

Boston Housing Authority

Annual Plan for Fiscal Year 2026

For State-Aided Public Housing

The Annual Plan is a document compiled by housing authority staff in advance of each new fiscal year. The plan serves as both a tool for the Local Housing Authority (LHA) to reflect upon the prior fiscal year, and as an opportunity to develop a clear and transparent plan that builds on successes, identifies needs, and corrects any issues that have arisen in prior years. Additionally, the Annual Plan is an important tool for tenants, who may use the document to better understand the operations and needs of their housing authority, advocate for changes to policies and procedures, access data about the housing authority, and participate in their housing authority's governance.

In addition to the physical document, the Annual Plan is also a process of public engagement. Throughout the Annual Plan process, the Boston Housing Authority Administrator or their designee will be expected to review the Plan with the Local Tenant Organizations (LTO's) and Resident Advisory Board (RAB) before the public hearing; make a draft available for review to all residents and the general public; post on the website and make a copy available to each LTO at least 30 business days before the public hearing; hold a hearing on the document; and collect, integrate, and report back on substantive comments. Following the hearing and any appropriate revisions to the Annual Plan, the administrator or their designee will submit the plan to DHCD.

The law that mandates the Annual Plan is [An Act Relative to Local Housing Authorities, Massachusetts General Laws, Chapter 121B Section 28A](#). The regulation that expands upon Section 28A is [760 CMR 4.16](#). The regulations that address Local Tenant Organization (LTO) and resident participation in the Annual Plan are [760 CMR 6.09 \(3\)\(h\)](#) and [760 CMR 6.09\(4\)\(a\)\(4\)](#).

The Boston Housing Authority's Annual Plan for their 2026 fiscal year includes the following components:

1. Overview and Certification
2. Capital Improvement Plan (CIP)
3. Maintenance and Repair Plan
4. Operating Budget
5. Narrative responses to Performance Management Review (PMR) findings
6. Policies
7. Waivers
8. Glossary
9. Other Elements
 - a. Memo to EOHLC Jan 7, 2025
 - b. BHA Responses to Comments
 - c. Cover sheet for tenant satisfaction surveys
 - d. Tenant Satisfaction Survey 200 and 705 Program
 - e. Tenant Satisfaction Survey 667 Program
 - f. Performance Management Review
 - g. CIP FY 2025-2029 Goals and Objectives Attachment A
 - h. CIP Grants or Awards Attachment B
 - i. PUM Table as of 101324 with Electric, Gas, and Water

State-Aided Public Housing Developments

The following table identifies the state-aided public housing units with developments of more than 8 units listed separately. Units in developments of 8 or fewer units are aggregated as noted. Units that the LHA provides to assist clients of the Department of Mental Health (DMH), the Department of Developmental Services (DDS), or other agencies are also aggregated separately.

Dev No	Type	Development Name	Num Bldgs	Year Built	Dwelling Units
200-07	Family	ARCHDALE 200-07	6	1952	285
705-01	Family	BOWDOIN STREET 705-01	2	1930	13
200-05	Family	FAIRMOUNT 200-05	37	1951	202
200-04	Family	FANEUIL 200-04	10	1950	258
667-01	Elderly	FRANKLIN FIELD 667-1	7	1958	40
667-02	Elderly	FRANKLIN FIELD 667-2	7	1963	64
200-10	Family	GALLIVAN BLVD. 200-10	131	1953	251
705-03	Family	Harwood Street and Winston Rd 705-03	5	1992	10
667-03	Elderly	MONSIGNOR POWERS 667-03	1	1978	69
705-06	Family	Scattered Sites 705-06	62	0	119
200-12	Family	SOUTH STREET 200-12	10	1953	132
200-01	Family	WEST BROADWAY 200-01	21	1949	485
	Elderly	Elderly units in smaller developments	1		5
	Other	Special Occupancy units	9		52
Total			309		1,985

Massachusetts Rental Voucher Program (MRVP)

The Massachusetts Rental Voucher Program (MRVP) is a state-funded program that provides rental subsidies to low-income families and individuals. In most cases, a “mobile” voucher is issued to the household, which is valid for any market-rate housing unit that meets the standards of the state sanitary code and program rent limitations. In some cases, vouchers are “project-based” into a specific housing development; such vouchers remain at the development if the tenant decides to move out.

Boston Housing Authority manages 1009 MRVP vouchers.

Federally Assisted Developments

Boston Housing Authority also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 24185 households.

Additional Remarks on LHA Data

administrator email is kenzie.bok@bostonhousing.org

LHA Central Office

Boston Housing Authority
52 Chauncy Street, Boston, MA, 02111
Kenzie Bok, Administrator
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Local Tenant Organizations

	<u>Date of Recognition by LHA</u>	<u>Date LHA Reviewed Draft AP with LTO</u>
Faneuil Garden Tenant Organization	03/14/2023	11/14/2024
West Broadway Task Force	03/14/2023	11/14/2024
South Street Task Force	01/16/2024	11/14/2024

Resident Advisory Board

	<u>Date of Recognition by LHA</u>	<u>Date LHA Reviewed Draft AP with RAB</u>
Resident Advisory Board	09/19/2024	11/14/2024

Plan History

The following required actions have taken place on the dates indicated.

REQUIREMENT	DATE COMPLETED
A. Advertise the public hearing on the LHA website.	10/25/2024
B. Advertise the public hearing in public postings.	10/25/2024
C. Notify all LTO's and RAB, if there is one, of the hearing and provide access to the Proposed Annual Plan.	10/25/2024
D. Post draft AP for tenant and public viewing.	10/25/2024
E. Hold quarterly meeting with LTO or RAB to review the draft AP. (Must occur before the LHA Board reviews the Annual Plan.)	11/14/2024
F. Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present. (For Boston, the Administrator will host the hearing.)	12/09/2024
G. Executive Director presents the Annual Plan to the Board.	N/A
H. Board votes to approve the AP. (For Boston Housing Authority, the Administrator approves and submits the AP.)	01/30/2025

Certification

CERTIFICATION OF LHA USER AUTHORIZATION FOR DHCD CAPITAL SOFTWARE AND HOUSING APPLICATIONS

I, John Kane, Coordinator of Grants and Strategic Partnerships of the Boston Housing Authority, certify on behalf of the Housing Authority that I have conducted an annual review of all Boston Housing Authority users of DHCD Capital Software applications and Housing Applications and that all current LHA users are authorized to use the systems and have the appropriate level of user access based on their job responsibility. I approve all system access and access levels for all Boston Housing Authority users.

This certification applies to the following applications:

- Capital Planning System (CPS)
- Consolidated Information Management System (CIMS)
- Cap Hub
- DHCD Housing Management Systems

CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN

I, John Kane, Coordinator of Grants and Strategic Partnerships of the Boston Housing Authority, certify on behalf of the Housing Authority that: a) the above actions all took place on the dates listed above; b) all facts and information contained in this Annual Plan are true, correct and complete to the best of my knowledge and belief and c) that the Annual Plan was prepared in accordance with and meets the requirements of the regulations at 760 CMR 4.16 and 6.09.

The Board and Executive Director further certify that LHA operations and all LHA Board-adopted policies are in accordance with M.G.L. c. 121B and all Massachusetts state-aided public housing regulations, including, but not limited to 760 CMR 4.00; 5.00; 6.00; 8.00; and 11.00, as well as adhere to Department-promulgated guidance.

Date of certification: 01/30/2025

This Annual Plan (AP) has been submitted to the Department of Housing and Community Development (DHCD) and is under review. It may contain incomplete draft responses by DHCD reviewers.