### Purpose
The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

### Applicability
Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLSED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

### Definitions

1. **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.

2. **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

3. **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

4. **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

5. **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

6. **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

### A. PHA Information

<table>
<thead>
<tr>
<th>PHA Information</th>
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<tbody>
<tr>
<td><strong>A.1</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PHA Name:</strong></td>
<td>Boston Housing Authority</td>
</tr>
<tr>
<td><strong>PHA Code:</strong></td>
<td>MA002</td>
</tr>
<tr>
<td><strong>PHA Type:</strong></td>
<td>Standard PHA, Troubled PHA</td>
</tr>
<tr>
<td><strong>PHA Plan for Fiscal YearBeginning:</strong></td>
<td>04/2020</td>
</tr>
<tr>
<td><strong>PHA Inventory</strong></td>
<td>Number of Public Housing (PH) Units: <strong>10,852</strong>, Number of Housing Choice Vouchers (HCVs): <strong>14,758</strong>, Total Combined Units/Vouchers: <strong>24,901</strong></td>
</tr>
<tr>
<td><strong>PHA Plan Submission Type:</strong></td>
<td>Annual Submission, Revised Annual Submission</td>
</tr>
<tr>
<td><strong>Availability of Information.</strong></td>
<td>PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</td>
</tr>
<tr>
<td><strong>The specific location(s) where the public may obtain copies of the PHA Plan, PHA Elements and information about the public hearing are:</strong></td>
<td>BHA main administrative office, 52 Chauncy Street, Boston, MA 02111, <a href="http://www.bostonhousing.org">www.bostonhousing.org</a>, and resident councils. The BHA placed an advertisement in the Boston Globe notifying the public of the Public Hearing and where to locate Plan documents.</td>
</tr>
<tr>
<td><strong>☐ PHA Consortia:</strong></td>
<td>(Check box if submitting a Joint PHA Plan and complete table below)</td>
</tr>
</tbody>
</table>

#### Participating PHAs

<table>
<thead>
<tr>
<th>PHA Name</th>
<th>PHA Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead PHA:</td>
<td></td>
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</tbody>
</table>

#### Program(s) in the Consortia

<table>
<thead>
<tr>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>PH</td>
<td>HCV</td>
</tr>
</tbody>
</table>

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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y □ N □
- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
- Financial Resources
- Rent Determination
- Operation and Management
- Grievance Procedures
- Homeownership Programs
- Community Service and Self-Sufficiency Programs
- Safety and Crime Prevention
- Pet Policy
- Asset Management
- Substantial Deviation
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

See attached Plan Supplement for B.1 Revision of PHA Plan Elements (ma002a01). In addition, BHA is attaching to the Annual Plan:
- Admissions and Continued Occupancy Policy (ACOP) changed pages in revision mode (ma002b01)
- Leased Housing Administrative Plan changed pages in revision mode (ma002c01)
- Limited English Proficiency Four Factor Analysis (ma002d01)
- Site-Based Resident and Applicant Race Ethnicity and Disability-related characteristics (ma002e01)
- Rental Assistance Demonstration attachment to annual plan (ma002f01)

(c) The PHA must submit its Deconcentration Policy for Field Office review. See Admissions and Continued Occupancy Policy section 1.4 for Deconcentration Policy.

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y □ N □
- Hope VI or Choice Neighborhoods
- Mixed Finance Modernization or Development
- Demolition and/or Disposition
- Designated Housing for Elderly and/or Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance
- Conversion of Public Housing to Project-Based Assistance under RAD
- Occupancy by Over-Income Families
- Occupancy by Police Officers
- Non-Smoking Policies
- Project-Based Vouchers
- Units with Approved Vacancies for Modernization
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 Civil Rights Certification.

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

See attached as part of Certifications (ma002g01).
**B.4 Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y ☒ N ☐

If yes, please describe: Internal Control - During the audit of the Authority’s basic financial statements as of and for the year ended March 31, 2018, the Authority had a finding of material weakness in internal controls over financial reporting such that the potential exists that a material misstatement of the annual financial statements could occur. Internal controls should be in place to provide reasonable assurance that financial statements are prepared in accordance with U.S. GAAP.

**B.5 Progress Report.**

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

See attached Five-Year Plan 2020-2024 (ma002h01).

**B.6 Resident Advisory Board (RAB) Comments.**

(a) Did the RAB(s) provide comments to the PHA Plan?

Y ☒ N ☐

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached Response to Comments (ma002i01).

**B.7 Certification by State or Local Officials.**

Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

See attached as part of Certifications (ma002g01).

**B.8 Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y ☒ N ☐ N/A ☐

(b) If yes, please describe:

**C. Statement of Capital Improvements.** Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

**C.1 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

See HUD Form-50075.2 approved by HUD on April 8, 2019. The proposed Five-Year Action Plan (FY2020-2024) was available during the Annual Plan public comment and hearing period and will be submitted for HUD approval when the ACC becomes available later this year.