

**BOSTON HOUSING AUTHORITY**  
**Proposed Annual Plan for Fiscal Year 2027**  
**For State-Aided Public Housing**

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

In addition to the physical document, the Annual Plan is also a process of public engagement. Throughout the Annual Plan process, the LHA executive director or their designee will be expected to review the Plan with any Local Tenant Organizations (LTO's) and Resident Advisory Board (RAB) before the LHA presents the plan to the LHA Board of Commissioners; make a draft available for review to all residents and the general public; post on the website and make a copy available to each LTO at least 30 business days before the public hearing; hold a hearing on the document; and collect, integrate, and report back on substantive comments. Additionally, the Board will read, offer recommendations, and approve the Annual Plan in advance of its submission to EOHLC.

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

The BOSTON HOUSING AUTHORITY's Annual Plan for their 2027 fiscal year includes the following components:

1. Overview and Certification
2. Capital Improvement Plan (CIP)
3. Maintenance and Repair Plan
4. Operating Budget
5. Narrative responses to Performance Management Review (PMR) findings
6. Policies
7. Waivers
8. Glossary
9. Other Elements, which may include:
  - a. Approval documents and any Public Comments
  - b. Tenant Satisfaction Survey
  - c. Performant Management Review report
  - d. Other documents added by LHA

## **State-Aided Public Housing Developments**

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

<b>Dev No</b>	<b>Type</b>	<b>Development Name</b>	<b>Num Bldgs</b>	<b>Year Built</b>	<b>Dwelling Units</b>
705-03	Family	36 - 42 Harwood Street and 33 Winston Rd	5	1992	10
705-06	Family	Scattered Sites	61	1988	119
705-01	Family	23-25 Bowdoin St. / 81 E. Berkley	2	1930	13
667-03	Elderly	MONSIGNOR POWERS	1	1976	69
667-02	Elderly	FRANKLIN FIELD 667-2	7	1963	64
200-12	Family	SOUTH STREET	9	1953	132
667-01	Elderly	FRANKLIN FIELD 667-1	7	1963	40
200-01	Family	WEST BROADWAY	20	1949	485
200-04	Family	FANEUIL	10	1950	258
200-07	Family	ARCHDALE	6	1950	285
200-05	Family	FAIRMOUNT	37	1951	202
200-10	Family	GALLIVAN BLVD.	130	1953	251
	Elderly	Elderly Elderly units in smaller developments	1		5
	Other	Other Special Occupancy units	9		52
<b>Total</b>			<b>305</b>		<b>1985</b>

## **Massachusetts Rental Voucher Program (MRVP)**

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

BOSTON HOUSING AUTHORITY manages 1009 MRVP vouchers.

## **Federally Assisted Developments**

BOSTON HOUSING AUTHORITY also manages Federally-assisted public housing developments and/or federal rental subsidy vouchers serving 24185 households.

**LHA Central Office**

BOSTON HOUSING AUTHORITY  
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Kenzie Bok, Executive Director  
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**LHA Board of Commissioners**

<u>Role</u>	<u>Category</u>	<u>From</u>	<u>To</u>
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## **Plan History**

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

<b>REQUIREMENT</b>	<b>DATE COMPLETED</b>
A. Advertise the public hearing on the LHA website.	10/22/2025
B. Advertise the public hearing in public postings.	10/22/2025
C. Notify all LTOs or RAB (if there is one) of the hearing and provide access to the Proposed Annual Plan.	10/22/2025
D. Post draft AP for tenant and public viewing.	10/22/2025
E. Hold quarterly meeting with LTO or RAB to review the draft AP. (Must occur before the LHA Board reviews the Annual Plan.)	11/13/2025
F. Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present. (For Boston, the Administrator will host the hearing.)	12/8/2025
G. Executive Director presents the Annual Plan to the Board.	1/8/2026
H. Board votes to approve the AP. (For Boston Housing Authority, the Administrator approves and submits the AP.)	1/28/2026

**Certification****CERTIFICATION OF LHA USER AUTHORIZATION FOR EOHLC CAPITAL SOFTWARE AND HOUSING APPLICATIONS**

I, Kenzie Bok, Executive Director of the BOSTON HOUSING AUTHORITY, certify on behalf of the Housing Authority that I have conducted an annual review of all BOSTON HOUSING AUTHORITY users of EOHLC Capital Software applications and Housing Applications and that all current LHA users are authorized to use the systems and have the appropriate level of user access based on their job responsibility. I approve all system access and access levels for all BOSTON HOUSING AUTHORITY users.

This certification applies to the following applications:

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

**CERTIFICATION FOR SUBMISSION OF THE ANNUAL PLAN**

I, Kenzie Bok, Executive Director of the BOSTON HOUSING AUTHORITY, certify on behalf of the Housing Authority that: a) the above actions all took place on the dates listed above; b) all facts and information contained in this Annual Plan are true, correct and complete to the best of my knowledge and belief and c) that the Annual Plan was prepared in accordance with and meets the requirements of the regulations at 760 CMR 4.16 and 6.09.

The Board and Executive Director further certify that LHA operations and all LHA Board-adopted policies are in accordance with M.G.L. c. 121B and all Massachusetts state-aided public housing regulations, including, but not limited to 760 CMR 4.00; 5.00; 6.00; 8.00; and 11:00, as well as adhere to Department-promulgated guidance.

Date of certification: 1/28/2026

The Executive Office of Housing and Livable Communities (EOHLC) completed its review of this Annual Plan (AP) on . Review comments have been inserted into the plan.