

Supplement to HUD Form 50075-ST(1): Revision of PHA Plan Elements and New Activities

August 24, 2022

Table of Contents

Title	Page	Revised	Not Revised
Section B.1 Revision of PHA Plan Elements			
1.Statement of Housing Needs and Strategy for Addressing Housing Needs	2		X
2.Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions	11		X
3.Financial Resources	24		X
4.Rent Determination	25		X
5.Operation and Management	31		X
6.Grievance Procedures	36		X
7.Homeownership Programs	38		X
8.Community Services and Self-Sufficiency	42		X
9.Safety and Crime Prevention including Violence Against Women Act Policy and Description of VAWA activities, services or programs	47		X
10.Pet Policy	60		X
11.Asset Management	62		X
12.Substantial Deviation	63		X
13.Significant Amendment/Modification	63		X
Section B.2 New Activities			
14.Hope VI or Choice Neighborhoods	64		X
15.Mixed Finance Modernization of Development	65		X
16.Demolition and/or Disposition	66	X	
17.Designated Housing for Elderly and or Disabled Families	76		X
18.Conversion of Public Housing to Tenant-Based Assistance	79		X
19.Conversion of Public Housing to Project-Based Assistance under RAD	80		X
20.Occupancy by Over-Income Families	80		X
21.Occupancy by Police Officers	80		X
22.Non-Smoking Policies	81		X
23.Project-Based Vouchers	83		X
24.Units with Approved Vacancies for Modernization	86		X
25.Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants, or Emergency Safety and Security Grants)	87		X
26.Organization Chart	88		X

Section B.1 Revision of PHA Plan Elements

1. Housing Needs of Families in the Jurisdiction/s Served by the PHA and Strategy for Addressing Housing Needs

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type									
Family Type*	Overall**	% of Overall*	Affordability	Supply	Quality	Accessibility	% Overcrowded*	Size	Location
Income <= 30% of AMI	68,580	54.8	5	3	2	2	N/A	1	N/A
Income >30% but <=50% of AMI	30,005	24.0	5	3	2	2	N/A	2	N/A
Income >50% but <80% of AMI	26,525	21.2	4	3	2	2	N/A	2	N/A
Elderly <80%	37,120	29.7	4	3	2	2	N/A	N/A	N/A
Families with Disabilities <100% of the poverty level***	24,844	31.6	3	4	2	2	N/A	N/A	N/A
White <80%****	33,145	41.2	4	3	2	2	N/A	N/A	N/A
Black African American Households <80%****	22,955	28.5	4	3	2	2	N/A	N/A	N/A
Hispanic Households <80%****	16,575	20.6	5	3	2	2	N/A	N/A	N/A
American Indian / Alaska Native <80%****	219	.3	5	3	2	2	N/A	N/A	N/A
Asian / Pacific Islander <80%****	7560	9.4	4	3	2	2	N/A	N/A	N/A
All Minority Households <80%****	47,309	58.8	4	3	2	2	N/A	N/A	N/A
All Households <80% AMI	125,110	100	4	3	2	2	N/A	1	N/A

*There is likely some overlap in the data. For example, elderly households will include

Supplement to HUD Form 50075-ST(1): Plan Elements

2

persons with disabilities who are elderly and disabled families will include both single persons and persons with children.

**Overall renter households eligible for public housing, those below 80% of Area Median Income. Total Households = 125,110

***2017 American Community Survey 1-Year Estimates, U.S. Census Bureau, Selected Economic Characteristics for the Civilian Non-Institutionalized Population By Disability Status

****From Boston Consolidated Plan - based on 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) has one of more of four housing problems: lacks complete kitchen or plumbing facilities, more than one person per room, or cost burden greater than 30%. Total = 80,454

X: Consolidated Plan of the Jurisdiction/s

Indicate year: 7/1/2018 to 6/30/2023.

X: U.S. Census data: the State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) dataset 2009-2013 as presented in Boston Consolidated Plan 2018-2023

__: American Housing Survey data Indicate year:

__: Other housing market study
Indicate year:

X: Other sources: (list and indicate year of information) Analysis conducted in consultation with staff from the City of Boston's Department of Neighborhood Development

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<u>X</u> : Section 8 tenant-based assistance			
__: Public Housing			
__: Combined Section 8 and Public Housing			
__: Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development / sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting List total	873		313

Extremely low income <=30%	816	93.47%
Very Low income (>30% but <=50% AMI)	43	4.93%
Low income (>50% but <80% AMI)	14	1.60%
Families with children*	394	45.13%
Elderly families*	130	14.89%
Families with Disabilities*	327	37.46%
White Hispanic	213	24.40%
White Non-Hispanic	182	20.85%
Black Hispanic	76	8.71%
Black Non-Hispanic	375	42.96%
American Indian Hispanic	1	0.11%
American Indian Non-Hispanic	5	0.57%
Asian/Pacific Island Hispanic	7	0.80%
Asian/Pacific Island Non-Hispanic	14	1.60%

* The BHA had Single applicants on the waiting list. In addition there were instances of families that fit into more than one category including disabled and minors; disabled and elderly; elderly and minors; and families that fit in all 3 categories.

**BHA ranked 7277 applications on its Section 8 Tenant-Based Waiting List based on the result of the lottery process when it re-opened the waiting list for two weeks in October 2008.

Is the waiting list closed (select one) No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED? SINCE NOVEMBER 1, 2008

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

Please Note: BHA implemented site-based waiting lists for Section 8 Project-Based and Moderate Rehabilitation Housing Programs effective May 2007 and the waiting lists are open

Supplement to HUD Form 50075-ST(1): Plan Elements

for Priority One Applicants only, except for Elderly/Disabled Section 8 Project-Based waiting lists that have been open to non-priority elderly 62 years of age and older effective May 9, 2014. In addition, the Section 8 Tenant Based waiting list is open for Super Priority, PBV participants switching to tenant-based vouchers after a year of tenancy in good standing, and applicants of BHA supported housing programs, and Mitigation voucher applicants. Additionally, from time to time and with consideration to funding availability, the BHA accepts referral applicants for supportive housing programs under which a referral agency provides services including stabilization services and housing search as agreed upon by a Memorandum of Agreement for proposed applicants.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ___: Section 8 tenant-based assistance <input checked="" type="checkbox"/> : Public Housing ___: Combined Section 8 and Public Housing ___: Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development / sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	41,269		2480
Extremely low income <=30%	39,508	95.73%	
Very low income >30% but <=50% AMI	1,645	3.99%	
Low income >50% but <80% AMI	116	0.28%	
Family with children*	14,671	35.55%	
Elderly families*	9,111	22.08%	
Family with disabilities*	10,436	25.29%	
White Hispanic	9,610	23.29%	
White Non-Hispanic	7,538	18.27%	
Black Hispanic	2,886	6.99%	
Black Non-Hispanic	15,621	37.85%	
American Indian Hispanic	119	0.29%	
American Indian Non- Hispanic	230	0.56%	
Asian/Pacific Island Hispanic	150	0.36%	
Asian/Pacific Island Non-Hispanic	4,782	11.59%	
N/A	333	0.81%	

Supplement to HUD Form 50075-ST(1): Plan Elements

*The BHA had Single applicants on the waiting list. In addition there were instances of families that fit into more than one category including duplicates in disabled and children; duplicates in disabled and elderly; duplicates in elderly and children; and families that fit all categories.

**The number of clients, BHA processed for final eligibility for public housing.

***The totals numbers for race/ethnicity are missing client records that do not indicate a race.

Characteristics by Bedroom Size (Public Housing)

Housing Needs of Families on the Waiting List

BR Size	Total	%
1	22,545	54.63%
2	12,311	29.83%
3	5,653	13.70%
4	651	1.58%
5	88	0.21%
6	21	0.05%
7	22,545	54.63%

Total 41,269

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

1 Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

: Employ effective maintenance and management policies to minimize the number of public housing units off-line

- : Reduce turnover time for vacated public housing units Reduce time to renovate public housing units
- : Seek replacement of public housing units lost to the inventory through mixed finance development
- : Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- : Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- : Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- : Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- : Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- : Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- : Other (list below)
The BHA is engaging in partnerships with other agencies to better service the needs of our population and create family supported housing programs.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply:

- : Apply for additional section 8 units should they become available
- : Leverage affordable housing resources in the community through the creation of mixed - finance housing
- : Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- : Other: (list below)

Add market uses to sites where appropriate to help preserve affordable units 1:1.

BHA is eager to pursue any and all sources for the preservation and/or creation of new public housing units including using its existing Faircloth authority in conjunction with the RAD program. This may include private and public sources, funds for housing specific populations, funds for "green" (energy-efficient and healthy) affordable housing, etc. We welcome specific suggestions.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

: Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. *However, given the demographics of the public housing wait list it is anticipated that new admissions at or below 30% of median area income will significantly exceed 40%.*

: Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. *However, given the demographics of the Section 8*

Supplement to HUD Form 50075-ST(1): Plan Elements

Tenant-Based wait list, it is anticipated that new admissions at or below 30% of median area income will significantly exceed 40%.

: Employ admissions preferences aimed at families with economic hardships

: Adopt rent policies to support and encourage work

: Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

: Employ admissions preferences aimed at families who are working (in Leased Housing Programs)

: Adopt rent policies to support and encourage work

: Other: (list below)

HomeBase Program, Healthy Start in Housing, HOPWA, Housing Chronically Homeless Elders (age 62 or older), SAMHSA, BPS-Homeless Student Program, Health Starts At Home, Elder Living At Home Program –ELAHP, PACE in Public Housing; Moving On for the City of Boston, Rapid Rehousing Program, Leading the Way Home, City of Boston Coordinated Access System Referral, NED Program in Section 8, and other Supported Housing Programs

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

: Seek designation of public housing for the elderly

: Apply for special-purpose vouchers targeted to the elderly, should they become available

: Other: (list below)

Housing Chronically Homeless Elders (age 62 or older)

When possible, develop additional units for low-income elders

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

: Implementing preference for disabled persons in family public housing

: Apply for special-purpose vouchers targeted to families with disabilities, should they become available

: Affirmatively market to local non-profit agencies that assist families with disabilities

: Other: (list below)

- Provide preference to developers seeking Section 8 Project Based Vouchers in developments that provide services for families with disabilities.
- HOPWA in Public Housing
- Supported Housing Programs in Public Housing
- Section 8 Moderate Rehab Supported Housing Programs
- Supported Housing Programs in Section 8 including The Boston Cooperative Agreement to Benefit Homeless Individuals (CABHI), Chronically Homeless (Preference for long term shelter stayers applies to Section 8 applicants), City of Boston Coordinated Access System Referrals, Moving On for the City of Boston
- VASH Program in Section 8
- Mainstream Housing Vouchers

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

: Affirmatively market to races/ethnicities shown to have disproportionate housing needs

: Other: (list below)

As necessary affirmatively market to races/ethnicities shown to have disproportionate needs in the administration of site based waiting lists in the public housing program (see ACOP).

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

: Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

: Market the section 8 program to owners outside of areas of poverty /minority concentrations

: Other: (list below)

Actively participate with the City of Boston in the development of an Assessment of Fair Housing and implementation of the Consolidated Housing Plan for the City of Boston. Effective July 1, 2019, BHA implemented Small Area Fair Market Rents (SAFMRs) as exception payment standards in those zip codes where they are necessary to make the communities accessible and affordable for voucher holders. The goal of implementing SAFMR exception payment standards is to (1) to expand choice for voucher holders and decrease the concentration of vouchers in high poverty areas; (2) to preserve people's ability to remain where they are preventing displacement and the exacerbation of gentrification and (3) to minimize the effects of artificially inflating rent in the City of Boston. The BHA has also implemented Expanding Choice in Housing Opportunities to help families with housing search outside of the areas traditionally reached by BHA voucher holders.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

: Funding constraints

: Staffing constraints

: Limited availability of sites for assisted housing

: Extent to which particular housing needs are met by other organizations in the community

: Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

: Influence of the housing market on PHA programs

: Community priorities regarding housing assistance

: Results of consultation with local or state government

: Results of consultation with residents and the Resident Advisory Board

: Results of consultation with advocacy groups

: Other: (list below)

2. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait list Procedures

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete this subcomponent.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

___: When families are within a certain number of being offered a unit: (state number)

___: When families are within a certain time of being offered a unit: (state time)

: Other: (describe) At the time of preliminary application as well as when the applicant nears the top of the wait list. In addition the BHA verifies eligibility for admission for proposed additions to current households' family composition, personal care attendants/live-in aides, and for residual tenancy applicants.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

: Criminal or Drug-related activity

: Rental history

: Housekeeping which may include home visits when negative housekeeping history is documented

: Other (describe) behavior towards landlords, neighbors, BHA staff, treatment of property, credit history, utility payment history, and eligible immigration status In addition the BHA will comply with the HUD's Enterprise Income Verification (EIV) reporting for bad debts requirements and checking eviction history and termination history (where Section 8 assistance was previously terminated by a PHA) when reported through the EIV system.

c. : Yes ___: No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. : Yes ___: No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ___: Yes : No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC- authorized source) The BHA uses the Dru Sjodin -SORI- and the National Sex Offender Registry. The BHA also obtain criminal records from out of state for applicants who have resided outside of Massachusetts. The BHA obtains out of state criminal records in compliance of each state's criminal check request requirements including Puerto Rico.

(2) Waiting List Organization

Supplement to HUD Form 50075-ST(1): Plan Elements

11

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

: Community-wide list

: Sub-jurisdictional lists

: Site-based waiting lists

: Other (describe)

b. Where may interested persons apply for admission to public housing?

: PHA main administrative office

: PHA development site management office (obtain information)

: Other: by mail, if out of state or as a reasonable accommodation

May obtain application information by phone, via e-mail, and by downloading forms from the BHA website (www.bostonhousing.org). Applications may be mailed for those living out of state or as a reasonable accommodation.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 43 public housing; and 5 HOPE VI and 1 at Franklin Hill and Anne M. Lynch Homes at Old Colony privately operated by the owners.

2. : Yes : No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD- approved site based waiting list plan)?

If yes, how many lists?

3. : Yes : No: May families be on more than one list simultaneously?

If yes, how many lists? All lists for which they meet the threshold eligibility criteria.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

: PHA main administrative office

: All PHA development management offices (obtain information)

: Management offices at developments with site-based waiting lists

: At the development to which they would like to apply

: Other: Obtain information by visiting the BHA's website (www.bostonhousing.org), by mail, phone, via e-mail and or online through the Common Housing Application for Massachusetts Public Housing (CHAMP) website. HOPE VI and other mixed finance

Supplement to HUD Form 50075-ST(1): Plan Elements

12

redevelopment sites – Mission Main, Orchard Gardens, Orchard Commons, Washington Beech, Maverick Landing, Franklin Hill, and Anne M. Lynch Homes at Old Colony Phase I, II, III, and IV and any other future public housing property converted with mixed finance - maintain and establish their own waiting lists for public housing units. Waiting lists for all Section 8 project-based voucher and Moderate Rehabilitation units, however, are maintained by BHA. In addition, the BHA will maintain the public housing and Section 8 Project-Based waiting lists for Heritage and Lower Mills as well as for any other BHA public housing property converted to Section 8 Project-Based Voucher.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

: One

: Two

: Three or More

b. : Yes : No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting: : Yes : No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? However, given the demographics of the public housing wait list it is anticipated that new admissions at or below 30% of median area income will significantly exceed 40%.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

: Special Circumstances (Every fourth unit by Bedroom Size by Development will be offered to Special Circumstances Transfers including Reasonable Accommodation and Transfers related to Designated Housing)

: Administrative reasons determined by the PHA (e.g., to permit modernization work, address over and under housing across the portfolio, make apartments with special features available to persons with disabilities, address safety needs due to domestic violence related matters, severe medical issues, witness protection, etc.)

The Administrator of the BHA shall deem when necessary to proceed with Administrative Transfers based on a review of a proposal from Operations and Admissions, which includes information such as historical transfer data, acceptance rates, and current occupancy rates,

c. Preferences

1. : Yes ___: No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to next subsection Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner [No-Fault Court-Ordered Eviction Only], Inaccessibility [Disabled Applicant Only], Property Disposition, Condemnation, Displacement by any low- rent housing project or by public slum clearance or urban renewal project), Victims of reprisals or hate crimes

: Victims of domestic violence

: Substandard housing Homelessness

: High rent burden (rent is > 50 percent of income)

: Imminent Landlord displacement

Other preferences: (select below)

: Working families and those unable to work because of age or disability

: Veterans and veterans' families

: Residents who live and/or work in the jurisdiction

: Those enrolled currently in educational, training, or upward mobility programs

: Households that contribute to meeting income goals (broad range of incomes)

: Households that contribute to meeting income requirements (targeting)

: Those previously enrolled in educational, training, or upward mobility programs

: Other preference(s) (list below)

- Disabled head or co-head (family housing program only) if does not require a wheelchair accessible unit.

- Designated Housing Preference (for Elderly/Disabled housing program only) if does not require a wheelchair accessible unit.

- Displaced Resident from a Unit in the City of Boston Preference.

- Supported Housing Programs made housing offers before Priority One Applicants.

- Graduates of Project-Based Units Who Have Fulfilled Supportive Service Goals.

Supplement to HUD Form 50075-ST(1): Plan Elements

14

- Displaced Due to Being Cost Burdened in Boston

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time: Only factor among residents/clients with same priority/preference status

Former Federal preferences:

1 Involuntary Displacement (Natural Disaster, Condemnation, Government Action, Action of Housing Owner [No-Fault Court-Ordered Eviction Only], Inaccessibility [Disabled Applicant Only] Displacement by any low-rent housing project or by public slum, victims of reprisals or hate crimes

1 Victims of domestic violence

1 Homelessness

1 Graduates of Project-Based Units Who Have Fulfilled Supportive Service Goals.

1 Displaced Due to Being Cost Burdened in Boston

Other preferences: (select below)

___: Working families and those unable to work because of age or disability

: Veterans and veterans’ families

: Residents who live and/or work in the jurisdiction

___: Those enrolled currently in educational, training, or upward mobility programs

___: Households that contribute to meeting income goals (broad range of incomes)

___: Households that contribute to meeting income requirements (targeting)

___: Those previously enrolled in educational, training, or upward mobility programs

: Other preference(s) (list below)

- Disabled head or co-head (family housing program only) if does not require a wheelchair accessible unit.

- Designated Housing Preference (for Elderly/Disabled housing program only) if does not require a wheelchair accessible unit.

- Displaced Resident from a Unit in the City of Boston Preference

- Supported Housing Programs made housing offers before Priority One Applicants.

4. Relationship of preferences to income targeting requirements:

Supplement to HUD Form 50075-ST(1): Plan Elements

: The PHA applies preferences within income tiers: Income tiers are used in our HOPE VI redevelopment sites and at our non-HOPE VI redevelopment sites, including West Broadway and Franklin Hill. Income tiering is in effect only after existing residents in good standing have the opportunity to return to the redeveloped site, regardless of their income.

: Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5)Occupancy:

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

: The PHA-resident lease

: The PHA's Admissions and Continued Occupancy policy

: PHA briefing seminars or written materials

: Other source (list): BHA website (www.bostonhousing.org), BHA Reasonable Accommodation Policy, Limited English Proficiency (LEP) Policy, BHA Pet Policies, Transfer Guide, Violence Against Women Act (VAWA) Policy, Rent Manual – available at management offices. For mixed-finance properties may reference the ACOP and/or Administrative Plan available with management.

- b. How often must residents notify the PHA of changes in family composition? (select all that apply)

: At an annual reexamination and lease renewal

: Any time family composition changes

: At family request for revision

___: Other (list)

(6)Deconcentration and Income Mixing:

a. ___: Yes : No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ___: Yes : No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

___: Adoption of site-based waiting lists

If selected, list targeted developments below:

___: Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

___: Employing new admission preferences at targeted developments If selected, list targeted developments below:

___: Other (list policies and developments targeted below)

d. ___: Yes X: No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

___: Additional affirmative marketing

___: Actions to improve the marketability of certain developments

___: Adoption or adjustment of ceiling rents for certain developments

___: Adoption of rent incentives to encourage deconcentration of poverty and income- mixing

___: Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

X: Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

X: Not applicable: results of analysis did not indicate a need for such efforts

___: List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete this sub-component.

Unless otherwise specified, all questions in this section apply only to the tenant- based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

Supplement to HUD Form 50075-ST(1): Plan Elements

17

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 : Criminal or drug-related activity only to the extent required by law or regulation
 : Criminal and drug-related activity, more extensively than required by law or regulation
 : More general screening than criminal and drug-related activity (list factors below)
 : Other (list below) eligible immigration status, priority and preference verification, use of the EIV database to check on past eviction & termination history
- b. : Yes : No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. : Yes : No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. : Yes : No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC- authorized source) The BHA uses the Dru Sjodin –SORI- and the National Sex Offender Registry. The BHA also obtain criminal records from out of state for applicants who have resided outside of Massachusetts. The BHA obtains out of state criminal records in compliance of each state’s criminal check request requirements including Puerto Rico.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 : Criminal or drug-related activity
 : Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the Section 8 Tenant-Based assistance waiting list merged? (select all that apply)
 : None
 : Federal public housing
 : Federal moderate rehabilitation
 : Federal project-based certificate program
 : Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
 : PHA main administrative office Leased Housing Division-Admissions Department and mail. Application information can be obtained via website and applicant portal (www.bostonhousing.org), phone, and e-mail. The tenant-based waiting list has been closed since October 2008.
 : Other: There are several special admissions programs (supported housing programs) run by the BHA in agreement with various non- profit partners which allow applications on a referral basis to eligible families.

(3) Search Time

a. : Yes : No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: See Leased Housing Administrative Plan Chapter 7.2 Voucher Term Length, Tolling, Extension, Expiration and Withdrawal.

(4) Admissions Preferences

a. Income targeting

: Yes : No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. : Yes : No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner through no fault of your own, Inaccessibility, Property Disposition), victims of reprisals or hate crimes

: Victims of domestic violence

: Substandard housing

: Homelessness

: High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

: Working families and those unable to work because of age or disability

: Veterans and veterans' families

: Residents who live and/or work in your jurisdiction

: Those enrolled currently in educational, training, or upward mobility programs

: Households that contribute to meeting income goals (broad range of incomes)

: Households that contribute to meeting income requirements (targeting)

: Those previously enrolled in educational, training, or upward mobility programs

: Other preference(s) (list below)

1. Project-Based Voucher Residents who have completed 1 Year residency and are in good standing may opt for a tenant-based voucher when available.

2. Transfer from BHA public housing or Section 8 Moderate Rehabilitation Program or Project-Based Voucher programs because of health, safety, BHA rehabilitation programs, reasonable accommodation, and humanitarian reasons

3. One or two-persons both elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over other singles.

4. A participant in a supportive housing program for elderly or disabled persons shall be considered to be imminently in danger of homelessness and shall be eligible for Priority One status if the program participant: 1) has been a tenant in such program for not less

Supplement to HUD Form 50075-ST(1): Plan Elements

19

than twelve (12) months; AND 2) has outgrown or completed the program's services; AND 3) as a result must relocate from such housing.

5. Displaced Former Boston Resident.
6. Priority one non-elderly disabled applicants who, in accordance with the BHA's Designated Housing Plan would have otherwise been called in for screening for a BHA public housing unit will be referred to Leased Housing.
7. PBV participants who are displaced through no fault of their own.
8. Former residents returning to a new construction PBV site that was identified as replacement housing.
9. Applicants who are residents of an expiring use property, converted to PBRA, located in the City of Boston, where the BHA administers the waiting list and refers eligible applicants for vacancies.
10. Non-Elderly Disabled applicants at sites which were formerly public housing, were part of a designated housing plan, and have converted to PBV.
11. Supported Housing Programs -the BHA, in a written agreement, will partner with social service, or other agencies, to provide housing and supportive services to targeted populations.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time: (Only a factor among residents with same priority status)
Former Federal preferences

- 5 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition), victims of reprisals or hate crimes
- 5 Victims of domestic violence

Other preferences (select all that apply)

- 6 : Working families and those unable to work because of age or disability
- 6 : Veterans and veterans' families
- : Residents who live and/or work in your jurisdiction
- : Those enrolled currently in educational, training, or upward mobility programs
- : Households that contribute to meeting income goals (broad range of incomes)
- : Households that contribute to meeting income requirements (targeting)
- : Those previously enrolled in educational, training, or upward mobility programs
- X : Other preference(s) (list below)

Priority	Category
1	Project-Based Voucher Residents who have completed 1 Year residency and are in good standing may opt for a tenant-based voucher when
2	Special Purpose Vouchers: The BHA will admit an Applicant who qualifies for a particular category of Special Purpose Vouchers to the Section 8 program before all other Applicants on the waiting list if the BHA is not currently assisting the required number of special purpose vouchers families

Supplement to HUD Form 50075-ST(1): Plan Elements

3	Super Priority Transfer - from BHA public housing, Section 8 Moderate Rehabilitation Program or Project- Based Voucher programs because of health, safety, BHA rehabilitation programs, reasonable accommodation, and humanitarian reasons*
4	Supported Housing Programs pursuant to an MOA between the BHA and a non-profit or government agency.
5	Mitigation Vouchers Priority one non-elderly disabled applicants who, in accordance with the BHA's Designated Housing Plan would have otherwise been called in for screening for a BHA public housing unit will be referred to Leased Housing.
6	<p>Priority One Applicants</p> <ul style="list-style-type: none"> • Displaced Due to Disaster • Displaced Due to Domestic Violence/ Dating Violence/Sexual Assault/ or Stalking • Displaced due to Being a Victim of Hate Crime • Displaced due Avoidance of Reprisal/Witness Protection • Displaced due to Court Ordered no Fault Eviction • Displaced due to Government Action • For Disabled Persons only, Inaccessibility of a Critical Element of their current Dwelling Unit • Displaced due to Being Cost Burdened in Boston • Graduate of Supportive Service Program (has outgrown program services and must relocate) • Homeless
	See cumulative preference points below.

*The Section 8 Tenant-Based Voucher waiting list is closed except for current BHA Project Based Housing Choice Voucher participants who meet the eligibility requirements as established in the Administrative Plan and are ranked above all other Section 8 Tenant-Based Housing Choice waiting list applicants, current BHA Residents who are determined to qualify for Super priority and priority one non-elderly disabled public housing applicants who in accordance with the BHA's Designated Housing Plan would have otherwise been called in for screening for a BHA public housing unit. Referrals will be accepted from Supported Housing Programs as defined in the Administrative Plan, as funding permits.

The following chart further demonstrates the BHA's priority/preference categories and how they are ranked:

Section 8 Admissions Point System

- (a) The **Priority point system** used by BHA to process new Admissions on all waiting lists is as follows:

PBV w/ 1 Year residency	95 points
Super Priority Applicants	75 points
Mitigation Vouchers	60 points
Supportive Housing Programs	50 points
Priority One Applicants	30 points
Standard Applicants	0 points

- (b) **Preference points** will be added to Priority points as follows for Applicants for Admission only:

1. Project Based Voucher Elderly	100 Points
2. Right of First Refusal	25 Points
3. No Fault Displacement	20 Points
4. Non-Elderly Disabled	10 Points
5. Preference under Olmstead	7 Points
6. Homeless Service Organizations	7 Points
7. Long Term Homelessness	7 Points
8. Single Elderly or Disabled	5 Points
9. Veterans Preference	3 points
10. Displaced Boston Resident Preference	2 points
11. Working Families, Single Disabled, Single Elderly Preference	1 points

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

 X : Date and time of application (after lottery for Housing Choice Voucher Program tenant-based)

 : Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

Supplement to HUD Form 50075-ST(1): Plan Elements

: This preference has previously been reviewed and approved by HUD for Displaced Resident from a unit in the City of Boston

: The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

: The PHA applies preferences within income tiers

: Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

: The Section 8 Administrative Plan

: Briefing sessions and written materials

: Other: Section 8 Moderate Rehabilitation Administrative Plan, Reasonable Accommodation Policy, BHA Limited English Proficiency Policy, Individual program mailings (i.e. Family Self-Sufficiency (FSS) program marketing), advocacy group meetings, support service groups, www.bostonhousing.org

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

: Through published notices

: Other: Press releases and Marketing to targeted support service groups

3. Financial Resources

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other. Update October 2021.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. FEDERAL GRANTS		
1a. Public Housing Operating Fund	\$66,960,070	
1b. Public Housing Capital Fund	\$30,296,180	
1c. HOPE VI Revitalization	----	
1d. HOPE VI Demolition	----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	\$329,302,344	
1f. Public Housing Drug Elimination Program (including any Technical Assistance funds)	----	
1g. Resident Opportunity/Self-Sufficiency Grants	\$310,821	
1h. Community Development Block Grant	----	
1i. HOME	----	----
1j. Project Based Section 8	\$6,714,706	
2. Prior Year Federal Grants (unobligated funds only)		
2a. CGP/DDTF		
2b. HOPE VI	----	
3. Public Housing Dwelling Rental Income	\$33,980,220	Operating
4. Other Income, Vending/Laundry, Cell Towers, Insurance settlements, Tenant Damages	\$672,592	Operating, Social Services
4a. Investment Income	\$10,000	Operating
4b. Non-dwelling Rent	\$12,000	Operating
5. Non-federal sources (list below)		
Donations	\$20,000	Social Services
Total Resources	\$468,278,933	

4. Rent Determination

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete this sub-component.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

: The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

: The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

: \$0

: \$1-\$25

: \$26-\$50

2. : Yes : No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. : Yes : No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

___: For the earned income of a previously unemployed household member

___: For increases in earned income (between annual recertifications)

___: Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

___: Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

___: For household heads

___: For other family members

___: For transportation expenses

: For the non-reimbursed medical expenses of non-disabled or non-elderly families

___: Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

___: Yes for all developments

: Yes but only for some developments

___: No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

: For all developments (includes family and elderly/disabled developments; excludes HOPE VI and redeveloped properties)

___: For all general occupancy developments (not elderly or disabled or elderly only)

___: For specified general occupancy developments

___: For certain parts of developments; e.g., the high-rise portion

___: For certain size units; e.g., larger bedroom sizes

___: Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

___: Market comparability study

___: Fair market rents (FMR)

Supplement to HUD Form 50075-ST(1): Plan Elements

26

- : 95th percentile rents
- : 75 percent of operating costs
- : 100 percent of operating costs for general occupancy (family) developments
- : Operating costs plus debt service
- : The "rental value" of the unit
- : Other (list below) Set at Flat Rent levels for each bedroom size (80% of Fair Market Rent)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- : Never
- : At family option (if income decreases)
- : Any time the family experiences an income increase
- : Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_\$200/month
- : Other (list below)
- :The BHA will process an interim certification, if the family receives any increase in earned income after they had reported a decrease in earned income, but prior to the next regular annual recertification,
- :Receipt of Unearned Income Resulting in 10% Increase
The BHA shall process an interim certification when the family begins receiving unearned income that increase annual income by ten percent (10%) or greater.
- : Increase in Family Income for Family without Income
The BHA shall process an interim certification of income when a without income receives any increase in earned or unearned income.

If a Family's income is too unstable to project for 12 months or if a Family temporarily has no income (a "zero-income Family") or if a Family has a temporary decrease in income, the BHA may schedule special Recertification with the Family's Leasing Officer every month, or at least quarterly, until the income stabilizes and/or an Annual Income can be determined.

g. : Yes : No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

X : The section 8 rent reasonableness study of comparable housing
___ : Survey of rents listed in local newspaper
___ : Survey of similar unassisted units in the neighborhood
X : Other (list/describe below) HOPE VI sites set their own flat rents. For updated flat rent information, contact the respective management offices.

The Boston Housing Authority will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.

The Boston Housing Authority will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows:

- Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount;
- The BHA will present two rent options to the family as follows:
 - the lower of the product of the calculation and the updated flat rental amount; and
 - the income-based rent.

The Flat rent amount by bedroom size will be reviewed yearly each October and any necessary changes will become effective by 1st of January. The BHA will maintain a current listing of its flat rent schedule as an appendix to the BHA Rent Manual and will provide this list to residents at least annually as part of the TSR process.

A. Financial Hardship: Residents who choose flat rents may request to change to an income-based rent at any time if the family is unable to pay the flat rent because of financial hardship. A financial hardship exists for these purposes when a family's income is reduced or their deductions are increased to the extent that an income-based rent is lower than the flat rent.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete this sub-component. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program,

Supplement to HUD Form 50075-ST(1): Plan Elements

28

certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

: At or above 90% but below 100% of FMR

: 100% of FMR

: Above 100% but at or below 110% of FMR

: Above 110% of FMR (if HUD approved; describe circumstances below)

The BHA has set its payment standards by zip code depending on the median contract rent in the zip code using the flexibilities permitted by exception payment standards. Payment standards range from 90% to 110% of the Metropolitan Area Fair Market or 90% to 110% of the Small Area Fair Market Rent, depending on the current market rental data. The BHA attempts to set its payment standards by zip code in a manner that provides access to rental units in the majority of the jurisdiction served by the BHA.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

: FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

: The PHA has chosen to serve additional families by lowering the payment standard

: Reflects market or submarket

: Other (list below) – Not Applicable

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

: FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

: Reflects market or submarket

: To increase housing options for families

: Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

: Annually

: Other (list below) As needed, but at minimum annually.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

: Success rates of assisted families

: Rent burdens of assisted families

: Other (list below) Market Conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

: \$0

: \$1-\$25

: \$26-\$50

b. : Yes : No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

Exemptions from this Component: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2).

A. PHA Management Structure

Describe the PHA's management structure and organization. (select one)

X: An organization chart showing the PHA's management structure and organization is on the last page of this document.

___: A brief description of the management structure and organization of the PHA follows:

DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
Alice H. Taylor	71 Prentiss Street, Roxbury, MA 02120	X	
Annapolis	52 Summer Street, Dorchester, MA 02122	X	
Ashmont	374 Ashmont Street, Dorchester, MA 02124	X	
Ausonia	185 Fulton Street, Boston, MA 02109	X	
Barkley (Cathedral)	1472 Washington Street, Boston, MA 02118	X	
Bellflower	24 Bellflower Street, Dorchester, MA 02125	X	
Doris Bunte (Walnut Park)	1990 Columbus Avenue, Roxbury, MA 02119	X	
Charlestown	55 Bunker Hill Avenue, Charlestown, MA 02129	X	
Codman	784 Washington Street, Dorchester, MA 02124	X	
Commonwealth	35 Fidelis Way, Brighton, MA 02135	X	
Davison	101 Davison Street, Hyde Park, MA 02136	X	
Eva White	440 Tremont Street, Boston, MA 02116		X
Foley	199 "H" Street, South Boston, MA 02127	X	
Franklin Field	91 Ames Street, Dorchester, MA 02124	X	
Franklin Hill Aptmts.	113 Shandon Road, Dorchester, MA 02124		X
Frederick Douglass	755 Tremont Street, Roxbury, MA 02118	X	
General Warren	47 Washington St #26, Charlestown, MA 02129		X
Groveland	15 Mary Moore Beatty Circle, Mattapan, MA 02126	X	
M.C. Hailey (Bromley Park)	42 Horan Way, Jamaica Plain, MA 02130	X	
Hampton House	155 Northampton Street, Roxbury, MA 02118	X	
Hassan	705 River Street, Mattapan, MA 02126	X	
M.C. Hailey (Heath Street)	42 Horan Way, Jamaica Plain, MA 02130	X	
Heritage	209 Sumner Street, East Boston, MA 02128		X
Highland Park	16 Center Street, Roxbury, MA 02119		X

Holgate	125 Elm Hill Avenue, Roxbury, MA 02121	X	
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DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
Lower Mills	2262 Dorchester Avenue, Dorchester, MA 02124	X	
Malone	11 Gordon Avenue, Hyde Park, MA 02136	X	
Mary Ellen McCormack	354 Old Colony Avenue, South Boston, MA 02127	X	
Maverick Landing	42 Border Street, East Boston, MA 02128		X
J.J. Meade	5 Melville Avenue, Dorchester, MA 02124	X	
Martin Luther King Tower	280 Martin Luther King Boulevard, Roxbury, MA 02119	X	
Mission Main	43 Smith Street, Roxbury, MA 02120		X
Anne M. Lynch Homes at	255 East Ninth Street, South Boston, MA 02127		X
Anne M. Lynch Homes at Old Colony Phase 1, 2A, 2B, 2C, and 3A	25 James O'Neill Street, South Boston, MA 02127		X
Orchard Commons	2315 Washington Street, Roxbury, MA 02119		X
Orchard Gardens	25 Ambrose Street, Roxbury, MA 02119		X
Pasciucco	330 Bowdoin Street, Dorchester, MA 02122	X	
Patricia White (PBV 100%)	20 Washington Street, Brighton, MA 02135	X	
Peabody/Englewood	1875 Dorchester Avenue, Dorchester, MA 02122	X	
Pond Street	29 Pond Street, Jamaica Plain, MA 02130	X	
Rockland	5300 Washington St., West Roxbury, MA 02132	X	
Roslyn	1 Cliffmont Street, Roslindale, MA 02132	X	
St. Botolph	70 St. Botolph Street, Boston, MA 02116	X	
Spring Street	23 Spring Street, West Roxbury, MA 02132	X	
Torre Unidad	80 West Dedham Street, Roxbury, MA 02119	X	
Washington/Beech	4550 Washington Street, Roslindale, MA 02130		X
Washington Manor	1701 Washington Street, Roxbury, MA 02118	X	
Washington Street	35 Fidelis Way, Brighton, MA 02135	X	
West Ninth Street	195 W. 9 th Street, South Boston, MA 02127	X	

Note: Sample contracts with management companies have been included with the Agency Plan supporting documents available in the Planning Department. In addition, the management assessment form used to evaluate performance at each

Supplement to HUD Form 50075-ST(1): Plan Elements

site for both private management companies and in-house managers is available. Resident input in the evaluation of private management companies is considered through 1-2 private meetings with the resident organizations during the term of the contracts and prior to selection of contractors during contract renewal processes. Regular interaction between Local Tenant Organizations and BHA supervisory staff informs and guides in assessing management performance at sites directly managed by the BHA.

B. HUD Programs Under PHA Management (as of April 1, 2022)

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	9279*	400
Section 8 Vouchers	15686**	480
Section 8 Certificates	0	
Section 8 Project Based voucher Program	1982	100
Section 8 Mod Rehab	459	60
Section 8 New Construction / Substantial Rehab Program	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Veterans Administration Supportive Housing (VASH)	571	65
Mainstream Housing Program	181	10
Non-Elderly Disabled Vouchers	500	15
Family Unification Program	191	9
NAACP – Litigation	299	9
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A

Other Federal Programs(list individually)		N/A
Elderly and Disabled Resident Services Program	2852	297
Supportive Housing Services Program	60	13
Section 8 Family Self-Sufficiency Program	514***	91
Resident Employment Program	62****	N/A
Public Housing Family Self-Sufficiency	38	5
Resident Services Program (ROSS funded)	300	N/A

* total federal development including public housing at Hope VI sites anticipated occupancy on 4/1/2022.

**This figure includes all HCVP, PBV, and VASH units and is a unit baseline for the program. The actual number of units we are able to lease is restricted by annual budget authority.

***Currently enrolling new FSS participants.

****Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Section 3 residents are:

- Public housing residents or
- Persons who live in the area where a HUD-assisted project is located and who have a household income that falls below HUD's income limits.

-NA- These programs provide assistance to all eligible applicants so turnover rates are not applicable.

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Agency-wide policies (govern both Public Housing and Section 8): (list below)

- Cash Management and Investment Policy
- Civil Rights Protection Plan
- Confidentiality & Confidentiality Agreement Policy
- Drug Free Workplace Policy
- EIV Security Manual
- Healthy Beverage Policy (aka Sugar-Sweetened Beverage Policy)
- Limited English Proficiency Policy
- Minority Participation Policy
- Procurement Policy
- Reasonable Accommodation Policy
- Resident Employment Provision
- Section 3 Policy
- Sexual Harassment Policy
- Social Media Participation Policy
- Storm Policy for Staff Attendance
- Sustainability Plan
- Technology Resources Usage Policy (E-mail)
- Tobacco Free Workplace Policy
 - Vaccination and Testing Policy
- Video Surveillance System Policy
- Violence Against Women Act Policy

(1) Public Housing Maintenance and Management:

- (Site-Based) Admissions and Continued Occupancy Policy (ACOP)
- Community Service Policy
- Community Space Use Policy
- Deconcentration Policy
- Demolition/Disposition Policy
- Designated Housing Plan
- Non-Smoking Policy
- Pest Control Policy
- Pet Policy for the Elderly/Disabled Program
- Pet Policy for the Family Program
- Rent Manual
- Resident Relocation and Rehousing Policy
- Site Based Purchasing System Policy
- Standard Operating Procedures for Maintenance
- Tenant Grievance Procedures
- Tenant Participation (LTO) Policy

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Section 8 Moderate Rehabilitation Administrative Plan

Supplement to HUD Form 50075-ST(1): Plan Elements

35

6. Grievance Procedure

Exemptions from this component: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. : Yes : No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

Residents seeking a grievance hearing are afforded the option of electing to have a hearing before a Grievance Hearing Panel or a Hearing Officer, subject to public health guidelines such as compliance with distance requirements onsite.

Decisions of the Grievance Panel or a Hearing Officer (except those relating to an eviction) may be appealed to a designee of the Administrator.

In addition, Grievance Procedures are developed for each redevelopment site that transition to private ownership. The BHA worked with residents and owners from these sites and created a consistent, universal Mixed Finance Site Grievance Procedure.

Also see Section 19 of the Plan Supplement: Conversion of Public Housing to Project-Based Assistance under RAD for further information on Resident Rights, Participation, Waiting List and Grievance Procedures.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

: PHA main administrative office

BHA Department of Grievances and Appeals Hearing Panel Coordinator
52 Chauncy Street, 9th Floor (617) 988-4579

: PHA development management offices

: Other (list below): For sites owned and managed by private companies (the "Mixed Finance" sites), management offices at those sites.

B. Section 8 Tenant-Based Assistance

1. : Yes : No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below: Please refer to Section 8 Administrative Plan.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

: PHA main administrative office

BHA Department of Grievances and Appeals 52 Chauncy Street, 9th Floors
(617) 988-4579

: Other (list below)

7. Homeownership Programs

A. Public Housing

1. ___: Yes : No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to next component; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to next component.)

2. Activity Description

___: Yes ___: No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to next component. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)

1a. Development name:

1b. Development (project) number:

2. Federal Program authority:

___: HOPE I

___: 5(h)

___: Turnkey III

___: Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

___: Approved; included in the PHA’s Homeownership Plan/Program

___: Submitted, pending approval

___: Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)

5. Number of units affected:

6. Coverage of action: (select one)

___: Part of the development

___: Total development

B. Section 8 Tenant Based Assistance

1. X: Yes ___: No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to next component.)

2. Program Description: In accordance with the regulations promulgated by the Secretary of the United States Department of Housing and Urban Development, the Boston Housing Authority has implemented a Housing Choice Voucher Homeownership program. The mission of the Authority is to provide homeownership possibilities, self-sufficiency training and support, and facilitate community growth, while providing parameters which will attempt to minimize defaults which consequently have a negative impact on both the family and the community.

The Leased Housing Department has partnered with the City of Boston’s Department of Neighborhood Development. DND has an established First Time Home Buyers program. By partnering with our sister agency, the Leased Housing Division has dramatically expedited the implementation of this program. The partnership has strengthened and effectively broadened the impact of homeownership opportunities within the City by providing services, support and expertise in a myriad of areas.

ELIGIBILITY ISSUES

The homeownership option has and will continue to be offered to families participating in the Housing Choice Voucher Program and the Family Self-Sufficiency Program (FSS). A successful graduate of the FSS Program may also be eligible for homeownership.

APPLICATION PROCESS

Families applying or participating in the Housing Choice Voucher Program who indicate homeownership interest will have their eligibility determined by the Leased Housing Department’s Section 8 personnel. At the same time, the family will be referred to a HUD approved housing counseling agency, primarily to DND’s First Time Home Buyers Program or a similarly qualified agency, for the purpose of learning about the various responsibilities of owning a home. The topics may include, but not be limited to the following: home maintenance, budgeting and money management, credit counseling, financing, homeownership opportunities, fair housing lending and real estate settlement procedures. If necessary, the Authority may offer additional homeownership counseling to participants and has discretion to

Supplement to HUD Form 50075-ST(1): Plan Elements

require the family to participate in ongoing counseling.

a. Size of Program

: Yes : No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- : 25 or fewer participants
: 26 - 50 participants
: 51 to 100 participants
: more than 100 participants

b. PHA-established eligibility criteria

: Yes : No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

To be eligible to participate in the BHA's Section 8 Homeownership Program the family must:

- Must be a Section 8 participant in good standing in the BHA's Section 8 program.
- Must be a Family Self Sufficiency program participant (or graduate) and have remained a participant in good standing with respect to the contractual goals and requirements of the family's FSS Individual Training and Service Plan.
- Meet all eligibility criteria as described in the Section 8 Homeowner Administrative Plan.
- Attend homeownership counseling prior to purchase and post-purchase as offered by BHA-approved counseling agencies.
- Secure financing through a lender acceptable to the BHA.
- Be able to make the monthly payment of the family's portion of the mortgage payment.
- Sign a release allowing the BHA to exchange information with the lender and the lender with the BHA.
- Provide a down payment of at least three percent (3%) of the purchase price.
- Enter into a "Purchase and Sale Agreement" for a home within 180 days of receiving a homeownership voucher, provided the financing commitment has not

Supplement to HUD Form 50075-ST(1): Plan Elements

40

expired prior to that date.

- Sign an acknowledgment form that the family becomes obligated for the whole mortgage payment in the event of termination of assistance.
- Agree that the family may not enter into an agreement to sell or refinance the home unless the BHA has first approved the sale or the refinance.
- Sign an acknowledgment form that the family will continue to comply with the appropriate provisions of the HUD Section 8 Rental Assistance regulations, family obligations and the BHA's Section 8 rental assistance and homeownership administrative plans.
- Agree to maintain the condition of the home so as to comply with HUD Housing Quality Standards (HQS) (although the BHA will not inspect the home annually for HQS compliance).

8. Community Service and Self-Sufficiency

Exemptions from this Component: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

: Yes : No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

: Client referrals

: Information sharing regarding mutual clients (for rent determinations and otherwise)

: Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

: Jointly administer programs

: Partner to administer a HUD Welfare-to-Work voucher program

: Joint administration of other demonstration program

: Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

: Public housing rent determination policies

: Public housing admissions policies

: Section 8 admissions policies

: Preference in admission to section 8 for certain public housing families

: Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

: Preference/eligibility for public housing homeownership option participation

: Preference/eligibility for section 8 homeownership option participation

: Other policies (list below)

b. Economic and Social self-sufficiency programs

Supplement to HUD Form 50075-ST(1): Plan Elements

42

X: Yes ___: No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Elderly and Disabled Resident Services Program	2852	Open to all residents	Development Office; case manager's office	Public Housing
NAACP	400	Specific criteria	PHA Main Office	Section 8
Veterans Administration Supportive Housing	571	Specific criteria	VA Medical Center in Boston	Section 8
Section 8 Family Self-Sufficiency Program*	514	Open to Section 8 participants	PHA Main Office	Section 8
Leading the Way Home	1536	Specific Criteria	DHCD in Boston	Section 8
BPS Homeless Families	1136	Specific Criteria	Boston Public Schools	Section 8
Foster Youth to Independence	4	Specific Criteria	Department of Children and	Section 8
HOPWA	15	Specific Criteria	AIDS Action Committee	Public Housing
HomeBase Program	200	Specific Criteria	MBHP in Boston	Public Housing
Healthy Start in Housing	75	Specific Criteria	BPHC in Boston	Public Housing
Health Starts at Home / Housing Prescriptions	75	Specific Criteria	Boston Medical Center	Public Housing
BPS Homeless Students	35	Specific Criteria	DND in Boston, Mayor's Office, Boston Public Schools, HigherGround, Project Hope	Public Housing

Chronically Homeless Elders	100	Specific Criteria	DND in Boston	Public Housing
Elders Living at Home – ELAPH	40	Specific Criteria	Boston Medical Center	Public Housing
PACE	12	Specific Criteria	Uphams Corner	Section 8
JRI	20	Specific Criteria	Justice Resource Institute	Public Housing
Summer House	4	Specific Criteria	Southwest Boston Senior Services Inc. D/B/A Ethos and at Malone Development	Public Housing
Public Housing Family Self-Sufficiency Program* & **	38	Specific Criteria	Development Offices, PHA Main Office, Amory St. CSD office	Public Housing
Resident Services Program (ROSS Program)***	809	Specific Criteria	Alice Taylor, Ruth Barkley, Franklin Field, Mildred Hailey primarily	Public Housing
Resident Employment Program****	54	Specific criteria	PHA Main Office Development Offices	Public Housing

*With the 2014 Notice of Fund Availability, HUD combined the 2 FSS Programs – (Public Housing and Leased Housing) into one Program; however the funding streams remain separate for the Escrow Accounts for Leased Housing and Public Housing participants.

**estimated current size Oct 2021

***estimated current size Oct 2021 of residents who received services from 10/1/2020 – 9/30/21.

****Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.

Supplement to HUD Form 50075-ST(1): Plan Elements

44

Section 3 residents are:

- Public housing residents or
- Persons who live in the area where a HUD-assisted project is located and who have a household income that falls below HUD’s income limits.

2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2013)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	50	38 as of 10/07/21
Section 8	0	514 as of 10/25/21

b. : Yes ___: No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

*Not Applicable for Section 8. Minimum program requirements fulfilled.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

: Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies

: Informing residents of new policy on admission and reexamination

___: Actively notifying residents of new policy at times in addition to admission and reexamination. Post changes / 45 day notice

___: Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

___: Establishing a protocol for exchange of information with all appropriate TANF agencies

___: Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the

U.S. Housing Act of 1937

Boston Housing Authority
PUBLIC HOUSING
COMMUNITY SERVICE REQUIREMENTS

In compliance with the Quality Housing and Work Responsibility Act of 1998, the Boston Housing Authority has developed a policy to administer the resident community service requirement. This policy describes the community service requirement and includes the following provisions:

- Definitions of community service and economic self-sufficiency
- How residents will be notified
- Definitions of exemptions from participation
- How the exemptions will be verified, both at the beginning of the program and as an ongoing part of program administration
- How compliance will be determined
- How non-compliance will be treated
- BHA's cooperation with other organizations.

BHA's residential lease includes the community service requirement and a community service policy has been approved as part of the ACOP.

Residents became subject to the requirement on October 31, 2003.

Each year at the time of their annual recertification resident compliance with the community service requirement will be determined and exemption status will be re-verified. Residents will be notified of this at least 90 days before the recertification date and required documentation will be specified in the notice. If a resident does not complete community service as required he or she will have one additional year to make up the required service. If the non-compliant resident does not do so or leave the unit, lease termination proceedings will commence.

The policy includes a description of qualifying work and self-sufficiency activities.

These activities include but are not limited to: unsubsidized employment, subsidized private or public sector employment, on the job training, job search and job readiness assistance, vocational educational training, job skills training, education directly related to employment, attendance at a secondary school or GED program or provision of child care services to an individual participating in a community service program.

However, per HUD's Statutory Authority Section 12(c)Regulatory Authority 24 CFR §§ 960.603(a),960.603(b), 960.607,966.4(l)(2)(iii)(D) until April 2022 or until otherwise mandated, the Authority will abide and Suspend Community Service and Self-Sufficiency Requirements (CSSR) enforcement and tracking.

9. Safety and Crime Prevention

Exemptions from this Component: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to the next component. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

: High incidence of violent and/or drug-related crime in some or all of the PHA's developments

: High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

: Residents fearful for their safety and/or the safety of their children

: Observed lower-level crime, vandalism and/or graffiti

: People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

: Other: Incidence of alleged civil rights violations.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

: Safety and security survey of residents

: Analysis of crime statistics over time for crimes committed "in and around" public housing authority

: Analysis of cost trends over time for repair of vandalism and removal of graffiti

: Resident reports

: PHA employee reports

: Police reports

: Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

: Other: Regular consultation with Tenant Task Forces

Review of Civil Rights Administrative Report Forms

Consultation with Boston Police Department Community Disorders Unit

3. Which developments are most affected? (list below) Family and Elderly/Disabled Developments

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

Supplement to HUD Form 50075-ST(1): Plan Elements

47

(select all that apply)

: Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

: Crime Prevention Through Environmental Design

: Activities targeted to at-risk youth, adults, or seniors

: Crime Watch

: Other (describe below)

1. Utilization of video surveillance equipment in select developments including dissemination to other Law Enforcement Agencies aiding in judicial proceedings
2. Regular Crime Prevention Education
3. Key security systems
4. Lease enforcement activity
5. Employment of police force
6. Training program and new uniforms for Safety Officers
7. Directed patrols / code 19s to address drug issues and violent crimes in high risk areas including follow up “action teams” to address quality of life issues cited in Special Circumstances Transfer applications.
8. Implementation of a nasal naloxone (Narcan) Program under which BHA police will carry and administer Narcan while on duty/patrol.

2. Which developments are most affected? (list below) All developments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

: Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan [BHA Police remain committed to this coordination effort despite the loss of the HUD DEP Grant.]

: Police provide crime data to housing authority staff for analysis and action

: Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

: Police regularly testify in and otherwise support eviction cases

: Police regularly meet with the PHA management and residents

: Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

: Other activities: Multi-law enforcement task force partnerships geared towards addressing violent crime, youth and gang violence in identified “Hot spots” and drug interdiction.

2. Which developments are most affected? (list below) All developments [including – Hailey (Bromley Heath), Charlestown, Alice Taylor, Franklin Field, Mary Ellen McCormack, and Barkley Apartments (Cathedral).]

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

: Yes : No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

: Yes : No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

: Yes : No: This PHDEP Plan is an Attachment. (Attachment Filename:)

BOSTON HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2013 (Pub. L. 113-4) and more generally to set forth BHA's policies and procedures regarding domestic violence, dating violence, sexual assault and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by BHA of all its federally subsidized public housing and Section 8 rental assistance programs under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.).

II. Goals and Objectives

This Policy has the following principal goals and objectives:

A. Maintaining compliance, including training of appropriate staff managing BHA properties, with all applicable legal requirements imposed by VAWA;

B. Participating, with others, in protecting the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by BHA;

C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault or stalking;

D. Cooperating, with others, in formation and maintenance of collaborative arrangements between BHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence sexual assault and stalking, who are assisted by BHA; and

E. Responding in accordance with BHA policies and procedures to incidents of domestic violence, dating violence, sexual assault or stalking, affecting individuals assisted by BHA.

III. Other BHA Policies and Procedures

This Policy shall be referenced in and attached to BHA's Five-Year Public Housing Agency Plan and, where appropriate, provisions consistent with this Policy shall be incorporated in and made a part of BHA's Admissions and Continued Occupancy Policy (ACOP), BHA's Section 8 Administrative Plan (Admin Plan), and other BHA policies. BHA's annual public housing agency plan shall also contain information concerning BHA's activities, services or programs relating to domestic violence, dating violence, sexual assault and stalking.

To the extent any provision of this policy shall contradict any previously adopted policy or procedure of BHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. Domestic Violence – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. Dating Violence – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. Stalking – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure,

Supplement to HUD Form 50075-ST(1): Plan Elements

50

harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
(i) that person;
(ii) a member of the immediate family of that person; or
(iii) the spouse or intimate partner of that person;

D. Sexual assault – means, any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent;

E. Affiliated individual - means, with respect to a person –
(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
(B) any person, tenant, or lawful occupant living in the household of that person .

F. Perpetrator – means person who commits an act of domestic violence, dating violence, sexual assault or stalking against a victim.

V. Admissions and Screening

A. Denial of Assistance. BHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, sexual assault or stalking, provided that such person is otherwise qualified for such admission.

B. Admissions Preference. Applicants for Public Housing and Section 8 housing assistance from BHA will receive a priority in admission by virtue of their status as victims of domestic violence. This priority is described for Public Housing in the BHA's ACOP and for Section 8 in its Admin Plan.

C. Mitigation of Disqualifying Information. When requested by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, dating violence, sexual assault and/or stalking, BHA, may take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, BHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence, dating violence, sexual assault and/or stalking and its probable relevance to the potentially disqualifying information. BHA may disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence, dating violence, sexual assault and/or stalking.

VI. Termination of Tenancy or Assistance

A. VAWA Protections. Under VAWA, public housing residents, and persons assisted under the Section 8 rental assistance program, have the following specific protections, which will be observed by BHA in administration of its programs:

1. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by BHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence, sexual assault or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an affiliated individual is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

(a) Nothing contained in this paragraph shall limit any otherwise available authority of BHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, sexual assault or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither BHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence, sexual assault or stalking than that applied to other tenants.

(b) Nothing contained in this paragraph shall be construed to limit the authority of BHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or BHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

(c) Nothing contained in this paragraph shall limit any otherwise available authority of the BHA, or a Section 8 owner or manager to honor various court orders issued to either protect the victim or address the distribution of property in case of a household breaks up.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, BHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical

violence against an affiliated individual or other individual. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or an affiliated individual. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by BHA. If such bifurcation occurs, and the removed tenant or lawful occupant was the sole tenant eligible to receive assistance the BHA will provide any remaining household member the opportunity to establish eligibility for housing.

Leases used for all public housing operated by BHA and leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by BHA, shall contain provisions setting forth the substance of this paragraph or as required by the U.S. Department of Housing & Urban Development.

VII. Verification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

A. Requirement for Verification. For those seeking protection under this Policy, the law allows, but does not require, BHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking claimed by a tenant or an affiliated individual is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., BHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by BHA. If there is reason to believe that verification is incomplete or inaccurate, the BHA may require additional documentation of the incident(s). Such documentation requirement shall not place the victim in danger. As necessary, the BHA shall work with the victim to identify appropriate sources of documentation. Section 8 owners or managers receiving rental assistance administered by BHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking can be accomplished in one of the following three ways:

1. HUD-approved form - by providing to BHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD) and available from BHA, that the individual is a victim of domestic violence, dating violence, sexual assault or stalking; that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable

Supplement to HUD Form 50075-ST(1): Plan Elements

53

detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator. If there is reason to believe that the certification is incomplete or inaccurate, the BHA may require additional documentation of the incident(s). Such documentation requirement shall not place the victim in danger. As necessary, the BHA shall work with the victim to identify appropriate sources of documentation.

2. Other documentation - by providing to BHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence, sexual assault or stalking, or the effects of the abuse, described in such documentation or a record of an administrative agency or documentation signed by the applicant or tenant and a mental health professional from whom the applicant or tenant has sought assistance relating to domestic violence, sexual assault or stalking, or the effect of such actions, and states under penalty of perjury, that the mental health professional believes that the domestic violence, dating violence, sexual assault, or stalking meets the requirement found in VAWA 2013. A form is available from BHA. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence, sexual assault or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. Police or court record – by providing to BHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. Time allowed to provide verification/ failure to provide. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking, and who is requested by BHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action. Time for response will be extended upon a showing of good cause.

C. Waiver of verification requirement. The Administrator of the BHA or her Designee, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Administrator/Designee, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

Supplement to HUD Form 50075-ST(1): Plan Elements

54

VIII. Confidentiality

A. Right of confidentiality. All information (including the fact that an individual is a victim of domestic violence, dating violence, sexual assault or stalking) provided to BHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall not be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. Notification of rights. All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by BHA shall be notified in writing concerning their right to confidentiality and the limits on such right to confidentiality.

IX. Transfer to New Residence

A. Application for transfer. The opportunity to transfer in Public Housing due to incidents of domestic violence, dating violence, sexual assault and/or stalking is described in the BHA's Admissions and Continued Occupancy Policy (ACOP). The opportunity to relocate in the Section 8 rental assistance program due to incidents of domestic violence, dating violence and/or stalking is described in the BHA Administrative Plan. Except with respect to portability of Section 8 assistance, as provided in section B below, the decision to approve or disapprove a transfer shall be made in accordance with the ACOP or Administrative Plan, as applicable. This policy does not create any additional right on the part of any public housing tenant or Section 8-assisted tenant to be granted a transfer.

B. Portability. Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit in another location (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence, sexual assault or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

A. Court orders. It is BHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by BHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. Family break-up. Other BHA policies regarding family break-up are contained in BHA's ACOP and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of BHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence, dating violence, sexual assault and/or stalking. If BHA staff become aware that an individual assisted by BHA is a victim of domestic violence, dating violence or stalking, BHA will provide the victim with written materials about such providers of shelter or services. However, and notwithstanding the foregoing, this Policy does not create any legal obligation requiring BHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence, dating violence, sexual assault and/or stalking or to make a referral in any particular case. BHA's annual public housing agency plan shall describe those providers of shelter or services to victims of domestic violence, dating violence and/or stalking known to BHA.

XII. Notification

BHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence sexual assault, or stalking.

XIV. Amendment

This policy may be amended from time to time by BHA as approved by its Administrator following an opportunity for notice and comment by interested parties.

Description of Violence Against Women Act (VAWA) activities, services, or programs:

Supplement to HUD Form 50075-ST(1): Plan Elements

56

BHA staff provide information and referral services to victims of domestic violence. Periodic VAWA and domestic violence trainings have occurred and will continue to occur with both internal and external trainers.

Both the Public Housing Admissions and Continued Occupancy Policy and the Leased Housing Administrative Plan contain a priority for serving victims of domestic violence for admission. The BHA public housing transfer policy gives a priority for victims of domestic violence as an Administrative transfer.

The BHA public safety department provides protective services above and beyond that of the Boston Police Department to BHA victims of domestic violence to both prevent domestic violence and to enhance survivor safety. BHA Police Department Officers receive extensive police academy training and updates on domestic violence. They are able to advise victims as to seeking protective orders and resources.

A partial listing of Violence Against Women Act (VAWA) Resources is below. These resources are posted on the BHA public drive and all staff have been advised of its location alongside the VAWA policy. In addition, the BHA will create a VAWA resources link section on its website.

A partial listing of Violence Against Women Act Resources:

Asian Task Force Against Domestic Violence (Boston office)	617-338-2350x244
Asian Task Force Against Domestic Violence (Lowell, MA office)	978-454-3651
Asian Task Force Against Domestic Violence 24hr. Multilingual Hotline	617-338-2355
Association of Haitian Women in Boston	617-287-0096
AWAKE program (Children's Hospital)	617 – 355 – 6369
BARCC 24hr. Boston Area Rape Crisis Center	617-492-7273
Boston Area Rape Crisis Center (Cambridge, MA)	617-492-8306 x1262
Boston Medical Center	617-414-7734
Boston Police 24hr. Domestic Violence Unit	617-343-4350
Center for Violence Prevention and Recovery at Beth Israel Deaconess Medical Center	617-667-8141
Community Legal Services and Counseling Center (Cambridge, MA)	617-661-1010x146
Cooperative Economics for Women (Revere, MA)	781-289-4950

Supplement to HUD Form 50075-ST(1): Plan Elements

Crittenton Women's Union	617 – 661 – 7203
Department of Social Services	1-800-792-5200
Disability Abuse 24hr. Hotline	1-800-426-9009
Domestic Violence services Network (Concord, MA)	978-318-3421
Domestic Violence / Sexual Assault Program Of Newton Wellesley Hospital	617-243-6521
DOVE, Inc. (Quincy)	888-314-3683
Elder Abuse 24hr. Hotline	1-800-922-2275
Elizabeth Stone House	617 – 427 – 9801
Finding Options for Change Understanding and Safety (Lowell, MA)	978-458-6282
FINEX House	617-288-1054
Gay Mens' Domestic Violence Project	800-832-1901
Greater Boston Legal Services	617-371-1234
Greater Boston Legal Services (alternate number)	617-603-1614
HaborCOV (Chelsea, MA)	617-884-9799x137 or 617–884–9909
HAVEN at MGH	617 -724-0054
Independence House (Hyannis, MA)	508-771-6507x243
International Institute of Boston	617-695-9990x172
Jewish Family and Children's Services (Waltham, MA)	781-647-5327
Lowell Community Health Center (Lowell, MA)	978-746-3147
Massachusetts Alliance of Portuguese Speakers (Cambridge, MA)	617-864-7600
Mass Coalition for the Deaf and Hard of Hearing TTY	617-695-7600 TTY
MGH Chelsea Health Care Center (Chelsea, MA)	617-887-4224
Massachusetts Department of Transitional Assistance (Domestic Violence Specialists)	617-348-8500
Massachusetts Immigrant and Refugee Advocacy Coalition	617-350-5480x216
Massachusetts Law Reform Institute	617-357-0700x305
Massachusetts Office for Victim Assistance	617-727-5200
Mayor's 24hr. Housing Hotline	617-635-4500
Merrimack Valley Legal Services, Inc. (Lowell, MA)	978-888-0004
Multicultural AIDS Coalition	617-442-1622
Newton Wellesley Hospital (Newton, MA)	617-243-6521
Nigerian American Community Organization	617-424-7890
Nigerian American Community Organization (alternate number)	617-913-5684
Parental Stress 24hr. Hotline	1-800-632-8188

Supplement to HUD Form 50075-ST(1): Plan Elements

Passageway at Brigham & Women's Hospital	617 – 732 – 8753
Portal to Hope (Salisbury)	781 – 306 – 6678
REACH Beyond Domestic Violence (Waltham)	800 – 899 – 4000
Refugee and Immigrant Assistance Center	617-238-2434
Renewal House	617 – 566 – 6881
RESPOND, Inc. (Somerville)	617-623-5900
“SafeLink 24hr. Statewide Domestic Violence Hotline Operated by Casa Myrna Vazquez”	1-877-785-2020
SafeLink 24hr. Statewide Domestic Violence Hotline TTY Operated by Casa Myrna Vasquez	877-521-2601 TTY
SAHELI: Friendship for South Asian Women	866 – 472 – 4354
Samaritans 24hr. Suicide Hotline	617-247-0220
Simmons College	617-521-2480
Somerville Commissions (Somerville, MA)	617-625-6600x2406
Teen 24hr. Hotline	1-800-999-9999
The Network/La Red (ending abuse in lesbian, bisexual, and transgender communities)	617-742-4911 TTY: 617-338-SAFE (7833)
The Second Step (Newton)	617 – 661 – 7203
Transition House (Cambridge, MA)	617-868-1655
United Way Help Line	1-800-231-4377
Victim Rights Law Center	617-399-6720
Whittier Street Health Center	617-989-3249

10. Pets

Summary of the Elderly/Disabled Pet Policy and the Family Pet Policy

In compliance with HUD requirements, the Boston Housing Authority has adopted pet policies and rules for all developments authorizing the keeping of pets in BHA developments. The primary purpose of the rules is to establish reasonable requirements for the keeping of common household pets in order to provide a safe and sanitary environment. The complete BHA Family Pet Policy and BHA Elderly/Disabled Pet Policy and necessary forms are available at your Manager's office. The Elderly/Disabled Pet Policy was adopted and put into effect in October, 2000 and differs in some respects from the Family Pet Policy. The Family Pet Policy was adopted and put in effect in April, 2002. The following is only a summary of the Pet policies. The complete Elderly/Disabled Pet Policy and Family Pet Policy are supporting documents to the Agency Plan. If you have questions please consult the appropriate policy or ask your Manager.

Definitions of Pet and Assistive Animal:

A pet is defined as a domesticated animal of a species that is commonly kept as a household pet in the community, such as a cat, dog, or canary. A monkey, snake, or spider is an example of an animal that is not commonly kept as a household pet in the community. An assistance or service animal provides assistance to a person with disabilities; under 24 CFR 960.705, this policy does not apply to such animals that reside in public housing or that visit BHA properties. For further information on assistance and service animals, please refer to the BHA Assistance and Service Animal Policy, which is found in the Appendix of the BHA Reasonable Accommodation Policy.

Types and Number of Pets Allowed:

Family Developments, a maximum of two pets: a cat or a dog, and either a caged bird or birds, or a fish tank not to exceed 20 gallons will be allowed in studio, one- and two- bedroom apartments. However, in place of the fish tank or the birdcage an animal cage of equivalent size housing a reasonable number of hamsters, guinea pigs, ferrets, or gerbils may be kept. A maximum of three pets: a cat or a dog, a caged bird or birds, and a maximum 20-gallon fish tank will be allowed in apartments of three bedrooms or more. Again, in place of the fish tank or the bird cage an animal cage of equivalent size housing a reasonable number of hamsters, guinea pigs, ferrets or gerbils may be kept. A reasonable number of fish or other animals appropriately kept in an aquarium (such as a frog or iguana) will be permitted in a maximum 20-gallon fish tank. A reasonable number shall be the number of animals or fish that may be kept in a similarly sized cage or tank as recommended by a veterinarian.

Elderly/Disabled Developments, a maximum of one cat or dog is allowed per apartment. No elderly/disabled resident shall have more than two birds. No resident

Supplement to HUD Form 50075-ST(1): Plan Elements

60

shall have more than one aquarium, which shall not have a capacity of more than 20 gallons. A reasonable number of fish or animals suitable for keeping in an aquarium will be permitted. A resident may have a birdcage and an aquarium. Any resident who has a dog or a cat may, in addition, have either an aquarium or a bird but not both. For example you may have a poodle and a canary or a Siamese cat and a canary or a poodle and an aquarium.

Pets of vicious or aggressive disposition deemed by management to be potentially harmful to the health and safety of others are prohibited.

Family Developments, no pet will be permitted which is expected to exceed 50 pounds in weight at maturity.

Elderly/Disabled, no pet may exceed 40 pounds in weight or 20 inches in height at maturity.

All dogs and cats over the age of 6 months must be spayed or neutered unless there is certification from a licensed veterinarian that the performance of the procedure will compromise the health of the pet.

Pet Ownership Rules:

A tenant who wishes to add any new pet must apply in writing at their development management office. The Tenant is responsible for proper care, vaccinations, and clean up after their pet anywhere on BHA property, as well as the provision of identifying tags for dogs and cats. No pet is to remain unattended, without proper care for more than 24 hours. The tenant is responsible and must pay for the cost of all materials and labor required to repair any damage caused by the pet. The tenant is responsible for insuring that the rights of other tenants are not infringed upon with regard to health, safety, or peace and quiet enjoyment. The Tenant will allow the BHA to inspect their unit as required to ascertain compliance with this policy. Pets currently being kept by BHA residents that have been properly identified to site management will be grandfathered into this policy. No pet ownership fee will be charged for these pets but owners must prospectively comply with this policy.

Non-Compliance:

Violations of these rules will be considered a violation of a material term of the lease. The development manager may require the removal of a pet upon violation of these rules, or commence eviction procedures. All lease enforcement and eviction actions taken as a result of this policy will comply with the BHA's Lease and Grievance Procedures.

11. Asset Management

1. : Yes : No: Is the PHA engaging in any activities that will contribute to the long- term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

: Not applicable

: Private management

: Development-based accounting

: Comprehensive stock assessment

: Other: (list below) strategic redevelopment planning; reorganization for Asset Management staffing functions

3. : Yes : No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

12. and 13. Substantial Deviation / Significant Amendment / Modification

(a) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".

Definition of "Substantial Deviation" and "Significant Amendment or Modification":

In the Final Rule issued on 12/14/99, HUD provides that, while PHAs may change or modify their plans or policies described in them, any "significant amendment or modification" to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements. The statute also requires that PHAs define "significant amendment or modification" of the Annual Plan and "substantial deviation" from the 5- Year Plan themselves, by stating the basic criteria for such definitions in an annual plan that has met full public process requirements, including Resident Advisory Board review. The BHA will consider the following actions to be significant amendments or modifications:

- A change which would significantly affect current rent or admissions policies or organization of a waiting list in the Public Housing programs;
- A change which would significantly affect current rent policies in the Section 8 Program;
- A change to admission policies or organization of a waiting list in the Section 8 Program which would impact more than 5% of the total number of HCVP vouchers in the BHA's portfolio.
- Additions of non-emergency work items not included in the current Annual Statement, 5-Year Action Plan, over \$3 million or 10% of total CFP, whichever is greater;
- A substantial change to the demolition or disposition, designation, homeownership programs or conversion activities as described in the presently approved Agency or Five-Year Plan.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements or federal statutory requirements; such changes will not be considered significant amendments by HUD.

As part of the Rental Assistance Demonstration (RAD), BHA is redefining the definition of a substantial deviation to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Section B.2

14. Hope VI or Choice Neighborhoods

Include statements related to these programs as applicable.

a) Hope VI or Mixed Finance Modernization or Development

Yes: No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Anne M. Lynch Homes at Old Colony Phase Two
2. Development (project) number: MA002000124 (original); MA002002139 (new phase 2A); MA002002140 (new phase 2B); and MA002002143 (new phase 2C)
HOPE VI GrantNo. (MA06URD0021110)
3. Status of Grant: (select the statement that best describes the current status)
: Revitalization of Plan under development
: Revitalization Plan submitted, pending approval
: Revitalization Plan approved
: Activities Pursuant to an approved Revitalization Plan complete.

Choice Neighborhoods Initiative Implementation grant

1. Development name: Whittier Street
2. Development (project) number: MA002000111 (original); New development to be project-based vouchers
3. Status of Grant: (select the statement that best describes the current status)
: Revitalization of Plan under development
: Revitalization Plan submitted, pending approval
: Revitalization Plan approved
: Activities Pursuant to an approved Transformation Plan underway.

Yes:

No: c.) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

15. Mixed Finance Modernization or Development

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- (i) Whittier (redevelopment)
- (ii) Anne M. Lynch Homes at Old Colony – Phase Three (RAD and Section 8 redevelopment)
- (iii) West Newton (RAD and Section 8 conversion with renovation)
- (iv) Amory (Section 8 conversion and renovation)
- (v) St. Botolph (Section 8 conversion with renovation)
- (vi) Doris Bunte (Section 8 conversion with renovation)
- (vii) Ausonia (RAD and/or Section 8 conversion with renovation)
- (viii) Long-Glen Apartments (RAD conversion)
- (ix) Eva White (RAD and/or Section 8 conversion with renovation)
- (x) Mission Main (RAD and Section 8 conversion with renovation)
- (xi) Heritage Apartments (RAD conversion)
- (xii) Lower Mills (RAD conversion)
- (xiii) Lenox Street (Section 8 conversion with renovation)
- (xiv) JJ Carroll Apartments (Section 8 conversion with redevelopment)
- (xv) Patricia White (Section 8 conversion with renovation)
- (xvi) Torre Unidad (Section 8 conversion with renovation)

Planning for mixed-finance activities at Charlestown, Lenox, Mary Ellen McCormack, Hailey Apartments, Eva White, Mission Main, St. Botolph Apartment, Doris Bunte, Ausonia, J.J. Carroll Apartments, Patricia White and Torre Unidad. See Demolition/Disposition Section for descriptions.

16. Demolition and or Disposition

Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to next component. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description

1a. Development Name: Anne M. Lynch Homes at Old Colony Phase Three

1b. Development (project) number: MA002000124

2. Activity type: Demolition: X

Disposition: X

3. Application Status (select one)

Approved: X

Submitted, pending approval:

Planned Application:

4. Date application approved: 06/11/2018

5. Number of units affected: 443 (not including units converting under RAD)

6. Coverage of action (select one):

Part of the Development: X

Total Development:

7. Timeline for activity:

a. Actual or projected start date of activity:

Start of demolition Phase 3A—03/25/2019 (115 units);

Projected start Demolition Phase 3B (135 units)—December 2019;

Projected start Demolition Phase 4 (remaining units)—Spring 2022.

b. Projected end date of activity: 2025

Demolition/Disposition Activity Description

1a. Development Name: Whittier

1b. Development (project) number: MA002000111

2. Activity type: Demolition: X

Disposition: X
3. Application Status (select one)
Approved: X
Submitted, pending approval:
Planned Application:
4. Date application approved: 09/25/2017 (Demolition—all phases); 12/14/2017 (Disposition Phase 1)
5. Number of units affected: 200
6. Coverage of action (select one):
Part of the Development:
Total Development: X
7. Timeline for activity:
a. Actual or projected start date of activity: Demolition start—01/11/2018
b. Projected end date of activity: 2023
BHA was awarded an FY2016 Choice Neighborhoods implementation grant in Dec 2016, pursuant to which HUD granted demolition approval in September 2017. Disposition approval was granted in December 2017. Demolition and disposition activities are being carried out in phases.

Demolition/Disposition Activity Description

1a. Development Name: Charlestown
1b. Development (project) number: MA002000101
2. Activity type: Demolition:
Disposition: X
3. Application Status (select one)
Approved: X
Submitted, pending approval:
Planned Application:
4. Date application approved: September 6, 2017.
5. Number of units affected: 1100
6. Coverage of action (select one):
Part of the Development:
Total Development: X
7. Timeline for activity:
a. Actual or projected start date of activity: Demolition of Phase One to begin 2022
b. Projected end date of activity: TBD
Demolition and disposition will be carried out in phases

Demolition/Disposition Activity Description

1a. Development Name: Amory
1b. Development (project) number: MA002000245

Supplement to HUD Form 50075-ST(1): Plan Elements

67

2. Activity type: Demolition:
Disposition: X
3. Application Status (select one)
Approved: X
Submitted, pending approval:
Planned Application:
4. Date application approved: 07/20/2018
5. Number of units affected: 216 dwelling (including nonresidential); 18 non-dwelling
6. Coverage of action (select one):
Part of the Development:
Total Development: X
7. Timeline for activity: Approved in July 2018.
 - a. Actual date of disposition: 12/28/2018. b. Projected end date of activity: 2024

A Section 18 disposition was approved by HUD in July 2018 based in part on the high projected rehab costs, which cannot be met through a RAD conversion. BHA requested and received Tenant Protection Vouchers that BHA project-based at the property in order to support the needed renovations. In its July 2018 approval, HUD approved a Section 18 disposition of unused (vacant) portions of the site in order to permit construction of new housing adjacent to the existing building. In September 2020, BHA disposed of the first parcel from the vacant portion of the site where 62 new affordable units are now under construction. The final parcels of vacant land will be disposed of in 2021 or 2022, with final construction completion projected for 2024.

Demolition/Disposition Activity Description*

- 1a. Development Name: West Newton/Rutland/East Springfield
- 1b. Development (project) number: MA002000158
2. Activity type: Demolition:
Disposition: X
3. Application Status (select one)
Approved: X (in conjunction with RAD conversion)
Submitted, pending approval:
Planned Application:
4. Date application approved:
5. Number of units affected: 25% of units (36) were converted to Project-Based Vouchers in Feb 2019 at the time of the RAD conversion of 110 units; 3 de minimis at E. Springfield will be offered for sale with a priority to redevelop as affordable housing.
6. Coverage of action (select one):
Part of the Development: X
Total Development:
7. Timeline for activity: Application 2017.
 - a. Actual or projected start date of activity: late 2018 b. Projected end date of activity: 2021

*BHA will blend Section 18 and RAD pursuant to PIH Notice 2018-04.

Demolition/Disposition Activity Description

- 1a. Development Name: Mildred C. Hailey Apartments
- 1b. Development (project) number: MA002107119
2. Activity type: Demolition: X
Disposition: X
3. Application Status (select one)
Approved:
Submitted, pending approval: X
Planned Application:
4. Date application approved:
5. Number of units affected: A minimum of 253 units (phase one) but potentially more (up to the entire site) depending on the results of an upcoming physical needs assessment.
6. Coverage of action (select one):
Part of the Development: X (likely)
Total Development:
7. Timeline for activity: Application 2021.
 - a. Actual or projected start date of activity: Phase One planning began in 2017 with public permitting starting in 2020
 - b. Projected end date of activity: TBD. Phase One entails the demolition of eight buildings comprising 253 units, to be replaced with 253 new deeply affordable units as well as other moderate and market units. A physical needs assessment to be carried out by early 2021 will inform decisions to seek Demo/Dispo approval of additional units.

Demolition/Disposition Activity Description

- 1a. Development Name: Mary Ellen McCormack
- 1b. Development (project) number: MA002000123
2. Activity type: Demolition: X
Disposition: X
3. Application Status (select one)
Approved:
Submitted, pending approval:
Planned Application: X
4. Date application approved: Not yet submitted.
5. Number of units affected: 1016 public housing units
6. Coverage of action (select one):
Part of the Development:
Total Development: X
7. Timeline for activity: Application 2020 or 2021.
 - a. Actual or projected start date of activity: 2021 or 2022
 - b. Projected end date of activity: TBD. The proposed initiative is to replace all 1016 existing public housing

Supplement to HUD Form 50075-ST(1): Plan Elements

69

units on a one-for-one basis, and to add additional market, retail and open space uses to the site. In all, over 3000 new units are planned but the plans are preliminary and still need to undergo significant public review.

Demolition/Disposition Activity Description*

1a. Development Name: Eva White

1b. Development (project) number: MA002000241

2. Activity type: Demolition:

Disposition: X

3. Application Status (select one)

Approved:

Submitted, pending approval:

Planned Application: **X (RAD and/or Section 18 disposition application)**

4. Date application approved: Not yet submitted.

5. Number of units affected: BHA will pursue a RAD/Section 18 Blended conversion pursuant to PIH Notice 2021-07, in which case 80% of units (81 out of 102) will be converted to Project Based Vouchers. Depending on the level of capital need, BHA may pursue a Section 18 disposition approval which would permit conversion of 100% of units (102 units) to PBVs.

6. Coverage of action (select one):

Part of the Development:

Total Development: X

7. Timeline for activity: Application 2022.

a. Actual or projected start date of activity: 2022.

b. Projected end date of activity: TBD

BHA has designated a developer team to take ownership of Eva White and renovate the building, retaining all units as deeply affordable housing. At this time we intend to pursue RAD in connection with the disposition.

Demolition/Disposition Activity Description*

1a. Development Name: Lenox

1b. Development (project) number: MA002000104

2. Activity type: Demolition:

Disposition: X

3. Application Status (select one)

Approved: X

Submitted, pending approval:

Planned Application:

4. Date application approved: April 29, 2020.

5. Number of units affected: A Section 18 disposition was approved by HUD in April 2020. BHA has submitted a request for Tenant Protection Vouchers to be project-

Supplement to HUD Form 50075-ST(1): Plan Elements

70

based at the property to support the renovation work.

6. Coverage of action (select one):

Part of the Development:

Total Development: X

7. Timeline for activity: Application approved on April 29, 2020.

a. Actual or projected start date of activity: 2020 b. Projected end date of activity: 2022

Demolition/Disposition Activity Description*

1a. Development Name: J.J. Carroll Apartments

1b. Development (project) number: MA002000237

2. Activity type: Demolition: X

Disposition: X

3. Application Status (select one)

Approved: X

Submitted, pending approval:

Planned Application:

4. Date application approved: May 22, 2020.

5. Number of units affected: A Section 18 disposition was approved by HUD in May 2020 based in part on the high projected rehab costs, which cannot be met through a RAD conversion. BHA will request Tenant Protection Vouchers that BHA will project-based at the property in order to support the needed redevelopment.

6. Coverage of action (select one):

Part of the Development:

Total Development: X

7. Timeline for activity: Application 2020

a. Actual or projected start date of activity: 2021 b. Projected end date of activity: 2023

Demolition/Disposition Activity Description*

1a. Development Name: Patricia White Apartments

1b. Development (project) number: MA002000271

2. Activity type: Demolition:

Disposition: X

3. Application Status (select one)

Approved: X

Submitted, pending approval:

Planned Application: X (for Section 18 disposition application)

4. Date application approved: 11/05/2020.

5. Number of units affected: BHA secured a Section 18 disposition approval in order to convert the entire property (all 224 residential units but not including the one non-residential unit) to PBVs. Because the BHA did not pursue a Section 18 approval on

Supplement to HUD Form 50075-ST(1): Plan Elements

71

the basis of obsolescence (but rather based on other reasons), BHA is entitled to apply for 25% of the PBVs as tenant protection vouchers; the others PBVs are funded from BHA's existing Section 8 portfolio.

6. Coverage of action (select one):

Part of the Development:

Total Development: X

7. Timeline for activity: Application 2020

a. Actual or projected start date of activity: 2020 b. Projected end date of activity: 12/30/2020 (disposition and conversion)

Demolition/Disposition Activity Description*

1a. Development Name: St. Botolph

1b. Development (project) number: MA002000253

2. Activity type: Demolition:

Disposition: X

3. Application Status (select one)

Approved: X

Submitted:

Pending approval:

Planned Application:

4. Date application approved: July 21, 2020

5. Number of units affected: A Section 18 disposition was approved by HUD in July 2020 based in part on the high projected rehab costs, which cannot be met through a RAD conversion. BHA will request Tenant Protection Vouchers that BHA will project-based at the property in order to support the needed renovation.

6. Coverage of action (select one):

Part of the Development:

Total Development: X

7. Timeline for activity: Application 2020

a. Actual or projected start date of activity: 2022 b. Projected end date of activity: 2023

Demolition/Disposition Activity Description*

1a. Development Name: Doris Bunte Apts. (Walnut Park)

1b. Development (project) number: MA002000242

2. Activity type: Demolition:

Disposition: X

3. Application Status (select one)

Approved: X

Submitted:

Pending approval:

Planned Application:

4. Date application approved: 11/30/2020

Supplement to HUD Form 50075-ST(1): Plan Elements

72

5. Number of units affected: BHA secured Section 18 disposition approval in order to convert all 165 units to PBVs.
6. Coverage of action (select one):
Part of the Development:
Total Development: X
7. Timeline for activity: Application 2020
 - a. Actual or projected start date of activity: 2022 (disposition) b. Projected end date of activity: 2023 (completion of associated renovations)

Demolition/Disposition Activity Description*

- 1a. Development Name: Ausonia
- 1b. Development (project) number: MA002000261
2. Activity type: Demolition:
Disposition: X
3. Application Status (select one)
Approved: X (in conjunction with RAD conversion)
Submitted, pending approval:
Planned Application: X (for Section 18 disposition application)
4. Date application approved: Not yet submitted
5. Number of units affected: BHA will pursue a RAD/Section 18 Blended conversion pursuant to PIH Notice 2021-07 in which 80% of units will be converted to Project Based Vouchers. Due to high capital needs, BHA will also pursue a Section 18 disposition approval in order to convert all 100 units to PBV.
6. Coverage of action (select one):
Part of the Development:
Total Development: X
7. Timeline for activity: Application 2021
 - a. Actual or projected start date of activity: 2022 b. Projected end date of activity: 2022

Demolition/Disposition Activity Description*

- 1a. Development Name: Torre Unidad
- 1b. Development (project) number: MA002000249
2. Activity type: Demolition:
Disposition: X
3. Application Status (select one)
Approved:
Submitted, pending approval:
Planned Application: X
4. Date application approved: Not yet submitted
5. Number of units affected: 199
6. Coverage of action (select one):

Part of the Development:
Total Development: X
7. Timeline for activity: Application 2021
a. Actual or projected start date of activity: 2021
b. Projected end date of activity: TBD

Demolition/Disposition Activity Description*

1a. Development Name: Mission Main
1b. Development (project) number: MA002002114, MA002002117, & MA002002118
2. Activity type: Demolition:
Disposition: X
3. Application Status (select one)
Approved:
Submitted, pending approval: X (RAD and Section 18 disposition application)
Planned Application:
4. Date application approved: pending
5. Number of units affected: BHA will pursue a RAD/Section 18 Blended conversion pursuant to PIH Notice 2021-07 in which 40% of units (178 out of 445) will be converted to Project Based Vouchers and 60% of the units (267 out of 445) will be RAD Project Based Vouchers
6. Coverage of action (select one):
Part of the Development:
Total Development: X
7. Timeline for activity: Application 2021
a. Actual or projected start date of activity: 2022 b. Projected end date of activity: 2025

Demolition/Disposition Activity Description

1a. Development Name: Parcel 2D at Adams Orchard

1b. Development (project) number: N/A

2. Activity type: Demolition:

Disposition: X

3. Application Status (select one)

Approved:

Submitted, pending approval:

Planned Application: X

4. Date application approved:

5. Number of units affected: None. Parcel 2D is a vacant parcel with no buildings on it. It is owned by Orchard Park Revitalization Corporation, an instrumentality of the BHA, and is part of the premises that is ground leased to Adams Orchard Limited Partnership. It is next to but separately fenced from the residential development. It has no use to the residential units.

6. Coverage of action (select one):

Part of the Development: X. The remainder of the Adams Orchard ground lease premises will not change.

Total Development:

7. Timeline for activity: Application 2022

a. Actual or projected start date of activity: 2022

b. Projected end date of activity: 2022

17. Designated Housing for Elderly and Disabled Families

1. : Yes : No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to the next component. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to the next component.)

2. Activity Description

: Yes : No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to the next component. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description

1a. Development name: All Elderly/Disabled Program Developments (See supplemental table below)

1b. Development (project) number: All Elderly/Disabled Program Developments (See supplemental table below)

2. Designation type:

Occupancy by only the elderly :

Occupancy by families with disabilities :

Occupancy by only elderly families and families with disabilities : (in ratio of 80% elderly, 20% disabled at each site)

3. Application status (select one)

Approved; included in the PHA’s Designation Plan :

Submitted, pending approval :

Planned application :

4. Date this designation approved, submitted, or planned for submission:

Approved on 06/25/15. Amended plan was approved for a two-year extension on June 24, 2020.

5. If approved, will this designation constitute a (select one)

: New Designation Plan

: Revision of a previously-approved Designation Plan

6. Number of units affected: 2852
 7. Coverage of action (select one)
 : Part of the development (See supplemental table below)
 : Total development

The amended DHP applies to all units across the Elderly-Disabled portfolio except for wheelchair units, all of which are exempt from the DHP. BHA continues to monitor the percentages of elderly and non-elderly disabled households living in each Elderly/Disabled Development on an ongoing basis. When the percentage of elderly households occupying a development reaches 75%, the development is flagged so that each subsequent offer of housing will be reviewed by a Manager in the Admissions Department. When the percentage of elderly households occupying a development reaches 80%, the BHA will turn off Designated Housing preference points to elderly applicant households for this development and turn on the Designated Housing preference for the disabled. If the percentage of elderly households occupying a development falls below 80%, the BHA will turn on Designated Housing Preference points to elderly applicant households for this development.

Federal Elderly/Disabled Development Designation as of October 2021*

Development Name	Available Units	UFAS*	Elderly 80%	Non-Eld. Dis. 20%	0 BR	1 BR	2 BR
Mildred C. Hailey Bromley Park Elderly**	52		41	11	0	38	14
Pond Street	43		34	9	0	40	3
Annapolis	55		44	11	0	49	6
Ashmont	53		42	11	0	48	5
Holgate Apartments	80	1	64	16	0	80	0
Foley Apartments	95	6	76	19	0	95	0
Groveland	63		50	13	38	24	1
Davison	46		36	10	31	15	0
Washington Street	81	1	64	17	0	72	9
West Ninth Street	83		66	17	0	76	7
J J Meade	40		32	8	0	38	2
Martin Luther King Towers	102		81	21	25	77	0
Frederick Douglass	76		60	16	42	34	0
General Warren	94		75	19	55	36	3
Torre Unidad	193	9	154	39	110	80	3
Rockland Towers	67	4	53	14	40	25	2
Codman Apartments	99	9	79	20	60	30	9
Pasciucco	90	6	72	18	63	25	2
Ausonia Apartments	99		79	20	0	93	6
Hassan Apartments	100	8	80	20	55	40	5

Spring Street	103	5	82	21	0	99	4
Roslyn Apartments	118	9	94	24	0	113	5
Bellflower	114		91	23	0	106	8
Peabody Apartments	101		80	21	0	97	4
Malone Apartments	100	4	80	20	0	100	0
Commonwealth Elderly	115	10	92	23	0	103	12
Hampton House	76	7	60	16	41	35	0
Washington Manor	74	7	59	15	39	35	0
Total	2412	86	1920	492	599	1703	110

*UFAS or Wheelchair units are exempt from the Designated Housing Plan. Elderly 80% shows of the available units how many are designated for the elderly, while Non-Eld Dis 20% shows of the available units how many are designated for the Non-Elderly Disabled. The final three columns 0 BR, 1 BR, and 2 BR shows the total number of units at the site with those bedroom sizes reflected in the available unit totals.

**Only includes units at 295 and 297 Centre Street, units #'s BP0003 - BP00028 and BP0033 - BP0056. Overall, this is a family development but these units are set aside for the elderly and non-elderly disabled and have their own site-based waiting list.

☞ Developments (or parts of developments) that are removed from the public housing program through, for example, RAD conversions or Demolition/Disposition actions will be removed from this list as they are removed from the public housing program.

18. Conversion of Public Housing to Tenant-Based Assistance

Boston Housing Authority Voluntary Conversion from Public Housing to Tenant-Based Assistance Initial Assessment

The Boston Housing Authority determined a Per Unit Monthly (PUM) cost for covered (general occupancy) developments including operating costs with tenant contribution (\$1367.97) and capital (\$275.06) for a total of \$1643.03 PUM as of September 2021. We then compared that to the average Housing Assistance Payment at \$1691.97 plus the tenant's contribution at \$435.44 that amounted to \$2127.41 PUM as of September 2021. Therefore, the change to tenant-based assistance would not be cost effective. None of the general occupancy developments in the BHA's portfolio has reached the stagewhere it would be cost effective to convert to tenant-based assistance rather than to maintain it as public housing.

The BHA is not subject to computing the mandatory conversion calculation because none of our developments meet the 15% vacancy standard for identifying public housing developments subject to the required conversion.

The above formula applies to the following developments:

Development Name	Number of Occupied Units*
Alice H. Taylor Apartments	337
Anne M. Lynch Homes at Old Colony	109
Charlestown	883
Commonwealth	264
Franklin Field	327
Mary Ellen McCormack	945
Mildred C. Hailey Bromley Park Family	438
Mildred C. Hailey Heath Street	204
Ruth Barkley Apartments	393
* As of September 2021	

19. Conversion of Public Housing to Project-Based Assistance under RAD

See the Rental Assistance Demonstration attachment to the Annual Plan compiled in accordance with guidance included in Revision 4 of the RAD Notice, H-2019-09 PIH 2019-23, REV-4.

20. Occupancy by Over-Income Families

BHA is including in its Admissions and Continued Occupancy Policy (ACOP) Section 9.2.1 a policy for over-income families.

21. Occupancy by Police Officers

See Admissions and Continued Occupancy Policy (ACOP) section 10.6. for policy on Occupancy by Police Officers. BHA doesn't have any units officially occupied by law enforcement officers as reported in PIC.

22. Non-Smoking Policies

NON-SMOKING POLICY from Section 18 of the BHA Public Housing Lease

A. Purpose of Non-Smoking Policy. The parties (BHA and the Tenant/Resident) desire to mitigate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning and redecorating costs from smoking; (iii) the increased risk of fire from smoking; and (iv) the higher costs of fire insurance for a non-smoke-free building.

B. Definition of Smoking. The term “smoking” means inhaling, exhaling, breathing, or carrying or possessing any lighted cigarette, cigar, pipe or other tobacco product or similar lighted product in any manner or in any form.

C. Non-Smoking Area. Resident agrees and acknowledges that the premises to be occupied by Resident and members of Resident's household and any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, offices and elevator, within all living units, and within a specified distance from building(s), as determined by the property manager in consultation with the residents, including entry ways, porches, balconies and patios have been designated as a Non-smoking living environment. Resident and members of Resident's household shall not smoke anywhere in said Non-Smoking Area, including in the unit rented by Resident, the building where Resident's dwelling is located, or in any of the common areas or adjoining grounds of such building including the steps, patios or yards, nor shall Resident permit any guests or visitors under the control of Resident to smoke in said Non-Smoking Area.

D. Resident to Promote Non-Smoking Policy and to Alert Landlord of Violations. Resident shall inform Resident's guests of the non-smoking policy. Further, Resident shall promptly give Landlord a written statement of any incident where tobacco smoke is migrating into the Resident's unit from sources outside of the Resident's unit.

E. Landlord to Promote Non-Smoking Policy. Landlord shall post no-smoking signs at entrances and exits, in common areas, and in conspicuous places adjoining the grounds of the Non-Smoking Area.

F. Landlord Not a Guarantor of Smoke-Free Environment. Resident acknowledges that Landlord's adoption of a non-smoking living environment does not make the Landlord or any of its managing agents the guarantor of Resident's health or of the non-smoking condition of the Resident's unit and the common areas. However, Landlord shall take reasonable steps to enforce the non-smoking terms of this leases and to make the Non- Smoking Area as smoke-free as is reasonably possible. Landlord is not required to take

Supplement to HUD Form 50075-ST(1): Plan Elements

81

steps in response to smoking unless Landlord knows of said smoking or has been given written notice of said smoking.

G. Effect of Breach and Right To Terminate Lease. A breach of this Section of the Lease shall give each party all the rights contained herein, as well as the rights otherwise contained in the Lease. A material or continuing breach of this Section shall be a material breach of the Lease and grounds for termination of the Lease by the Landlord. **Tenant acknowledges that the remedy for smoking within the apartment may be the assessment of a charge of up to two hundred-fifty dollars (\$250.00) for each smoking incident. Charges will be used by the BHA towards the costs of refurbishing the apartment.**

H. Disclaimer by Landlord. Resident acknowledges that Landlord's adoption of a non-smoking living environment, does not in any way change the standard of care that the Landlord or managing agent would have to a resident household to render buildings and premises designated as non-smoking any safer, more habitable, or improved in terms of air quality standards than any other rental premises. Landlord specifically disclaims any implied or express warranties that the building, common areas, or Resident's premises will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warrant or promise that the rental premises or common areas will be free from secondhand smoke. Resident acknowledges that Landlord's ability to police, monitor, or enforce the provisions of this Section is dependent in significant part on voluntary compliance by Resident and Resident's guests, as well as by other residents and guests in other parts of the Non-Smoking Area. Residents with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Landlord does not assume any higher duty of care to enforce this Section than any other landlord obligation under the Lease.

23. Project-Based Vouchers

Project-based Vouchers: Boston Housing Authority Section 8 Project Based Voucher Program

Background

As a result of the Fiscal Year 2001 HUD Appropriations Act, regulations were issued incorporating the Project Based Assistance requirements into the merged voucher program. These regulations were originally published in the Federal Register on January 16, 2001 and permitted the BHA to enter into a housing assistance payments (HAP) contracts with otherwise qualified owners provided the HAP contracts were in congruence with the PHA Plan (see 42 U.S.C. 1437c-1, implemented at 24 CFR part 903.) HUD defines “consistency with the PHA Plan” as a demonstration by the PHA that circumstances exist that indicate that project basing of the units, rather than tenant-basing of the same subsidy assistance is an appropriate option. Subsequently, HUD promulgated the Project Based Voucher Program; Final Rule on October 13, 2005, incorporating therein the sum and substance of the January, 2001 Initial Guidance. The following discusses the BHA’s implementation of this important policy tool.

PHA Plan

HUD's initial guidance published January, 2001 and again incorporated into the October, 2005 final rule specifies that PHAs that wish to use the project-based voucher option must attach a statement to the PHA Plan template. 66 Fed. Reg. 3608.

___: The statement must include the projected number of project-based units and general locations, and

___: how project basing would be consistent with the PHA plan.

The Projected Number of Project Based Units

Under the Project Based Voucher (PBV) regulations, the BHA has the option to convert up to 20% of our tenant based voucher allocation to project based assistance. With the BHA’s present portfolio size of 15,500 units, 20% would equate to 3100 units. By the end of BHA Fiscal Year 2022, the BHA anticipates that it will have approximately 3100 units under contract in its PBV Program. In 2021 and 2022, BHA anticipates a number of PBV projects that will be excluded from the 20% threshold as they will result from Public Housing developments converted under HOTMA and through RAD. Currently, there are 788 RAD PBV units under contract that would be excluded from the 20% threshold calculation. Mainstream vouchers and units in areas of low poverty concentration can also be excluded.

The BHA may grant project based vouchers only if the contract is consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities. Projects may not be sited in areas where the census data reflects a poverty rate of greater than 20% unless there is evidence that the project will further deconcentration goals. All of the BHA's Project Based Vouchers under lease have met HUD's requirements listed above regarding the location of projects.

Future Siting of Section 8 Based Voucher Projects: Strategic Investment

The PBV rules permit a PHA to give an award of PBV vouchers if a developer has successfully obtained financing from other competitive rounds; where an award of PBV assets was not contemplated. In the event that resources permit and an otherwise qualified project is presented, the BHA reserves the ability to review individual requests.

Future PBV project sites should have strategic importance for the social or economic well-being of the community. This should be demonstrated both by an analysis of how the proposed project will meet a specific community need as well as by the level of public support for the project. By necessity, this will vary depending on the type of project being proposed. The following guidelines should be considered:

Construction type: New construction projects have the greatest physical impact on the surrounding community, and thus should provide a clear justification for the choice of location and how the project will impact (positively or negatively) the immediate surrounding neighborhood. Adaptive reuse projects should justify the impact of the converted use on the surrounding area. The rehabilitation of vacant/abandoned buildings should explain why the particular building(s) was selected and the impact its restoration will have on nearby properties and the neighborhood.

Preservation projects of occupied buildings generally may or may not have any impact on the surrounding neighborhood. Finally, larger projects of any type tend to have greater impacts than smaller projects.

Neighborhood needs: Neighborhood needs can be demonstrated in several ways. The most significant method, for example, is when the project is the outcome of a participatory neighborhood planning process that has identified the strategic importance of specific sites and buildings as part of a larger neighborhood development plan. A similar though less formal method is when a building or site has been identified by a community group as very important for redevelopment (e.g. perhaps it is a major eyesore at a key location). Neighborhood needs may also be supported by data that demonstrate there is a shortage of a particular housing type (e.g. units for single people, large families, etc.).

Citywide needs: If the project is intended to serve more of a citywide housing need -- for example, supportive housing for the disabled, elderly, veterans, and/or homeless -- the applicant should provide information supporting the need for that housing and as well as the choice of location versus other possible locations.

Community support: Ideally, all projects will have already established firm community support. This is not always possible, however. The project should be able to demonstrate local neighborhood support and/or the support of citywide organizations, to the extent the project is serving a broader citywide need. If support has not been established at the time of application, the applicant must submit a plan for further outreach that is appropriate to the type of project being proposed. It is important for projects serving citywide needs to establish meaningful contact with local abutters and neighborhood organizations. It is also important to establish a greater level of support for projects that will have significant physical impacts (e.g. a large new construction project). Final funding commitments will be made only following successful completion of the outreach plan.

How Project Basing is Consistent with the PHA Plan: The BHA has elected to convert tenant-based assistance to project based assistance to encourage new construction, rehabilitation, and preservation.

Project based housing provides long term assets which are dedicated to housing persons of low income, as well as special needs tenants. These units will not experience fluctuations in availability and price to which the general housing market is subject.

24. Units with Approved Vacancies for Modernization

See Admissions and Continued Occupancy Policy section 6.2.3 for policy on units with approved vacancies for modernization. BHA currently doesn't have any units officially offline as funded for modernization in PIC.

25. Other Capital Grant Programs

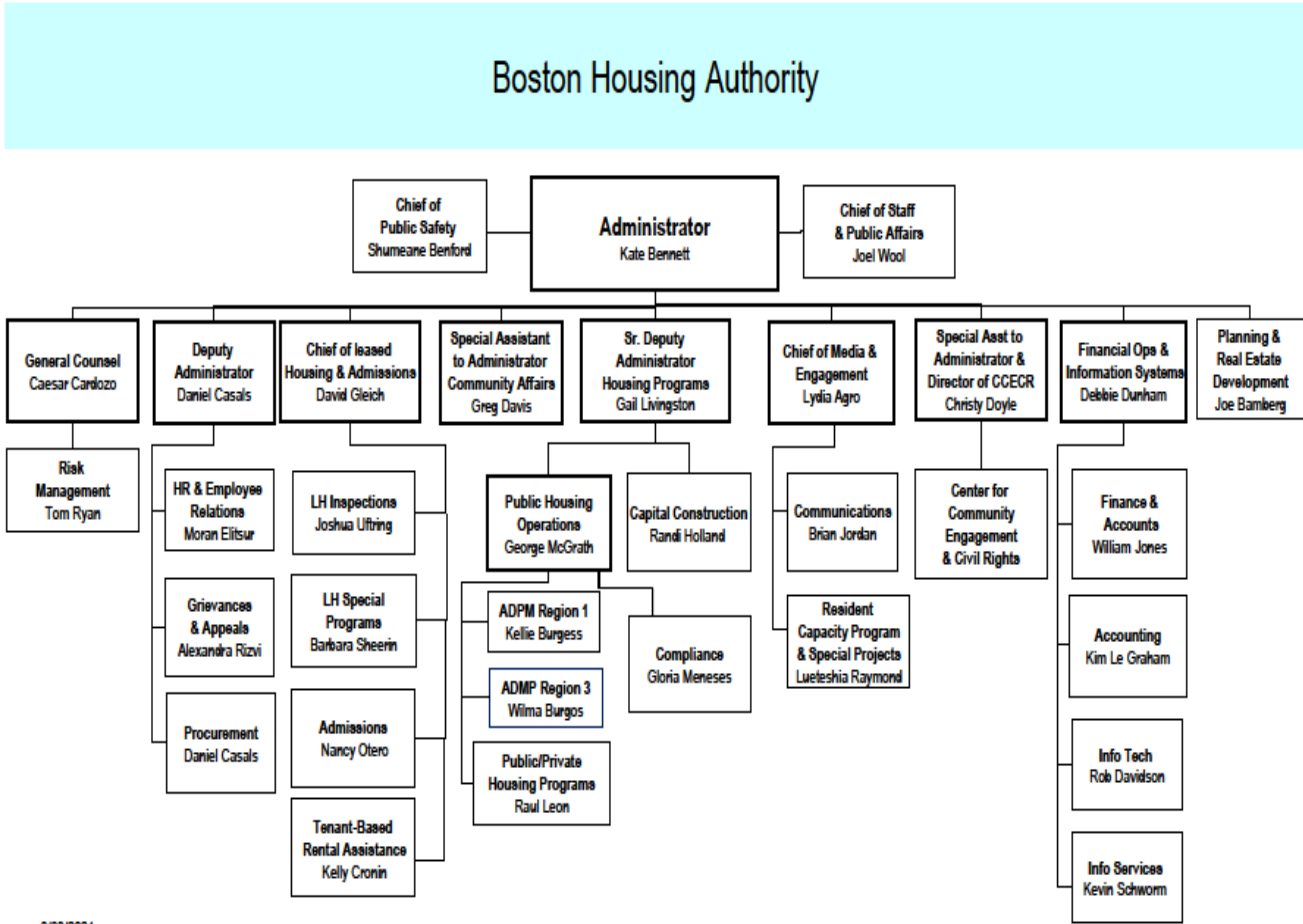
: Yes : No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Please Note: Replacement Housing Factor capital funds were used in connection with Anne M. Lynch Homes at Old Colony Phase 3 redevelopment. Those funds were all fully expended as of federal fiscal year 2020; furthermore the new public housing units were completed in 2021 and will be fully occupied by the end of 2021.

*There was no increment 1 grant in 2017.

BHA Organization Chart



8/30/2021