	CPA	Operating Reserve	Other Funds
035496	ARPA FF: Transformer Replacement	ARPA Formula Funding	\$0	\$0	\$0	\$526,935	\$0	\$0	\$0	\$0
035497	ARPA FF: Temporary Structural Stair Rp	ARPA Formula Funding	\$0	\$0	\$0	\$8,697	\$0	\$0	\$0	\$0
035498	ARPA FF: Site Utilities Drainage	ARPA Formula Funding	\$0	\$0	\$0	\$866,759	\$0	\$0	\$0	\$0
035499	ARPA FF: ECM Control Replacement	ARPA Formula Funding	\$0	\$0	\$0	\$74,985	\$0	\$0	\$0	\$0
035501	ARPA FF: Vault Transformer Replacement	ARPA Formula Funding	\$0	\$0	\$0	\$94,695	\$0	\$0	\$0	\$0
035502	BHA Project #2062-02- TA Only - FF Admin only		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,298
035505	BHA Project #1947-02 - Envelope Improvement TA Only - No FF		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,461
035511	BHA Project # 2087-02-Heating & DHW Retrofit TA Only - FF Admin only		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$127,198

Capital Improvement Plan (CIP)

FUNDS IN ADDITION TO ANNUAL FORMULA FUNDING AWARD

Cap Hub Project Number	Project Name	DHCD Special Award Comment	Special DHCD Awards				Other Funding			
			Emergency Reserve	Compliance Reserve	Sustainability	Special Awards	CDBG	CPA	Operating Reserve	Other Funds
035513	BHA Project # 2097-02_ Wire Access Points at 4 State Sites - Phase I		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
035516	2138-02 ACM Abatement on Existing Pipe Insulation	asbestos removal pipe insulation	\$0	\$29,766	\$0	\$0	\$0	\$0	\$0	\$0
035519	BHA 2222-02 Stove Replacement with Induction Stoves		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$358,000

Capital Improvement Plan (CIP) Narrative

Including Requests to DHCD & Supporting Statements

1. Request for increased spending flexibility.

DHCD designates a spending target (cap share) and an allowable spending range for each year of the CIP. A Housing Authority may request to shift the cap shares of the first three years in order to increase scheduling flexibility. A CIP utilizing this flexibility is called an Alternate CIP. The total spending over three years and over five years must continue to meet the limits set by DHCD. DHCD will approve an Alternate CIP only with acceptable justification and only if funding is available.

Boston Housing Authority has submitted an Alternate CIP with the following justification:

- Projected spending on projects currently in bidding or construction exceeds Cap Share in one or more years of the CIP.
- The TDC for a proposed project exceeds the Cap Share for a single year and it doesn't make sense to spread it

An Alternate Plan in this situation refers to whether or not BHA was able to arrange their Capital Improvement Projects to meet the allotted funds (benchmarks) for each fiscal year. Due to the expected price of many of the BHA projects, this is difficult to do within this CIP Planning Program. Year 2 was not able to adjust projects to meet the benchmarks, so choosing an "Alternate" plan relieves BHA from having to keep moving projects around. However, the 3-year and 5-year benchmarks were met, meaning that the bottom line has been achieved.

2. Request for additional funding.

A Housing Authority may request additional funding from DHCD for projects that qualify as emergencies, required legal compliance upgrades, or sustainability improvements.

Boston Housing Authority has not requested additional funding.

3. Overall goals of the Housing Authority's CIP

The main vision guiding the BHA's CIP FY24–FY28 is to pursue housing and community development goals that create strong and vibrant communities through a range of affordable housing options and opportunities for all residents. Further, the strategies across all goal areas will help promote equity, with a special emphasis on helping households at the lowest income levels, underserved protected classes, and persons with special needs, and provide housing and related support in BHA's diverse and inclusive communities. The objective is to increase the supply of affordable units across its State Portfolio to enable low to moderate-income households from the public and nonprofit sectors to live and be productive citizens in Suffolk County. Priority will be given to projects and programs that allow the BHA to meet this goal and provide a high quality of life to their residents. As in previous years, increasing affordable housing options through various methods continues to be a priority.

4. Changes from the Housing Authority's previous CIP

Every new CIP differs from the previous CIP because projects have been completed and a new year has been added with new projects. These changes and other significant changes to the content of the CIP are highlighted below:

There are no significant changes from the previous year's CIP aside from adding new projects as CIP revisions throughout the course of the last year.

5. Requirements of previous CIP approval

There were no special conditions attached to the approval of our previous CIP.

6. Quarterly capital reports

Our most recent quarterly capital report (form 80 and 90) was submitted on 10/27/2023.

7. Capital Planning System (CPS) updates

Our CPS facility data has been updated with current condition information, including changes resulting from projects completed in the past year, as of 10/31/2023.

8. Project priorities

All the projects in our CIP are high priority (Priority 1 and 2 projects).

9. High priority deficiencies

We have not been able to include all of our high priority (CPS priority 1 and 2) projects in our CIP:

See attached.

10. Accessibility

We have identified the following accessibility deficiencies in our portfolio:

The BHA is aware of its accessibility deficiencies and has incorporated ADA-compliant projects in our CIP to address accessibility modifications to its existing buildings and units to accommodate accessibility thresholds within its portfolio.

We have incorporated the following projects in our CIP to address accessibility deficiencies:

Monsignor Powers - Unit 207 an existing two-bedroom unit converted into a wheelchair accessible one-bedroom ADA unit with an open floor plan, lowered counter tops, and spacious bathroom. The ADA compliant features installed ensure the occupant feels safe, comfortable, and remains independent in their unit. [\$208,500]

11. Special needs development

Boston Housing Authority has one or more special needs (167 or 689 programs) development. We have completed the service provider input process according to the required procedures detailed in the lease agreement and held an annual meeting with the service provider staff at all special needs developments as of 06/27/2023.

12. Energy and water consumption

Our 12 most recent monthly energy reports are for months 9/2004 to 8/2005.

The following table lists the DHCD thresholds for Per Unit Monthly (PUM) expense for electricity, natural gas, oil, and water use and the developments at the Housing Authority that have expenses in excess of the thresholds, if any.

	Electric PUM > Threshold	Gas PUM > Threshold	Oil PUM > Threshold	Water PUM > Threshold
Threshold PUM:	\$100	\$80	\$50	\$60

No developments exceed threshold values.

[Due to the size of BHA inventory, the method of reporting energy usage is not submitted in a way that will ever update the table above. Please instead refer to the Energy Usage Table in the "Response to Public Comments" at the end of this report.]

13. Energy or water saving initiatives

Boston Housing Authority is currently pursuing energy or water-saving audits or grants as noted in the
Utility data management system:

- To meet immediate needs, BHA has improved internal data reporting capabilities to comply with the new energy performance ordinance
- BHA continues to explore energy management systems since it discontinued use of Mass En

14. Vacancy rate

Our unadjusted vacancy rate reported to DHCD is as follows. (The unadjusted vacancy rate captured in these figures is the percentage of ALL housing units that are vacant, including both offline units being used for other purposes and units with DHCD vacancy waivers.)

13% c. 667 (DHCD Goal 2%)

3% c. 200 (DHCD Goal 2%)

9% c. 705 (DHCD Goal 2%)

Boston Housing Authority will address the excess vacancies in the following manner:

The BHA is presently undertaking two major projects, which includes the Authority Wide Building Envelope and Urgent Roof Repair and Replacement. These projects will address the water infiltrations, which has rendered some units uninhabitable and has contributed to the vacancy rate at South Street and Archdale Developments. Planned projects for these developments will be in construction and completed between FY24 and FY25.