

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
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1.0 PHA Information
 PHA Name: Boston Housing Authority PHA Code: MA002
 PHA Type: Small High Performing (HCVP) Standard (Public Hsg.)
 HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 04/2011

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 11,097 Number of HCV units: 13,309

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

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 PROGRESS REPORT.

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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 with HOPE VI and RHF monies
(ii) Transferring two BHA Elderly/Disabled sites (Lower Mills and Heritage) from public housing subsidy to Project-based Section 8 subsidy.
(iii) Old Colony – Phase One and possibly Phase Two

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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. Future RHF funds are not yet allocated. Projects include:

- Using RHF funds as part of a larger redevelopment strategy at 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	Expended	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	Expended	Franklin Hill
1	FFY 2008	MA-06-R002-501-08	\$820,693	Expended	Franklin Hill
2	FFY 2008	MA-06-R002-501-08	\$1,038,296	Expended	Franklin Hill
1	FFY 2009	MA-06-R002-501-09	\$1,558,766	Obligated	Washington Beech Phase 2
2	FFY 2009	MA-06-R002-502-09	\$1,265,700	Obligated	Washington Beech Phase 2
1	FFY 2010	MA-06-R002-501-10	\$1,085,797	Obligated	Washington Beech Phase 2
2	FFY 2010	MA-06-R002-502-10	\$1,277,542	Obligated	Washington Beech Phase 2

As of 9/30/10

7.0 b	1. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date application approved: August 27, 2010
	5. Number of units affected: 171
	6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: CFRC Grant Award Sept 2009 b. Projected end date of activity: September 2012	

Demolition/Disposition Activity Description	
	1a. Development name: Old Colony – Phase Two
	1b. Development (project) number:
	2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
	4. Date application approved:
	5. Number of units affected: 223
	6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Spring 2011 b. Projected end date of activity: Spring 2015	

7.0 b	Demolition/Disposition Activity Description
	1a. Development name: Washington Beech 1b. Development (project) number: 113
	2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	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) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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: Heath St. / 41 Bickford St. (formerly Martha Eliot Health Center) 1b. Development (project) number: 107
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date application approved: July 14, 2010
	5. Number of units affected: 24 as-built 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
	7. Timeline for activity: a. Actual or projected start date of activity: 8/07 Designation b. Projected end date of activity: July 2013
	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 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 2-story daycare facility at the site. The project currently calls for a May 2012 groundbreaking if it receives the Capital Fund Education and Training Community Facilities (CFCE) Program grant. The Associated team will be responsible to secure funding for the project. BHA will review and approve designs.

7.0 b	Demolition/Disposition Activity Description
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	1a. Development name: Lower Mills 1b. Development (project) number: MA002000257
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date application approved: June 21, 2010
	5. Number of units affected: 179 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	7. Timeline for activity: a. Actual or projected start date of activity: June, 2011 b. Projected end date of activity: June, 2011
7.0 b	Demolition/Disposition Activity Description
	1a. Development name: Heritage 1b. Development (project) number: MA002000252
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date application approved: June 21, 2010
	5. Number of units affected: 303 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
	7. Timeline for activity: a. Actual or projected start date of activity: June 2011 b. Projected end date of activity: June 2011

7.0 c	<p>7.c Conversion of Public Housing</p> <p>A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act</p> <p>1. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)</p> <p>2. Activity Description <input type="checkbox"/> Yes <input type="checkbox"/> 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.</p>
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7.0 c	<table border="1" style="width: 100%;"> <tr> <th style="text-align: center;">Conversion of Public Housing Activity Description</th> </tr> <tr> <td>1a. Development name:</td> </tr> <tr> <td>1b. Development (project) number:</td> </tr> <tr> <td>2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)</td> </tr> <tr> <td>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</td> </tr> <tr> <td>4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</td> </tr> <tr> <td>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)</td> </tr> </table>	Conversion of Public Housing Activity Description	1a. Development name:	1b. Development (project) number:	2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	3. <input type="checkbox"/> Yes <input type="checkbox"/> 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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
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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 (\$768.85) and capital (\$179) for a total of \$948 PUM as of September 2010. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to \$1423 PUM as of September 2010. Therefore, the change to tenant-based assistance would not be cost effective. None of the general occupancy developments in the BHA's portfolio has reached the stage of obsolescence where it would be cost effective to convert to tenant-based assistance rather than to maintain it as public housing.

The BHA is not subject to computing the mandatory conversion calculation because none of our developments meet the 15% vacancy standard for identifying public housing developments subject to the required conversion. Finally, residents strongly oppose any conversion to tenant-based assistance.

The above formula applies to the following developments:

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Development Name	Number of Occupied Units*
Alice Taylor	347
Bromley Park	494
Cathedral	347
Charlestown	904
Commonwealth	270
Franklin Field	324
Heath Street	191
Lenox Street	271
Mary Ellen McCormack	936
Old Colony	637
West Newton Street	128
Whittier Street	193

*As of September 2010

(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	<p>A. Public Housing</p> <p>1. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)</p> <p>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 or Neighborhood of Affordable Housing, Inc.</p> <p>2. Activity Description</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> 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.)</p>
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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:
	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
	3. Application status: (select one)
	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> 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)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

7.0 d	<p>B. Section 8 Tenant Based Assistance</p> <p>1. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.)</p> <p>2. Program Description:</p>
7.0 d	<p>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.</p> <p>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.</p> <p>ELIGIBILITY ISSUES</p> <p>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.</p>
7.0 d	<p>APPLICATION PROCESS</p> <p>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.</p>

<p>7.0 d</p>	<p>a. Size of Program <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Will the PHA limit the number of families participating in the section 8 homeownership option?</p> <p>If the answer to the question above was yes, which statement best describes the number of participants? (select one)</p> <p><input type="checkbox"/> 25 or fewer participants <input type="checkbox"/> 26 - 50 participants <input type="checkbox"/> 51 to 100 participants <input type="checkbox"/> more than 100 participants</p>
<p>7.0 d</p>	<p>b. PHA-established eligibility criteria <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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:</p>

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).*

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7.0 e	<p>7.e Project-based Vouchers: Boston Housing Authority Section 8 Project Based Voucher Program</p> <p><u>Background</u></p> <p>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.</p>
7.0 e	<p><u>PHA Plan</u></p> <p>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.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The statement must include the projected number of project-based units and general locations, and <input type="checkbox"/> how project basing would be consistent with the PHA plan.
7.0 e	<p><u>THE PROJECTED NUMBER OF PROJECT BASED UNITS</u></p> <p>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 13,309 tenant-based units, 20% would equate to 2661 units.</p> <p>By the end of BHA Fiscal Year 2012, the BHA anticipates that it will have 1427 units under contract in its PBV Program. This number includes 423 new units the BHA expects to lease in BHA FY 2011 as part of the BHA’s repositioning of units at Heritage and Lower Mills from Public Housing to PBV. In addition, the BHA has issued award letters for 173 new construction units that are anticipated to be occupied during FY 2012. All of these units are to be located in the City of Boston.</p>
7.0 e	<p>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.</p> <p>All of the BHA’s Project Based Vouchers under lease have met HUD’s requirements listed above regarding the location of projects.</p>

7.0 e	<p><u>FUTURE SITING OF SECTION 8 BASED VOUCHER PROJECTS: STRATEGIC INVESTMENT</u> As part of the Mayor’s Leading the Way III campaign, the BHA anticipates offering an RFP in the Spring and Fall of 2011 in conjunction with the City’s Department of Neighborhood and Development. The RFP offerings will not exceed 200 PBV units per year and it is likely that the number designated will be less. All units must serve homeless households.</p> <p>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:</p>
7.0 e	<p><u>Construction type:</u> 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.</p>
7.0 e	<p><u>Neighborhood needs:</u> 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.).</p>
7.0 e	<p><u>Citywide needs:</u> 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.</p>
7.0 e	<p><u>Community support:</u> 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.</p>
7.0 e	<p><u>How Project Basing is Consistent with the PHA Plan</u> The BHA has elected to convert tenant-based assistance to project based assistance to encourage new construction and rehabilitation.</p> <p>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.</p>

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 the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , 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 <i>Capital Fund Program Five-Year Action Plan</i> , 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). <input checked="" type="checkbox"/> 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.
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Housing Needs of Families in the Jurisdiction by Family Type										
Family Type	Overall *	% of Overall *	Affordability	Supply	Quality	Accessibility	% Overcrowded*	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	
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	
<p>*Overall renter households eligible for public housing, those below 80% of Area Median Income</p> <p>**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.</p>										
9.0	<input checked="" type="checkbox"/> Consolidated Plan of the Jurisdiction/s Indicate year: 7/1/2008 to 6/30/2013 <input checked="" type="checkbox"/> U.S. Census data: the State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (“CHAS”) dataset as of 2000 <input type="checkbox"/> American Housing Survey data Indicate year: <input type="checkbox"/> Other housing market study Indicate year: <input checked="" type="checkbox"/> 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	<p>B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists</p> <p>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.</p>									

Housing Needs of Families on the Waiting List				
9.0	Waiting list type: (select one)			
	<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
	<input type="checkbox"/>	Public Housing		
	<input type="checkbox"/>	Combined Section 8 and Public Housing		
	<input type="checkbox"/>	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	4759		2500**
	Extremely low income <=30% AMI	4336	91.11%	
	Very low income (>30% but <=50% AMI)	400	8.41%	
	Low income (>50% but <80% AMI)	23	0.48%	
	Families with children*	1667	35.03%	
	Elderly families*	126	2.65%	
	Families with Disabilities*	1033	21.71%	
	White Hispanic	947	19.90%	
	White Non-Hispanic	1332	27.99%	
	Black Hispanic	256	5.38%	
Black Non-Hispanic	2093	43.98%		
American Indian Hispanic	14	0.29%		
American Indian Non-Hispanic	38	0.80%		
Asian/Pacific Island Hispanic	4	0.08%		
Asian/Pacific Island Non-Hispanic	75	1.58%		

9.0	<p>*The BHA had 1290 Single applicants on the waiting list. In addition there were 643 instances of families that fit into more than one.</p>
	<p>**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.</p>
	<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>HOW LONG HAS IT BEEN CLOSED? SINCE NOVEMBER 1, 2008</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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 and effective 2010 upon HUD approval as an Amendment to the Administrative Plan the following referrals: 1) City of Boston Interagency Council on Housing and Ending Homelessness Programs and 2) Congress and HUD Homeless Study Priority. HUD approved changes to Leased Housing Admin Plan July 27, 2010 and changes were effective immediately.</p>

Housing Needs of Families on the Waiting List				
9.0	Waiting list type: (select one)			
	<input type="checkbox"/>	Section 8 tenant-based assistance		
	<input checked="" type="checkbox"/>	Public Housing		
	<input type="checkbox"/>	Combined Section 8 and Public Housing		
	<input type="checkbox"/>	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	22628		5000**
	Extremely low income <=30% AMI	20538	90.76%	
	Very low income (>30% but <=50% AMI)	1837	8.12%	
	Low income (>50% but <80% AMI)	253	1.12%	
	Families with children*	9843	43.50%	
	Elderly families*	1995	8.82%	
	Families with Disabilities*	5579	24.66%	
	White Hispanic	5672	25.07%	
	White Non-Hispanic	4226	18.68%	
Black Hispanic	1311	5.79%		
Black Non-Hispanic	8812	38.94%		
American Indian Hispanic	50	0.22%		
American Indian Non-Hispanic	132	0.58%		
Asian/Pacific Island Hispanic	30	0.13%		
Asian/Pacific Island Non-Hispanic	2395	10.58%		

9.0	<p>*The BHA had 5742 Single applicants on the waiting list. In addition there were 531 instances of families that fit into more than one category. **The number of clients, BHA processed for final eligibility for public housing.</p>		
	Characteristics by Bedroom Size (Public Housing Only)		
	1BR	11560	51.09%
	2 BR	7125	31.49%
	3 BR	3308	14.62%
	4 BR	539	2.38%
	5 BR	82	0.36%
	6+ BR	14	0.06%
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			
9.1	<p>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.</p>		

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

9.1

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
Continue the Mayor's "Leading the Way" Initiative as amended. Continue to develop and implement the BHA's Approach to Preservation.

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

Select all that apply

9.1

- 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	<p>Need: Specific Family Types: Families at or below 30% of median</p> <p>Strategy 1: Target available assistance to families at or below 30 % of AMI Select all that apply</p> <p><input type="checkbox"/> Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. <i>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%.</i></p> <p><input type="checkbox"/> Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. <i>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%.</i></p> <p><input checked="" type="checkbox"/> Employ admissions preferences aimed at families with economic hardships</p> <p><input checked="" type="checkbox"/> Adopt rent policies to support and encourage work</p> <p><input type="checkbox"/> Other: (list below)</p>
9.1	<p>Need: Specific Family Types: Families at or below 50% of median</p> <p>Strategy 1: Target available assistance to families at or below 50% of AMI Select all that apply</p> <p><input checked="" type="checkbox"/> Employ admissions preferences aimed at families who are working (in Leased Housing Programs)</p> <p><input checked="" type="checkbox"/> Adopt rent policies to support and encourage work</p> <p><input type="checkbox"/> Other: (list below)</p>
9.1	<p>Need: Specific Family Types: The Elderly</p> <p>Strategy 1: Target available assistance to the elderly: Select all that apply</p> <p><input checked="" type="checkbox"/> Seek designation of public housing for the elderly</p> <p><input checked="" type="checkbox"/> Apply for special-purpose vouchers targeted to the elderly, should they become available</p> <p><input type="checkbox"/> Other: (list below)</p>
9.1	<p>Need: Specific Family Types: Families with Disabilities</p> <p>Strategy 1: Target available assistance to Families with Disabilities: Select all that apply</p> <p><input checked="" type="checkbox"/> Implementing designation of public housing for families with disabilities</p> <p><input checked="" type="checkbox"/> Complete remaining 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)</p> <p><input checked="" type="checkbox"/> Apply for special-purpose vouchers targeted to families with disabilities, should they become available</p> <p><input checked="" type="checkbox"/> Affirmatively market to local non-profit agencies that assist families with disabilities</p> <p><input checked="" type="checkbox"/> Other: (list below)</p> <ul style="list-style-type: none"> • 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	<p>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:</p> <p>Select if applicable</p> <p><input type="checkbox"/> Affirmatively market to races/ethnicities shown to have disproportionate housing needs</p> <p><input checked="" type="checkbox"/> 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).</p>
9.1	<p>Strategy 2: Conduct activities to affirmatively further fair housing</p> <p>Select all that apply</p> <p><input checked="" type="checkbox"/> Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units</p> <p><input checked="" type="checkbox"/> Market the section 8 program to owners outside of areas of poverty /minority concentrations</p> <p><input checked="" type="checkbox"/> Other: (list below) Actively participate in the development and implementation of the Analysis of Impediments and Fair Housing Plan for the City of Boston.</p>
9.1	<p>Other Housing Needs & Strategies: (list needs and strategies below)</p> <p><u>(2) Reasons for Selecting Strategies</u></p> <p>Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:</p> <p><input checked="" type="checkbox"/> Funding constraints</p> <p><input checked="" type="checkbox"/> Staffing constraints</p> <p><input checked="" type="checkbox"/> Limited availability of sites for assisted housing</p> <p><input checked="" type="checkbox"/> Extent to which particular housing needs are met by other organizations in the community</p> <p><input checked="" type="checkbox"/> Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA</p> <p><input checked="" type="checkbox"/> Influence of the housing market on PHA programs</p> <p><input checked="" type="checkbox"/> Community priorities regarding housing assistance</p> <p><input checked="" type="checkbox"/> Results of consultation with local or state government</p> <p><input checked="" type="checkbox"/> Results of consultation with residents and the Resident Advisory Board</p> <p><input checked="" type="checkbox"/> Results of consultation with advocacy groups</p> <p><input type="checkbox"/> Other: (list below)</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>

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:

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- A change which would significantly effect current rent or admissions policies or organization of a waiting list in the Public Housing programs;
- A change which would significantly effect current rent policies in the Section 8 Program;
- A change to admission policies or organization of a waiting list in the Section 8 Program which would impact more than 5% of the total number of HCVP vouchers in the BHA’s portfolio.
- 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 Annual Plan HUD 50075 (ma002v02)

Attachments:

Five Year Agency Plan FY 2010-2014 Progress Report (ma002a02)

Comments and Responses to the BHA FY 2010 Five-Year and Annual Plan (ma002b02)

Plan Certifications (ma002c02)

FY 2010 Capital Fund Program Annual Statement Parts I, II, and III (ma002e02)

FY 2010 Capital Fund Program 5 Year Action Plan (ma002f02)

FY 2010 Capital Fund Program 5 Year Action Plan Part I Summary (continued) (ma002g02)

FY 2010 Capital Fund Program 5 Year Action Plan Part II Physical Needs (ma002h02)

FY 2010 Capital Fund Program 5 Year Action Plan Part III Management Needs (ma002i02)

Performance and Evaluation Replacement Housing Factor Summary and Supporting Pages for FFY 2007 (502), FFY 2008 (501), FFY 2008 (502), FFY 2009 (501), FFY 2009 (502), FFY 2010 (501), and FFY 2010 (502) (ma002j02)

Capital Fund Recovery Competition Performance and Evaluation for Amory, Bromley, Cathedral, and Old Colony (ma002k02)

Perform. and Eval. FFY 2006 Summ. & Supp. Pages (ma002l02)

Perform. and Eval. FFY 2007 Summ. & Supp. Pages (ma002m02)

Perform. and Eval. FFY 2008 Summ. & Supp. Pages (ma002n02)

Perform. and Eval. FFY 2009 Summ. & Supp. Pages (ma002o02)

Perform. and Eval. FFY 2010 Summ. & Supp. Pages (ma002p02)

Perform. and Eval. Capital Fund Financing Program Summ. & Supp. Pages (ma002r02)

Capital Fund Recovery Grant (stimulus) (ma002s02)

Supplement to HUD Form 50075: Plan Elements (ma002u02)

Administrative and Continued Occupancy Policy in revision mode (ma002w02)

Non-Smoking Policy with Lease Addendum (ma002x02)

Limited English Proficiency 4 Factor Analysis (ma002y02)