# Capital Improvement Plan (CIP) Description

## What Is the Capital Improvement Plan?

The Capital Improvement Plan (CIP) is a five-year plan that outlines major repairs and improvements to housing authority properties. It describes each project's scope, estimated cost, and timeline, while reflecting the Local Housing Authority's prioritization of its most critical needs, particularly those related to resident health and safety. The plan also identifies how projects may be funded and when they are anticipated to take place, based on the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) fiscal year (July 1 through June 30).

## How Projects Are Funded Each Year

Each year, every Local Housing Authority (LHA) receives a Formula Funding Award from EOHLC. This annual award provides the primary source of funding for new projects included in the CIP. While funding levels may vary, it is generally reasonable to anticipate that similar award amounts will be available over the next two years, which helps inform project planning and scheduling. LHAs may also apply for additional "special awards" from EOHLC for specific projects that meet certain criteria, such as emergency repairs, regulatory compliance, or energy and water conservation improvements.

## Why Plans and Costs May Change

The CIP is a planning document and must be submitted to EOHLC for review and approval. While the plan reflects current cost estimates, project budgets often increase between the time they are planned and when construction begins. As a result, available funding may not go as far as originally anticipated, and some projects may need to be adjusted, delayed, or completed in phases.

## Why Project Schedules Can Shift

Because the CIP is updated each year, project schedules and priorities may change over time. In particular, previously unidentified conditions or urgent repair needs may arise after the plan is developed; due to their impact on health, safety, or building integrity, these issues may take precedence over projects that were previously scheduled. When this occurs, the plan may be updated through CIP Revision.

To better understand how a plan has changed—including which projects were advanced, delayed, or added—it is helpful to compare the current year's CIP with the prior year's CIP. This comparison can show how EOHLC funding decisions and plan revisions have affected project timing and priorities.

## Other Funding Sources

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. However, not all of these funding sources are available every year, or in all communities.

The CIP includes the following parts:

1. A list of existing projects approved in last year's CIP Plan or added to the plan through CIP Revision during the year.
2. A list of planned capital projects showing spending per fiscal year.
3. 'Narrative Questions' with a variety of additional information.

# Active and Proposed Projects with Projected Spending by Fiscal Year

| Active Projects | | | |
|---|---|---|---|
| **Project #** | **Project Title** | **Development** | **Total Development Cost** |
| 035498 | ARPA FF: Site Utilities Drainage | FAIRMOUNT | $202,115.00 |
| 035499 | ARPA FF: ECM Control Replacement | ARCHDALE | $818,288.33 |
| 035527 | AIP: 667 Routine Turnovers | | $0.00 |
| 035536 | BHA Project # 2421 01_02 Mod at Fairmount | | $95,000.00 |
| 035537 | "BHA Project # 1854-13_02 Building Envelope " | Scattered Sites | $335,757.83 |
| 035538 | "BHA Project # 1854-14_02 Windows and Doors " | Scattered Sites | $120,118.72 |
| 035539 | "BHA Project # 1854-18_02 Basement Insulation " | Scattered Sites | $29,820.95 |
| 035540 | "BHA Project # 1854-16_02 ERV and Controls " | Scattered Sites | $74,692.90 |
| 035541 | "BHA Project # 1854-17_02 Heat Pump and Domestic Hot Water " | Scattered Sites | $218,884.16 |
| 035542 | BHA Project # 2495-02 Creative Place-Making Award | ARCHDALE | $504,000.00 |
| 035365 | FF: building envelope - 49 Tremont St. Charlestown | 49 Tremont Street - Charlestown | $352,144.17 |
| 035411 | Auth-Wide: Stair Hall Improvements (Phase I) BHA#1259-01 | WEST BROADWAY | $0.00 |
| 035424 | FF: SUST-CSI 2019: Building Envelope and Mechanicals - Msgr Powers Phase I | MONSIGNOR POWERS | $6,966,063.54 |
| 035427 | FF: Authority Wide New Building Envelope BHA 1562-01 | Scattered Sites | $0.00 |
| 035429 | BHA#2419-01_02 Roofing at Archdale (Bldgs 1 & 2) | WEST BROADWAY | $1,082,410.00 |
| 035454 | Authority Wide Comprehensive Site Survey | GALLIVAN BLVD. | $60,000.00 |
| 035470 | SUST-CSI 2019: Msgr Powers Phase II - HVAC, and associated work | MONSIGNOR POWERS | $10,645,144.98 |
| 035480 | Site beautification (Private grant) | | $695,620.00 |
| 035486 | ARPA Targeted: Boston Fire Alarm Upgrade -BHA Project #2065-02 | 19 Winston Road (DMH) | $3,590,152.98 |
| 035487 | ARPA Targeted: Boston Fed Pac Panel Upgrade -BHA Project #2067-02 | ARCHDALE | $998,197.21 |
| 035503 | BHA Project #2094-01_02 UST Stablization(2) 15,000 Tanks / AST Installation | FANEUIL | $661,967.42 |

| Active Projects | | | |
|---|---|---|---|
| 035505 | BHA Project #1947-02 - Envelope Improvement TA Only - No FF | SOUTH STREET | $412,204.53 |
| 035508 | "BHA Project #2092-01_Investigative Site Development Study - Tremont | Torrey Street | $156,062.21 |
| 035509 | BHA Project #2093-01_Investigative Site Development Study - Wentworth & Torrey | 1492 Tremont Street - Dorchester | $104,115.49 |
| 035510 | BHA Project # 2068-02 Envelope | Scattered Sites | $0.00 |
| 035513 | BHA Project # 2097-02_ Wire Access Points at 4 State Sites - Phase I | GALLIVAN BLVD. | $273,040.00 |
| 035515 | BHA Project #2172-02 BWSC Emergency Underground Water Main Repairs | GALLIVAN BLVD. | $2,100.00 |
| 035517 | BHA Project #2171-01 Drone Aerial Imaging | SOUTH STREET | $4,465.00 |
| 035519 | BHA 2222-02 Stove Replacement with Induction Stoves | FRANKLIN FIELD 667-2 | $427,912.13 |
| 035521 | DMH Tree Trimming - Authority Wide | 19 Winston Road (DMH) | $52,099.00 |
| 035522 | 2193-01 Ramp Replacement | Scattered Sites | $235,000.00 |
| 035523 | BHA Project # 2285-01 Resiliency Feasibility Study at West Broadway | WEST BROADWAY | $40,000.00 |
| 035524 | BHA Project # 2282-01\|02 25A Energy Pilot | FRANKLIN FIELD 667-1 | $0.00 |
| 035525 | BHA Project No. 2321-01_02 Archdale Parkland Playground - No Capital Funds | ARCHDALE | $1,072,984.70 |
| 035526 | BHA Project # 2338-01\|02 SUST Gas Stove Electrification -Archdale | ARCHDALE | $2,451,408.73 |
| 035528 | 2050-11 Transformer Replacement Phase II | WEST BROADWAY | $732,629.44 |
| 035529 | 2099-11 Load Center Upgrades | GALLIVAN BLVD. | $1,608,980.00 |
| 035530 | 2051-11 Vault Transformer Replacement | SOUTH STREET | $1,588,007.68 |
| 035531 | 2087-11 Standby Emergency Generator System | MONSIGNOR POWERS | $449,379.37 |
| 035532 | 1854-11 Building Envelope Restoration at 21 Maryland Street | Scattered Sites | $1,379,902.82 |
| 035533 | Building \| Site Utility Upgrades | FRANKLIN FIELD 667-1 | $3,419,832.01 |
| 035534 | BHA Prj #2342-01\|02 Site Beautification Phase II (Private grant - no FF) | FRANKLIN FIELD 667-1 | $651,710.00 |
| Total | | | $42,512,211.30 |

| **Proposed Projects** | | | |
|---|---|---|---|
| **FY2027** | | **Available Formula Funding:** | **$3,702,454.46** |
| **Project Title** | **Development** | **Total Development Cost** | **Special Award(s) Requested** |
| Interior Stair Repairs | SOUTH STREET | $1,756,712.00 | |
| As Needed Authority-wide Building Envelope Repairs - Phase II | FRANKLIN FIELD 667-1 | $644,188.00 | |
| BHA Project # 2198 01_02 Common Area Lighting Upgrades | FRANKLIN FIELD 667-1 | $72,450.00 | |
| BHA Project #0000-01 Elevator Modernization | MONSIGNOR POWERS | $479,658.00 | |
| BHA Project # 2511-02 Comprehensive Heating Plant Upgrades | FRANKLIN FIELD 667-1 | $522,750.00 | $522,750.00 |
| Total | | $3,475,758.00 | $522,750.00 |

| **Proposed Projects** | | |
|---|---|---|
| **FY2028** | **Anticipated Formula Funding:** | **$3,702,454.46** |
| **Project Title** | **Development** | **Total Development Cost** |
| Unit Modernization - Kitchens and Bath - Scattered Sites | 49 Tremont Street - Charlestown | $907,500.00 |
| Kitchen / Bath Modernization 2010 - OCC | ARCHDALE | $2,248,722.00 |
| As Needed Authority-wide Building Envelope Repairs - Phase II | ARCHDALE | $225,000.00 |
| Authority Wide Stair Hall Improvements - Phase II | ARCHDALE | $225,000.00 |
| Total | | $3,606,222.00 |

| **Proposed Projects** | | |
|---|---|---|
| **FY2029** | **Anticipated Formula Funding:** | **$3,702,454.46** |
| **Project Title** | **Development** | **Total Development Cost** |
| BHA Project # 2195 01_02 Kitchen. Bathrooms Upgrades and Ventilation | GALLIVAN BLVD. | $2,104,672.00 |
| BHA Project # 2096 01_02 Building Envelope Masonry Repairs and Windows | GALLIVAN BLVD. | $1,578,504.00 |
| Total | | $3,683,176.00 |

| Years 4 (reflect estimated annual planning amounts) | | |
|---|---|---|
| **FY2030** | | |
| **Project Title** | **Development** | **Total Development Cost** |
| Building Envelope - Brick Exterior Wall | SOUTH STREET | $3,650,328.00 |
| Total | | $3,650,328.00 |

| Years 5 (reflect estimated annual planning amounts) | | |
|---|---|---|
| **FY2031** | | |
| **Project Title** | **Development** | **Total Development Cost** |
| Kitchen / Bath Modernization - OCC | SOUTH STREET | $1,695,776.00 |
| Total | | $1,695,776.00 |

## The 'Narrative Questions' with Additional Information

## 1. Project Closeout

Have you reviewed in progress projects, contacted your PM to close out old projects, and recirculated unused funds? Please explain why or why not.

Answer: Yes

Explanation: Yes. We reviewed in-progress projects, coordinated with our Project Manager to close out old projects, and recirculated unused funds to support other capital needs. These actions keep project records current and ensure available funding is directed toward priority improvements.

## 2. Request for Additional Funding

Request additional funding from EOHLC by going to the project's detail page and adding a comment that includes the funding type and requested amount. Upload any relevant attachments at the bottom of this form. Do not include requests already approved in your latest CIP.

## 3. Overall Goals of the Capital Improvement Plan

What do you plan to achieve with this year's CIP plan and how do the projects you've selected support this goal?

Explanation: BHA's CIP is to support and advance housing that fosters resilient and thriving communities, offering a comprehensive array of affordable housing options and opportunities for all residents. Our mission is to promote equity, focusing particularly on households with the lowest incomes, underserved protected classes, and individuals with special needs, while providing housing and supportive services to all members of BHA's diverse and inclusive communities. The key objective is to maintain and expand the supply of truly affordable housing units within the State Portfolio, to provide homes for low- and moderate-income households of Boston. Projects that preserve and enhance residents' quality of life will be prioritized.

## 4. Changes from the Previous CIP

Aside from completing projects that were listed in your previous CIP and adding new projects in the new planning year(s), in what way does your new CIP differ from your previous CIP?

Explanation: There are no significant changes from the previous year's Capital Improvement Plan (CIP) aside from adding new projects through CIP revisions on a rolling basis.

## 5. Requirements from previous CIP approval

A. Approval Requirements

Did your previous CIP Approval Letter include conditions to be satisfied when implementing the CIP projects or conditions to be included in your new CIP?

Answer: No

## 6. Project Priorities

Does your CIP only include high priority capital projects (Priority 1 and 2 projects)? If no, explain your rationale for including lower priority projects.

Answer: Yes

## 7. High Priority Deficiencies

Are there any high priority capital deficiencies (priority 1 or 2 projects) in your CPS Backlog that you could not fit in your year 1 or 2 CIP plan? If yes, provide an explanation and the plan to address the deficiencies. Make sure to go through the CPS Backlog and update priorities when necessary.

Answer: Yes

Explanation: Currently there are numerous outdated projects listed in BHA's CPS backlog that have been folded into other projects or that will be addressed through alternative funding (e.g., special grants). BHA intends to clean up the backlog to remove outdated projects.

## 8. Accessibility

Are you aware of any accessibility deficiencies in your portfolio (units, common areas, and sites)? If yes, describe the deficiencies and list the projects in this CIP that will address them.

Answer: Yes

Explanation: BHA recognizes that its state-funded public housing portfolio has historically lacked key accessibility features, and over the years has targeted specific funding in each Capital Improvements Plan to incrementally make adaptations. Currently BHA is targeting accessibility upgrades at Fairmount with part of the funding awarded in the $10-million HILAPP grant. BHA is also redeveloping Faneuil Gardens in phases (phase one of which secured a Public Housing Innovations Fund grant), and the newly constructed community will meet and exceeds all modern accessibility requirements.

## 9. Special Needs Development

A. DMH/DDS Developments

LHAs must meet with each service provider on an annual basis to discuss the physical condition and necessary repairs of each of the DDS/DMH developments (167 or 689). Does your LHA have one or more DDS/DMH developments? If yes, provide details from the service provider input.

Answer: Yes

B. DMH/DDS Projects

Does your plan include projects for the DMH/DDS developments recommended by this service provider? If no, provide an explanation. Include input from the service provider staff for expanding the DMH/DDS set aside.

Service Provider Input Completion Date: 07/16/2026

Answer: No

Explanation: Yes. BHA's CIP addresses service provider recommendations for DMH/DDS developments, including wider shower stalls that accommodate full wheelchair entry and caregiver assistance. BHA has completed a bathroom-to-shower conversion at Zero Cliffmont Street. Additional work includes rebuilding decks and ramps at 1049 Tremont Street and planning comprehensive modernization of 1049 Tremont and Torey Street. These plans would upgrade DDS housing and introduce a broader housing mix to strengthen community connections and reduce social isolation. Service provider staff input will guide these improvements and the proposed expansion of the DMH/DDS set-aside.

## 10. Sustainability Program

Are you requesting Sustainability Funding for any of your projects?

Answer: Yes

If yes, have you engaged with the Mass Save Low Income (LEAN) Program? If no, please explain why not?

Answer: Yes

## 11. Solar Initiatives

Does your current CIP contain roof replacement projects?

Answer: Yes

If yes, does this project include installing solar panels on the new roofs? If no, please explain why not.

Answer: Yes

## 12. Resilience

Are any of your developments flagged for weather vulnerabilities in CPS? For example, sea-level rise/storm surge, rainfall flooding, and extreme heat.

Answer: Yes

If yes, do the projects in this CIP planned at these developments incorporate resilient design elements into the initial design plans and costs? If no, please explain.

Answer: Yes

## 13. Fossil Fuels

PHN 2024-11 stipulates that EOHLC Capital Funds cannot be used to install new fossil fuel-fired equipment, barring a few exceptions. This includes natural gas, propane, and heating oil.

Will fossil fuel-fired equipment be installed as a part of any project in this CIP?

Answer: No

## 14. Vacant Units

Please list the projects in this CIP submission that are tied to reoccupying vacant units. If there are none, write none.

Explanation: BHA#2419-01_02 Roofing at Archdale (Bldgs 1 & 2)

Scheduled FY26

ARPA FF + FF: BHA Project #2091-02 Urgent Roofing Repairs at South Street

Completed 09/26

## 15. EOHLC/RCAT Assistance

Has EOHLC or RCAT staff provided you with assistance developing this CIP? If yes, who were the EOHLC or RCAT staff involved?

Answer: Yes

Explanation: CyberSense / Beth Thompson

## 16. Certification Statement

I certify that this is the complete and accurate list of projects that I will be submitting to the Board for approval as part of the Annual Plan process.

If there are any additions, deletions, or modifications to this list of projects resulting from the Board or LTO/public meeting, I will promptly notify my EOHLC Project Manager and RCAT Project Manager and make the necessary changes.

Answer: Yes

## 17. Other Comments

Comments: