

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
--	---	--

**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, including changes to these policies, 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.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.						
A.1	<b>PHA Name:</b> <u>Boston Housing Authority</u> <b>PHA Code:</b> <u>MA002</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2022</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>8533</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>15,499</u> <b>Total Combined Units/Vouchers</b> <u>24,032</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	<b>Availability of Information.</b> PHAs must have the elements listed below 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.					
	The specific location(s) where the public may obtain copies of the PHA Plan, Plan Elements and information about the public hearing are: BHA main administrative office, 52 Chauncy Street, Boston, MA 02111, www.bostonhousing.org, 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.					
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

<b>B.</b>	<b>Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>See attached Plan Supplement for B.1 Revision of PHA Plan Elements (ma002a01). In addition, BHA is attaching to the Annual Plan:</p> <ul style="list-style-type: none"> <li>Limited English Proficiency Four Factor Analysis (ma002d01) <u>(expected)</u></li> <li>Site-Based Resident and Applicant Race Ethnicity and Disability-related characteristics (ma002e01)</li> <li>Rental Assistance Demonstration attachment to annual plan changed pages(ma002f01)</li> <li>Leased Housing Administrative Plan (ma002h01) <u>(redlined changed section pages only with summary)</u></li> <li>Admissions and Continued Occupancy Policy (ma002i01) <u>(redlined changed section pages only with summary)</u></li> </ul> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>Please see Plan Supplement, ma002a01.</p>					
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See attached Five-Year Plan 2020-2024 Progress Report (ma002g01).</p>					

<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Ongoing capital improvements include, but not limited to, roof replacements, heating and domestic hot water (DHW) systems replacements or improvements, heating plant decentralizations, façade repairs, elevator systems upgrades and improvements, and Life Safety Improvements (replacing repairing fire alarm, fire pumps and fire protections systems) per the most recent 5-Year Action Plan in EPIC approved <u>5/23/2022</u> <u>3/6/2023</u>.</p> <p>The proposed Five-Year Action Plan (FY2023-2027) 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.</p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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 (ma002c01).</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached as part of Certifications (ma002b01).</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached as part of Certifications (ma002b01).</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).				
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>BHA is not yet required to submit an AFH, so the new requirements do not apply. However, BHA continues to fulfill the requirements at 24 CFR 903.7(o)(3): <u>“which means that it (BHA) examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions.”</u></p> <p>In compliance with 24 CFR 903.7(o)(3), BHA has continuously examined and improved its programs and services with a fair housing lens. BHA established an Affirmatively Furthering Fair Housing Working Group in 2022 to engage various BHA departments in the collective strategies designed to implement targeted initiatives. During the 2022/2023 Fiscal Year, BHA advanced various AFFH goals identified in the 2021 City of Boston Assessment of Fair Housing. Anticipating HUD’s adoption of a new AFFH rule, BHA is actively taking measures to better position the Agency’s future compliance with the latest regulatory requirements. Considering completing the chart below is not currently required, BHA highlights a few initiatives undertaken during the 2022/2023 Fiscal Year to meaningfully advance fair housing.</p> <ol style="list-style-type: none"> <li>1. The Expanding Choice in Housing Opportunities (ECHO) Program is a service that helps BHA families relocate to different communities in Greater Boston. It uses a screening tool that gathers information about the families' backgrounds, incomes, needs, and preferences. The program staff works closely with the families to create a search plan and overcome any obstacles that might prevent the family from moving. The program offers workshops for current and potential landlords to inform them about the benefits and procedures of working with BHA. ECHO coordinators use various methods to find and contact landlords, such as online search engines, referrals, and direct outreach. They also refer ECHO participants to property management companies with open waitlists or vacancies. In the past year, ECHO has helped about 130 families move to different locations, with half of the families moving to Expanded Choice Communities (ECCs), which have high-quality schools, low violent crime rates, and low poverty rates.</li> <li>2. BHA entered and maintained agreements with various social services and relevant agencies to provide additional supportive services to BHA applicants and residents. BHA issues tenant-based vouchers to families on the Leading the Way Home Referral List. Those families must have had a permanent residence in the City of Boston before entering an emergency shelter under the Boston Emergency Assistance program. If a family experiencing homelessness has a child in the Boston Public School (BPS) system, BHA issues tenant-based vouchers through BPS's Homeless Education Resource Network. BHA also entered an agreement with Upham Corner Health Committee, Inc. to provide housing vouchers to eligible Landmark Assisted Living Facility residents receiving all-inclusive care.</li> <li>3. BHA has examined its Minority and Women’s Participation Provision (MWPP) and taken steps to increase equal access to the Agency’s contracting opportunities. Likewise, the BHA reviewed its Admissions and Continued Occupancy Policy (ACOP) to streamline the admissions process and improve applicant experience, such as website accessibility.</li> </ol> <p>BHA is committed to fulfilling its AFFH requirements. As evidenced above, BHA’s AFFH certification is supported by affirmative steps designed to improve or implement our programs in conformity with civil rights laws and fair housing requirements.</p> <table border="1" data-bbox="181 1287 1453 1507"> <tr> <td data-bbox="181 1287 1453 1329"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 1329 1453 1507"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="181 1533 1453 1701"> <tr> <td data-bbox="181 1533 1453 1575"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 1575 1453 1701"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>
<b>Fair Housing Goal:</b>					
<u>Describe fair housing strategies and actions to achieve the goal</u>					
<b>Fair Housing Goal:</b>					
<u>Describe fair housing strategies and actions to achieve the goal</u>					