

**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)

## 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)	\$13,252,086.64		Total of all FF awards minus prior FF spending
LHA Emergency Reserve	\$1,987,813.00		Amount to reserve for emergencies
Net FF Funds (First 3 Years of the CIP)	\$11,264,273.64	\$10,992,809.70	Funds to plan & amount actually planned in the first 3 years of the CIP
ADA Set-aside	\$98,533.39	\$98,591.33	Accessibility projects
DMH Set-aside	\$22,457.61	\$22,050.00	Dept. of Mental Health facility
DDS Set-aside	\$475,074.43	\$474,750.00	Dept. of Developmental Services facility
Unrestricted Formula Funding (FF)	\$10,668,208.22	\$10,397,418.37	Funds awarded by DHCD to be used on projects selected by the LHA and approved by DHCD.
Special DHCD Funding	\$976,034.50	\$976,034.50	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	\$20,043,575.71	\$20,043,575.71	Funds from the LHA's operating budget.
Other Funds	\$87,377,014.61	\$87,377,014.61	Funds other than those in the above categories. See explanation below.
Total funds and planned spending	\$119,660,898.4	\$119,389,434.53	Total of all anticipated funding available for planned projects and the total of planned spending.

**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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
035190	98 Bond: W. Broadway Fire Alarm (BHA Job No. 00-055)	WEST BROADWAY 200-01	\$985,490	\$104,555	\$11,510	\$33,525	\$0	\$0	\$0	\$0
035308	Faneuil Decentralization Project BHA#0972-01	FANEUIL\ FANEUIL	\$603,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035330	FF: Wire Mold - Archdale	ARCHDALE 200-07	\$551,933	\$230,740	\$21,567	\$28,571	\$0	\$0	\$0	\$0
035349	FF: Scattered site building envelope - 70 Norwell St & 564 Blue Hill	Scattered Sites 705-06	\$1,124,111	\$239,198	\$3,800	\$849,404	\$31,711	\$0	\$0	\$0
035365	FF: building envelope - 49 Tremont St. Charlestown	Scattered Sites 705-06	\$346,446	\$12,065	\$0	\$319,383	\$14,999	\$0	\$0	\$0
035387	Phase II Scattered Site Roof Replacment	Scattered Sites 705-06	\$521,768	\$510,358	\$0	\$0	\$0	\$0	\$0	\$0
035388	FF: Security Cameras at West Broadway	WEST BROADWAY 200-01	\$702,277	\$690,386	\$0	\$1,692	\$0	\$0	\$0	\$0
035396	FF: Transformer Replacement	WEST BROADWAY 200-01	\$208,199	\$52,066	\$0	\$149,466	\$6,667	\$0	\$0	\$0
035400	Orient Heights Phase II	ORIENT HEIGHTS 200-08	\$22,651,330	\$700,000	\$50,000	\$0	\$0	\$0	\$2,313	\$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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
035411	Auth-Wide: Stair Hall Improvements (Phase I)	SOUTH STREET 200-12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035413	Plumbing Repairs & Unit Restoration - 0 Cliffmont - BHA #1674-02	Zero Cliffmont St., Roslindale	\$194,666	\$22,705	\$945	\$171,961	\$0	\$0	\$0	\$0
035414	FF: Security and Public Safety - Cameras	FANEUIL 200-04	\$768,123	\$607,990	\$19,455	\$29,443	\$0	\$0	\$0	\$0
035415	FF: Electrical Distribution System Upgrade	WEST BROADWAY 200-01	\$565,000	\$0	\$0	\$0	\$0	\$0	\$159,149	\$405,852
035416	FF: Heating Control Valves	FANEUIL 200-04	\$70,000	\$31,785	\$0	\$0	\$38,215	\$0	\$0	\$0
035417	FF: Conversion to Gas Service for Boiler Room - Phase I	FANEUIL 200-04	\$187,500	\$0	\$0	\$0	\$180,900	\$6,600	\$0	\$0
035419	FF: Underground Storage Tank Removal - Phase I	FANEUIL 200-04	\$312,500	\$0	\$0	\$0	\$0	\$66,719	\$245,782	\$0
035420	FF: Unit Exterior Doors and Hardware	GALLIVAN BLVD. 200-10	\$29,266	\$0	\$0	\$0	\$0	\$11,075	\$18,192	\$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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
035424	FF: SUST-CSI 2019: Building Envelope and Mechanicals - Msgr Powers Phase I	MONSIGNOR POWERS\ MONSIGNOR POWERS	\$4,424,200	\$293,681	\$17,500	\$358,594	\$2,079,244	\$1,849,830	\$0	\$0
035426	FF: Building Envelope - Side Wall at Abutters	BOWDOIN STREET 705-01	\$253,515	\$130,745	\$59,563	\$68,033	\$0	\$0	\$0	\$0
035427	FF: Authority Wide New Building Envelope	Scattered Sites 705-06	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035429	Auth-Wide: Roof Replacement (Phase I)	Multiple Developments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035430	Domestic Hot Water Upgrades - 2019/20 - Faneuil	FANEUIL 200-04	\$776,134	\$28,260	\$42,729	\$286,202	\$418,945	\$0	\$0	\$0
035432	Security and Public Safety - Cameras	FANEUIL 200-04	\$632,850	\$68,560	\$10,810	\$367,413	\$196,877	\$0	\$0	\$0
035435	Misc. Site Improvements	FANEUIL 200-04	\$418,880	\$24,511	\$6,319	\$150,109	\$237,943	\$0	\$0	\$0
035436	Side Walk Repairs - Phase II	SOUTH STREET 200-12	\$42,375	\$0	\$0	\$0	\$42,375	\$0	\$0	\$0
035438	H&S FY20: Replace Court Yard and Replace 15 of Entry Retaining Wall	Scattered Sites 705-06	\$56,312	\$0	\$13,615	\$43,743	\$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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
035439	H&S FY20: Tub cuts		\$45,950	\$9,809	\$20,515	\$31,642	\$0	\$0	\$0	\$0
035440	H&S FY20:Replace Rear Egress Decks, Stairs and Handrails	Scattered Sites 705-06	\$97,300	\$0	\$0	\$97,300	\$0	\$0	\$0	\$0
035441	H&S FY20: Building Envelope Repairs - roofing and siding	Harwood Street and Winston Rd 705-03	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0
035442	H&S FY20: extend boiler room vent pipe to roof line		\$327,660	\$0	\$10,080	\$319,539	\$0	\$0	\$0	\$0
035443	H&S FY20: Building Envelope [Rear Wall Masonry Repointing]		\$49,155	\$0	\$46,200	\$49,155	\$0	\$0	\$0	\$0
035444	DDS Door widening and ramps -Cliffmont	Cliffmont 689-04	\$155,000	\$0	\$0	\$0	\$40,986	\$114,015	\$0	\$0
035445	DDS door widening and ramps - 49 Tremont St. Charlestown	CHARLESTOWN	\$155,000	\$0	\$0	\$0	\$155,000	\$0	\$0	\$0
035446	As Built Drawings for 10 Scattered Sites	Scattered Sites 705-06	\$71,900	\$0	\$0	\$0	\$71,900	\$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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
035447	Structural Restoration and Building Renovations	Scattered Sites 705-06	\$140,000	\$0	\$0	\$0	\$37,020	\$102,981	\$0	\$0
035448	Authority Wide Comprehensive Roofing Survey	GALLIVAN BLVD. 200-10	\$99,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
035449	Authority Wide Comprehensive Building Envelope Survey	GALLIVAN BLVD. 200-10	\$108,850	\$0	\$58,800	\$0	\$0	\$0	\$0	\$0
035450	Authority Wide Comprehensive Stair Hall Survey	GALLIVAN BLVD. 200-10	\$70,000	\$0	\$0	\$0	\$70,000	\$0	\$0	\$0
035451	Authority Wide Comprehensive Mechanical Systems Survey	GALLIVAN BLVD. 200-10	\$80,000	\$0	\$0	\$52,000	\$28,000	\$0	\$0	\$0
035452	Authority Wide Comprehensive Deck, Stairs Survey	GALLIVAN BLVD. 200-10	\$60,000	\$0	\$0	\$39,000	\$21,000	\$0	\$0	\$0
035453	Authority Wide Comprehensive Life and Safety Survey	GALLIVAN BLVD. 200-10	\$71,000	\$0	\$0	\$46,150	\$24,850	\$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	\$60,646,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0



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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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
035458	Building Envelope Improvements - 36, 38, 40 Woodcliff	Scattered Sites 705-06	\$96,434	\$0	\$0	\$0	\$0	\$31,331	\$65,103	\$0
035460	Demolish and Rebuild Rear Egress Deck at 1492 Tremont Street	FAIRMOUNT 200-05	\$79,000	\$0	\$0	\$0	\$79,000	\$0	\$0	\$0
035461	Installation of a New PVC Sanitary Drain System at Bldgs 3&4 at Archdale	ARCHDALE 200-07	\$190,385	\$0	\$17,650	\$76,948	\$95,787	\$0	\$0	\$0
035462	Installation of a Security Cameras	ORIENT HEIGHTS 200-08	\$18,422	\$18,422	\$0	\$0	\$0	\$0	\$0	\$0
035463	Building Envelope Restoration at 21 Maryland Street	Scattered Sites 705-06	\$210,970	\$0	\$0	\$33,131	\$177,840	\$0	\$0	\$0
035464	UST Internal Cleaning (2) 15,000 Tanks	FANEUIL 200-04	\$18,168	\$0	\$18,144	\$25	\$0	\$0	\$0	\$0
•	Unit Modernization - Kitchens and Bath - Scattered Sites	WINSTON ROAD 167-02	\$22,050	\$0	\$0	\$0	\$0	\$22,050	\$0	\$0
•	200-1, 200-4 Window Repair and Replacement	WEST BROADWAY 200-01	\$625,152	\$0	\$0	\$0	\$0	\$0	\$29,518	\$595,635

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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
•	As Needed Authority-wide Roof Repair or Replacement - Phase II	FANEUIL 200-04	\$200,000	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0
•	As Needed Authority-wide Building Envelope Repairs - Phase II	FANEUIL 200-04	\$200,000	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0
•	Window Repair and Replacement	200 Devs	\$734,132	\$0	\$0	\$0	\$14,491	\$204,406	\$515,236	\$0
•	As Needed Authority-wide Roof Repair or Replacement - Phase III	FAIRMOUNT 200-05	\$156,250	\$0	\$0	\$0	\$0	\$0	\$156,250	\$0
•	As Needed Authority-wide Building Envelope Repairs - Phase III	FAIRMOUNT 200-05	\$156,250	\$0	\$0	\$0	\$0	\$0	\$156,250	\$0
•	As Needed Authority-wide Building Envelope Repairs - Phase II	ARCHDALE 200-07	\$225,000	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0
•	Stair Hall Improvements - Phase II	ARCHDALE 200-07	\$225,000	\$0	\$0	\$0	\$0	\$225,000	\$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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
•	As Needed Authority-wide Roof Repair or Replacement - Phase III	GALLIVAN BLVD. 200-10	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0
•	As Needed Authority-wide Building Envelope Repairs - Phase III	GALLIVAN BLVD. 200-10	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0
•	Stairhall Improvements - Phase III	GALLIVAN BLVD. 200-10	\$200,000	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0
•	Authority Wide - Life and Safety	ARCHDALE 200-07	\$375,000	\$0	\$0	\$0	\$0	\$149,510	\$225,491	\$0
•	667 Window Repair and Replacement	FRANKLIN FIELD\ MONSIGNOR POWERS	\$145,305	\$0	\$0	\$0	\$0	\$0	\$145,305	\$0
•	Authority Wide - Mechanical systems	FRANKLIN FIELD 667-1	\$375,000	\$0	\$0	\$0	\$0	\$149,510	\$225,491	\$0
•	As Needed Authority-wide Roof Repair or Replacement - Phase II	FRANKLIN FIELD 667-1	\$125,000	\$0	\$0	\$0	\$0	\$125,000	\$0	\$0
•	As Needed Authority-wide Building Envelope Repairs - Phase II	FRANKLIN FIELD 667-1	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
•	Remote Boiler Shutdown Switches	FRANKLIN FIELD 667-1	\$13,398	\$0	\$0	\$13,398	\$0	\$0	\$0	\$0
•	New Heating Distribution Lines	FRANKLIN FIELD 667-2	\$224,591	\$0	\$0	\$0	\$0	\$0	\$224,591	\$0
•	As Needed Authority-wide Roof Repair or Replacement - Phase II	FRANKLIN FIELD 667-2	\$125,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$0
•	As Needed Authority-wide Building Envelope Repairs - Phase II	FRANKLIN FIELD 667-2	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0
•	Stairhall Improvements - Phase II	FRANKLIN FIELD 667-2	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000	\$0
•	Central Stores Relocation Project	West Broadway - DDS / DMH 689-03	\$2,613,725	\$0	\$0	\$0	\$0	\$0	\$0	\$0
•	Fire Alarm Panel Replacment	Cliffmont 689-04	\$9,020	\$0	\$0	\$9,020	\$0	\$0	\$0	\$0
•	As Needed Authority-wide Roof Repair or Replacement	BOWDOIN STREET 705-01	\$84,750	\$0	\$0	\$0	\$0	\$0	\$0	\$84,750
•	As Needed Authority-wide Roof Repair or Replacement	BOWDOIN STREET 705-01	\$106,492	\$0	\$0	\$0	\$0	\$0	\$0	\$106,492

**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	fy2021 Spent	fy2021 Planned	fy2022	fy2023	fy2024	fy2025
•	As Needed Authority-wide Roof Repair or Replacement	BOWDOIN STREET 705-01	\$84,750	\$0	\$0	\$0	\$0	\$0	\$0	\$84,750
•	As Needed Authority-wide Roof Repair or Replacement	Scattered Sites 705-06	\$152,550	\$0	\$0	\$0	\$0	\$0	\$0	\$152,550
•	Multi Phase Siding and Window Repairs at Misc. Scattered Sites	Scattered Sites 705-06	\$750,000	\$0	\$0	\$0	\$0	\$0	\$77,915	\$672,086
•	As Needed Authority-wide Roof Repair or Replacement	Scattered Sites 705-06	\$113,000	\$0	\$0	\$0	\$0	\$0	\$0	\$113,000
•	As Needed Authority-wide Roof Repair or Replacement	Scattered Sites 705-06	\$84,750	\$0	\$0	\$0	\$0	\$0	\$0	\$84,750
<b>TOTALS</b>			\$107,993,137	\$3,775,830	\$429,199	\$3,713,838	\$4,084,745	\$3,883,024	\$2,911,581	\$2,299,863

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
035190	98 Bond: W. Broadway Fire Alarm (BHA Job No. 00-055)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$741,818
035308	Faneuil Decentralization Project BHA#0972-01		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$603,192
035314	HILAPPFY14 + CAR: 200-8 Phase one Orient Hts Redevelop 120 units	HILAPPFY14 + CAR: 200-8 Phase one Orient Hts Redevelop 120 units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,725,000
035330	FF: Wire Mold - Archdale		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271,056
035400	Orient Heights Phase II	Orient Heights Phase II Redevelopment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,851,330
035424	FF: SUST-CSI 2019: Building Envelope and Mechanicals - Msgr Powers Phase I	Variable refrigerant flow system, hotw system, roof and insulation	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0	\$-174,647
035438	H&S FY20: Replace Court Yard and Replace 15 of Entry Retaining Wall	H&S FY20: Replace Court Yard and Replace 15 of Entry Retaining Wall	\$0	\$0	\$0	\$49,833	\$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
035439	H&S FY20: Tub cuts	H&S FY20: Tub cuts	\$0	\$0	\$0	\$43,053	\$0	\$0	\$0	\$0
035440	H&S FY20:Replace Rear Egress Decks, Stairs and Handrails	H&S FY20:Replace Rear Egress Decks, Stairs and Handrails	\$0	\$0	\$0	\$43,053	\$0	\$0	\$0	\$0
035441	H&S FY20: Building Envelope Repairs - roofing and siding	H&S FY20: Building Envelope Repairs - roofing and siding	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0
035442	H&S FY20: extend boiler room vent pipe to roof line	H&S FY20: extend boiler room vent pipe to roof line	\$0	\$0	\$0	\$48,025	\$0	\$0	\$0	\$0
035443	H&S FY20: Building Envelope [Rear Wall Masonry Repointing]	H&S FY20: Building Envelope [Rear Wall Masonry Repointing]	\$0	\$0	\$0	\$49,155	\$0	\$0	\$0	\$0
035457	Orient Heights Phase III		\$0	\$0	\$0	\$0	\$0	\$0	\$20,046,220	\$40,600,000
•	Central Stores Relocation Project		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,613,725
<b>TOTALS</b>			\$0	\$0	\$750,000	\$283,119	\$0	\$0	\$20,046,220	\$109,231,473

## **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.

Boston has projects that are all in the millions of dollars, which makes it nearly impossible to correctly spread them over the individual CAP Share years.

#### **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 BHA's overall goal, involving all departments, is to keep as many of the buildings and units on-line as possible. New this year is a comprehensive modernization of our Elderly development at Monsignor Powers, to address Building Envelope, roofing, heating and lighting, and exhaust systems (kitchens and baths). The BHA's CIP is focused on security and personal safety projects at some of our most at-risk properties. We are also introducing an Authority-wide concept for roofing, building envelope, and stair halls projects (vs. all roofs at one development at a time, for example), for which we are conducting Authority-wide surveys to determine the developments that need immediate attention, and will address them as Phase 1, Phase 2, etc.



**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:

The new Monsignor Powers comprehensive project has moved to the forefront, which necessitated delaying some of our other project. Also, all individual projects of Monsignor Powers have been absorbed into this project, so they were removed from the plan.

**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 08/27/2020.

**7. Capital Planning System (CPS) updates**

Boston Housing Authority has not completed CPS updates. Our plan going forward is as follows:

Projects completed have been archived, but not all inventory has been updated.

**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:

We are not yet at 5% of portfolio being ADA compliant units.

We have incorporated the following projects in our CIP to address accessibility deficiencies:  
We are including a fully-compliant ADA unit in the Monsignor Powers comprehensive project (FISH 035440). We are also installing an ADA ramp at our DDS development (FISH 035413).

**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 06/30/2020.

**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.

	<b>Electric PUM &gt; Threshold</b>	<b>Gas PUM &gt; Threshold</b>	<b>Oil PUM &gt; Threshold</b>	<b>Water PUM &gt; Threshold</b>
Threshold PUM:	\$100	\$80	\$50	\$60

No developments exceed threshold values.

Boston uses an alternative method for tracking energy usage.

**13. Energy or water saving initiatives**

Boston Housing Authority is not currently pursuing any energy or water-saving audits or grants that could affect CIP project scope, costs or timing of projects.

**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.)

- 2% c. 667 (DHCD Goal 2%)
- 7% c. 200 (DHCD Goal 2%)
- 3% c. 705 (DHCD Goal 2%)

Boston Housing Authority will address the excess vacancies in the following manner:  
Our projects are large scale capital improvement projects; any vacancies due to unit improvement on turnover are the responsibility of the site managers.

**15. Vacancies**

Boston Housing Authority has no units listed as vacant, proposed to be vacant, or at risk of becoming vacant.