

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Boston Housing Authority PHA Code: MA002
 PHA Type: Small High Performing (HCVP) Standard (Public Hsg.)
 HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 04/2014

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 10,202 Number of HCV units: 13,968*
 *includes 385 VASH

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only
 Amendment 2

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:
It is the mission of the Boston Housing Authority:

- **To provide stable, quality affordable housing for low and moderate income persons;**
- **To deliver these services with integrity and mutual accountability; and**
- **To create living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.**

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
 SEE ATTACHED, FIVE-YEAR PLAN PROGRESS REPORT.

<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See attached Plan Elements.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan are: BHA main administrative office, 52 Chauncy Street, Boston, MA 02111, www.bostonhousing.org, and Government Documents Dept. of the Copley Branch of the Boston Public Library</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a) HOPE VI or Mixed Finance Modernization or Development</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)</p> <p>b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)</p>
<p>7.0 a</p>	<p>1. Development name: Washington Beech</p> <p>2. Development (project) number: 113 (MA06URD002I107)</p> <p>3. Status of grant: (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Revitalization Plan under development</p> <p><input type="checkbox"/> Revitalization Plan submitted, pending approval</p> <p><input type="checkbox"/> Revitalization Plan approved</p> <p><input checked="" type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway (All Revitalization Plan activities are complete, all funds are expended, and grant close-out is pending.)</p>
<p>7.0 a</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: The BHA plans to apply for a Choice Neighborhoods grant for the Whittier Street development.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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:</p> <p>(i) Old Colony – Phase Two, and if feasible Phase Three</p> <p>(ii) Bromley Learning Center</p>

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:

RHF Plans are available for review in the BHA Real Estate Department. Most recently, RHF funds were used in the development of Washington Beech Phase 2. Planned uses of RHF funds will be in connection with Old Colony Phase 3 redevelopment. RHF grant funding is as follows:

Increment	Grant Year	RHF Grant Number	Dollar Amount	Obligation/Expenditure Status	Use
1	FFY 2010	MA-06-R002-501-10	\$1,085,797	Expended	Washington Beech Phase 2
2	FFY 2010	MA-06-R002-502-10	\$1,277,542	Expended	Washington Beech Phase 2
1	FFY 2011	MA-06-R002-501-11	\$786,342	Expended	Washington Beech Phase 2
2	FFY 2011	MA-06-R002-502-11	\$615,066	Expended	Washington Beech Phase 2
1	FFY 2012	MA-06-R002-501-12	\$1,232,435	Unobligated	Old Colony Phase 3
2	FFY 2012	MA-06-R002-502-12	\$992,961	Washington Beech - expended / Old Colony -to be obligated	Washington Beech Phase 2 / Old Colony Phase 3
1	FFY 2013	MA-06-R002-501-13	\$733,139	Unobligated	Old Colony Phase 3
2	FFY 2013	MA-06-R002-502-13	\$1,273,359	Unobligated	Old Colony Phase 3

As of 9/30/13

7.0 a

1. 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.)

7.0 b

	<p style="text-align: center;">Demolition/Disposition Activity Description</p> <p>1a. Development name: Old Colony – Phase Two 1b. Development (project) number: MA002000124</p> <p>2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/></p> <p>3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p> <p>4. Date application approved: August 21, 2012</p> <p>5. Number of units affected: 228 dwelling units plus 2 non-dwelling units</p> <p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p> <p>7. Timeline for activity: a. Actual or projected start date of activity: 5/20/2011 b. Projected end date of activity: June 2016</p>	
7.0 b		
7.0 b	<p style="text-align: center;">Demolition/Disposition Activity Description</p> <p>1a. Development name: 39- 41 Bickford St. (formerly Martha Eliot Health Center) 1b. Development (project) number: 107</p> <p>2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/></p> <p>3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p> <p>4. Date application approved: July 14, 2010</p> <p>5. Number of units affected: 24 as-built</p> <p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p> <p>7. Timeline for activity: a. Actual or projected start date of activity: 8/07 Designation; Dec 2012 Dispo; Apr 2013 Demo b. Projected end date of activity: July 2014</p> <p>Note:</p> <p>The BHA in collaboration with the Bromley Heath Residents designated Associated Early Care and Education (AECE) in August 2007 for the project. AECE is constructing a new 2-story early education facility at the site.</p> <p>The project has received a \$5 million Capital Fund Community Facilities Program Grant, and is currently under construction.</p>	

7.0 b	Demolition/Disposition Activity Description
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	1a. Development name: 74 Highland Street / vacant parcel 1b. Development (project) number: N/A (not part of HUD's Annual Contributions Contract)
	2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
	3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
	4. Date application approved:
	5. Number of units affected: N/A 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development –vacant land <input type="checkbox"/> Total development
	7. Timeline for activity: a. Actual or projected start date of activity: November, 2011 b. Projected end date of activity: Fall, 2015
7.0 b	Demolition/Disposition Activity Description
	1a. Development name: Groveland 1b. Development (project) number: MA002000232
	2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
	3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	4. Date application approved: December 19, 2012
	5. Number of units affected: 16 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
	7. Timeline for activity: a. Actual or projected start date of activity: Fall 2012 b. Projected end date of activity: Spring 2014

7.0 c	<p>7.c Conversion of Public Housing</p> <p>A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act</p> <p>1. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to next component; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to next component.)</p> <p>2. Activity Description <input type="checkbox"/> Yes <input type="checkbox"/> 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.</p>
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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 (\$740) and capital (\$135) for a total of \$875 PUM as of September 2013. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to \$1478 PUM as of September 2013. 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 stage of obsolescence where 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. Finally, residents strongly oppose any conversion to tenant-based assistance.

The above formula applies to the following developments:

Development Name	Number of Occupied Units*
Alice Taylor	352
Bromley Park	516
Barkley (Cathedral)	405
Charlestown	1073
Commonwealth	272
Franklin Field	339
Heath Street	206
Lenox Street	276
Mary Ellen McCormack	979
Old Colony	447
West Newton Street	123
Whittier Street	197

*As of September 2013

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7.0 d	<p>A. Public Housing</p> <p>1. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)</p> <p>2. Activity Description <input type="checkbox"/> Yes <input type="checkbox"/> 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.)</p>																
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7.0 d	<p>B. Section 8 Tenant Based Assistance</p> <p>1. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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.)</p> <p>2. Program Description:</p>																

<p>7.0 d</p>	<p>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.</p> <p>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.</p> <p>ELIGIBILITY ISSUES</p> <p>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.</p>
<p>7.0 d</p>	<p>APPLICATION PROCESS</p> <p>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 require the family to participate in ongoing counseling.</p>
<p>7.0 d</p>	<p>a. Size of Program</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Will the PHA limit the number of families participating in the section 8 homeownership option?</p> <p>If the answer to the question above was yes, which statement best describes the number of participants? (select one)</p> <p><input type="checkbox"/> 25 or fewer participants</p> <p><input type="checkbox"/> 26 - 50 participants</p> <p><input type="checkbox"/> 51 to 100 participants</p> <p><input type="checkbox"/> more than 100 participants</p>
<p>7.0 d</p>	<p>b. PHA-established eligibility criteria</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?</p> <p>If yes, list criteria below:</p>

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 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).*

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7.0 e	<p>7.e Project-based Vouchers: Boston Housing Authority Section 8 Project Based Voucher Program</p> <p><u>Background</u></p> <p>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.</p>
7.0 e	<p><u>PHA Plan</u></p> <p>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.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The statement must include the projected number of project-based units and general locations, and <input type="checkbox"/> how project basing would be consistent with the PHA plan.
7.0 e	<p><u>THE PROJECTED NUMBER OF PROJECT BASED UNITS</u></p> <p>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 14,030 tenant-based units, 20% would equate to 2806 units.</p> <p>By the end of BHA Fiscal Year 2014, the BHA anticipates that it will have 1465 units under contract in its PBV Program.</p>
7.0 e	<p>The BHA may grant project base 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.</p> <p>All of the BHA’s Project Based Vouchers under lease have met HUD’s requirements listed above regarding the location of projects.</p>
7.0 e	<p><u>FUTURE SITING OF SECTION 8 BASED VOUCHER PROJECTS: STRATEGIC INVESTMENT</u></p> <p>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. Presently no firm plan to promulgate a funding round for PBVs. All units must serve homeless households and/or elderly / disabled households.</p> <p>Were the BHA to site future PBVs, the project 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:</p>

7.0 e	<p><u>Construction type:</u> 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.</p>
7.0 e	<p><u>Neighborhood needs:</u> 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.).</p>
7.0 e	<p><u>Citywide needs:</u> If the project is intended to serve more of a citywide housing need -- for example, supportive housing for the disabled, elderly, 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.</p>
7.0 e	<p><u>Community support:</u> 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.</p>
7.0 e	<p><u>How Project Basing is Consistent with the PHA Plan</u> The BHA has elected to convert tenant-based assistance to project based assistance to encourage new construction and rehabilitation.</p> <p>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.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Per the Public Housing Capital Fund Final Rule, published 10/24/2013 and effective as of 11/25/2013, BHA is not required to submit P&Es for the open grants or the estimated Annual Statement for CFP14 as part of the Annual Plan. See 24CFR Part 905.300 (7) and (8) (page 63777 of the Federal Register). P&Es for FY10, 11, 12, and 13 are on file at BHA. The proposed CFP14 Annual Statement was available during the Annual Plan public comment and hearing period and will be submitted to HUD when the ACC becomes available later this year.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. BHA did not develop a new Five-Year Action Plan this year. Please see the approved Five-Year Action Plan that was submitted with the FY13 Annual Agency Plan last year. This years FY14 Annual Statement is essentially excerpted from Year Two of that previously-approved Five –Year Plan.</p> <p>A new Five-Year Plan requires that a new physical needs assessment (PNA) be completed first. Typically the BHA performs a new PNA every year. However, this year HUD was trying to institute a new nation-wide PNA format which ultimately became delayed due to funding cuts and other issues; it is now expected to be implemented next year but the timing is still not definite. BHA has already invested a large amount of staff time on training, data collection and IT planning for this new tool and will continue to commit even larger amounts to complete the new system. Consequently it seemed a waste of dwindling resources to split our efforts between two different PNA systems this year. As a result we will simply continue into Year Two of the 5-Year Plan which was developed last year. BHA expects to complete a new PNA and Five Year Plan this coming year for FY15.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.0 A. Housing Needs of Families in the Jurisdiction/s Served by the PHA
 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 Over all*	Afford - ability	Sup ply	Quali ty	Access- ability	% Over- crowded*	Size	Location	
Income <= 30% of AMI***	59,855	52.1	5	3	2	2	N/A	1	N/A	
Income >30% but <=50% of AMI***	29,050	25.3	5	3	2	2	N/A	2	N/A	
Income >50% but <80% of AMI***	26,040	22.6	4	3	2	2	N/A	2	N/A	
Elderly <80%***	35,280	30.7	4	3	2	2	N/A	N/A	N/A	
Families with Disabilities <80%****	18,485	16.1	3	4	2	2	N/A	N/A	N/A	
White <80%*****	34,470	43.4	4	3	2	2	N/A	N/A	N/A	
Black African American Households <80%*****	21,440	27.0	4	3	2	2	N/A	N/A	N/A	
Hispanic Households <80%*****	14,165	17.8	5	3	2	2	N/A	N/A	N/A	
American Indian / Alaska Native <80%*****	314	.4	5	3	2	2	N/A	N/A	N/A	
Asian / Pacific Islander <80%*****	6399	8.1	4	3	2	2	N/A	N/A	N/A	
All Minority Households <80%*****	42,318	53.3	4	3	2	2	N/A	N/A	N/A	
All Households <80% AMI***	114,945	100	4	3	2	2	N/A	1	N/A	

9.0

*There is likely some overlap in the data. For example, elderly households will include 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 = 114,945
 ****2008-2010 American Community Survey 3 year average, Table 6
 *****From Boston Consolidated Plan - based on 2005-2009 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 = 79,370

9.0	<input checked="" type="checkbox"/> Consolidated Plan of the Jurisdiction/s Indicate year: draft 7/1/2013 to 6/30/2018 – HUD has accepted Plan but due to the partial government shutdown has not yet been posted. <input checked="" type="checkbox"/> U.S. Census data: the State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2005-2009 as presented in Boston Consolidated Plan <input type="checkbox"/> American Housing Survey data Indicate year: <input type="checkbox"/> Other housing market study Indicate year: <input checked="" type="checkbox"/> Other sources: (list and indicate year of information) Analysis conducted in consultation with staff from the City of Boston’s Department of Neighborhood Development
9.0	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				
9.0	Waiting list type: (select one)			
	<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
	<input type="checkbox"/>	Public Housing		
	<input type="checkbox"/>	Combined Section 8 and Public Housing		
	<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
	If used, identify which development/subjurisdiction:			
		# of families	% of total families	Annual Turnover
	Waiting list total	3188		1600**
	Extremely low income <=30% AMI	2961	92.88%	
	Very low income (>30% but <=50% AMI)	212	6.65%	
	Low income (>50% but <80% AMI)	15	0.47%	
	Families with children*	1272	39.90%	
	Elderly families*	58	1.82%	
	Families with Disabilities*	567	17.79%	
	White Hispanic	730	22.90%	
	White Non-Hispanic	841	26.38%	
Black Hispanic	175	5.49%		
Black Non-Hispanic	1347	42.25%		
American Indian Hispanic	8	0.25%		
American Indian Non-Hispanic	31	0.97%		
Asian/Pacific Island Hispanic	6	0.19%		
Asian/Pacific Island Non-Hispanic	50	1.57%		

9.0	<p>* The BHA had 792 Single applicants on the waiting list. In addition there were 499 instances of families that fit into more than one.</p>
	<p>**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.</p>
	<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>HOW LONG HAS IT BEEN CLOSED? SINCE NOVEMBER 1, 2008</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>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 for Priority One Applicants only. 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.</p>

Housing Needs of Families on the Waiting List				
9.0	Waiting list type: (select one)			
	<input type="checkbox"/>	Section 8 tenant-based assistance		
	<input checked="" type="checkbox"/>	Public Housing		
	<input type="checkbox"/>	Combined Section 8 and Public Housing		
	<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
	If used, identify which development/subjurisdiction:			
		# of families	% of total families	Annual Turnover
	Waiting list total	32119		5000**
	Extremely low income <=30% AMI	29205	90.93%	
	Very low income (>30% but <=50% AMI)	2546	7.93%	
	Low income (>50% but <80% AMI)	368	1.15%	
	Families with children*	14235	44.32%	
	Elderly families*	2944	9.17%	
	Families with Disabilities*	7884	24.55%	
	White Hispanic	8599	26.77%	
	White Non-Hispanic	5780	18.00%	
Black Hispanic	1525	4.75%		
Black Non-Hispanic	12635	39.34%		
American Indian Hispanic	57	0.18%		
American Indian Non-Hispanic	172	0.54%		
Asian/Pacific Island Hispanic	97	0.30%		
Asian/Pacific Island Non-Hispanic	3254	10.13%		

9.0	<p>*The BHA had 8253 Single applicants on the waiting list. In addition there were 1197 instances of families that fit into more than one category. **The number of clients, BHA processed for final eligibility for public housing.</p>		
	Characteristics by Bedroom Size (Public Housing Only)		
	1BR	15943	49.64%
	2 BR	10415	32.43%
	3 BR	4948	15.41%
	4 BR	673	2.10%
	5 BR	125	0.39%
	6+ BR	15	0.05%
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes BHA is proposing language on how to determine when to close the waiting list or lists. See ACOP Chapter 4. If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			
9.1	<p>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.</p>		

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

9.1

- 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)
Continue to develop and implement the BHA's Approach to Preservation and 5-year Sustainability Plan. The BHA is engaging in partnerships with other agencies to better service the needs of our population and created family supported housing programs.

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

Select all that apply

9.1

- 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)
Utilize Replacement Housing Factor funds to create new public housing units. BHA is eager to pursue any and all sources for the preservation and/or creation of new public housing units. 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.

9.1	<p>Need: Specific Family Types: Families at or below 30% of median</p> <p>Strategy 1: Target available assistance to families at or below 30 % of AMI</p> <p>Select all that apply</p> <p><input type="checkbox"/> Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. <i>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%.</i></p> <p><input type="checkbox"/> Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. <i>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%.</i></p> <p><input checked="" type="checkbox"/> Employ admissions preferences aimed at families with economic hardships</p> <p><input checked="" type="checkbox"/> Adopt rent policies to support and encourage work</p> <p><input type="checkbox"/> Other: (list below)</p>
9.1	<p>Need: Specific Family Types: Families at or below 50% of median</p> <p>Strategy 1: Target available assistance to families at or below 50% of AMI</p> <p>Select all that apply</p> <p><input checked="" type="checkbox"/> Employ admissions preferences aimed at families who are working (in Leased Housing Programs)</p> <p><input checked="" type="checkbox"/> Adopt rent policies to support and encourage work</p> <p><input checked="" type="checkbox"/> Other: (list below) HomeBase Program, and Healthy Start in Housing in Public Housing Leading the Way Home Program in Section 8</p>
9.1	<p>Need: Specific Family Types: The Elderly</p> <p>Strategy 1: Target available assistance to the elderly:</p> <p>Select all that apply</p> <p><input checked="" type="checkbox"/> Seek designation of public housing for the elderly</p> <p><input checked="" type="checkbox"/> Apply for special-purpose vouchers targeted to the elderly, should they become available</p> <p><input type="checkbox"/> Other: (list below)</p>

9.1	<p>Need: Specific Family Types: Families with Disabilities</p> <p>Strategy 1: Target available assistance to Families with Disabilities:</p> <p>Select all that apply</p> <p><input checked="" type="checkbox"/> Implementing preference for disabled persons in family public housing</p> <p><input checked="" type="checkbox"/> Complete remaining modifications needed in public housing (federal and state) based on the section 504 Needs Assessment for Public Housing (and in compliance with VCA between HUD and BHA dated 4/4/02)</p> <p><input checked="" type="checkbox"/> Apply for special-purpose vouchers targeted to families with disabilities, should they become available</p> <p><input checked="" type="checkbox"/> Affirmatively market to local non-profit agencies that assist families with disabilities</p> <p><input checked="" type="checkbox"/> Other: (list below)</p> <ul style="list-style-type: none"> • 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 • Linking Treatment to Housing Program in Section 8 • Housing and Stabilizing Chronically Homeless with Supports and Employment Program in Section 8 • VASH Program in Section 8
9.1	<p>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:</p> <p>Select if applicable</p> <p><input type="checkbox"/> Affirmatively market to races/ethnicities shown to have disproportionate housing needs</p> <p><input checked="" type="checkbox"/> Other: (list below)</p> <p>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).</p>
9.1	<p>Strategy 2: Conduct activities to affirmatively further fair housing</p> <p>Select all that apply</p> <p><input checked="" type="checkbox"/> Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units</p> <p><input checked="" type="checkbox"/> Market the section 8 program to owners outside of areas of poverty /minority concentrations</p> <p><input checked="" type="checkbox"/> Other: (list below)</p> <p>Actively participate in the development and implementation of the Analysis of Impediments and Fair Housing Plan for the City of Boston.</p>

<p>9.1</p>	<p>Other Housing Needs & Strategies: (list needs and strategies below)</p> <p><u>(2) Reasons for Selecting Strategies</u> Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Funding constraints <input checked="" type="checkbox"/> Staffing constraints <input checked="" type="checkbox"/> Limited availability of sites for assisted housing <input checked="" type="checkbox"/> Extent to which particular housing needs are met by other organizations in the community <input checked="" type="checkbox"/> Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA <input checked="" type="checkbox"/> Influence of the housing market on PHA programs <input checked="" type="checkbox"/> Community priorities regarding housing assistance <input checked="" type="checkbox"/> Results of consultation with local or state government <input checked="" type="checkbox"/> Results of consultation with residents and the Resident Advisory Board <input checked="" type="checkbox"/> Results of consultation with advocacy groups <input type="checkbox"/> Other: (list below)
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See Five-Year Plan Progress Report</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>

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:

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- A change which would significantly effect current rent or admissions policies or organization of a waiting list in the Public Housing programs;
- A change which would significantly effect 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, or change in use of replacement reserve funds under the Capital Fund;
- 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.

11. 0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>See attached file with forms a-e.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. See attached file Response to Comments of RAB and Public.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>[Per the Public Housing Capital Fund Program Final Rule that was published in the Federal Register October 24, 2013 (Docket No. 5236-F-02), the BHA will not be submitting the CFP Annual Statement with the Annual Plan but will retain the report on file at the BHA and will be available to HUD upon request.]</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>[BHA did not develop a new Five-Year Action Plan this year. Please see the approved Five-Year Action Plan that was submitted with the FY13 Annual Agency Plan last year. This years FY14 Annual Statement is essentially excerpted from Year Two of that previously-approved Five –Year Plan.]</p>
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	<p>Names of Documents: PHA Annual Plan HUD 50075 (ma002v03)</p> <p>Attachments:</p> <p>Five Year Agency Plan FY 2010-2014 Progress Report (ma002a03)</p> <p>Comments & Responses to the BHA FY 2014 5-Year and Annual Plan Amendment 2 (ma002b03)</p> <p>Plan Certifications (ma002c03)</p> <p>LEP 4 Factor Plan Analysis (ma002d03)</p> <p>Community Space Use Policy (ma002e03)</p> <p>Leased Housing Administrative Plan revision mode (ma002f03)</p> <p>Admissions and Continued Occupancy Policy revision mode (ma002g03)</p> <p>Supplement to HUD Form 50075: Plan Elements (ma002h03)</p> <p>Site-Based Waiting List and Resident Data by Development (ma002i03)</p>
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