

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: ___Boston Housing Authority_____ PHA Code: _ma002_____</p> <p>PHA Plan for Fiscal Year Beginning: (04/2020): _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The specific location(s) where the public may obtain copies of the PHA Plan, Plan Elements and information about the public hearing are: BHA main administrative office, 52 Chauncy Street, Boston, MA 02111, Boston Public Library Copley branch, www.bostonhousing.org, and resident councils. The BHA placed an advertisement in the Boston Globe and mailed out flyers to public housing residents in the rent mailing and to section 8 participants in Boston and surrounding communities as well as to many local officials and advocacy groups notifying them of the Public Hearing and where to locate Plan documents.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1087 1463 1654"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																
B.1	<p>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.</p> <p>BHA’s mission is to provide stable, quality affordable housing for low and moderate income persons; to deliver these services with integrity and mutual accountability; and to create healthy living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.</p>																																

B.2

Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

BOSTON HOUSING AUTHORITY
DRAFT FIVE-YEAR AGENCY PLAN 2020 – 2024

BOSTON HOUSING AUTHORITY OWNS AND MANAGES MORE THAN 10,000 UNITS OF PUBLIC HOUSING AND ADMINISTERS HOUSING SUBSIDIES FOR AN ADDITIONAL 13,500 FAMILIES IN BOSTON AND EASTERN MASSACHUSETTS THROUGH ITS LEASED HOUSING PROGRAMS. IT IS BHA’S PURPOSE TO PROVIDE QUALITY HOMES AND STRONG COMMUNITIES FOR LOW-INCOME BOSTONIANS. BHA HOUSING IS TRULY AFFORDABLE TO BOSTON’S MOST VULNERABLE FAMILIES AND INDIVIDUALS, AND THE AUTHORITY STRIVES TO ENSURE THAT ITS HOUSING RESOURCES SERVE AS A PLATFORM FOR OPPORTUNITY FOR RESIDENTS AND A RESOURCE TO THE BROADER COMMUNITY.

BHA IS A CRITICAL BOSTON INSTITUTION THAT IS AN INTEGRAL PART OF THE VAST MAJORITY OF NEIGHBORHOODS ACROSS THE CITY. EMPLOYING NEARLY 800 WORKERS, MOST OF WHOM LIVE IN THE CITY, BHA CONTRIBUTES SIGNIFICANTLY TO THE LOCAL ECONOMY. EACH YEAR WE INVEST NEARLY \$140 MILLION ACROSS THE NEIGHBORHOODS OF BOSTON IN THE OPERATION OF OUR PUBLIC HOUSING COMMUNITIES, AND WE ALSO INVEST \$239 MILLION IN PRIVATE HOUSING THROUGHOUT THE CITY THROUGH OUR LEASED HOUSING PROGRAM. WE HAVE GENERATED AN ADDITIONAL \$1.5 BILLION OF INVESTMENT IN OUR NEIGHBORHOODS THROUGH PUBLIC-PRIVATE PARTNERSHIPS LIKE THE REDEVELOPMENTS CURRENTLY UNDERWAY AT WHITTIER, ORIENT HEIGHTS, AND CHARLESTOWN.

ONE OF THE PRIORITIES LAID OUT IN BHA’S PREVIOUS FIVE-YEAR PLAN, 2015-2019, WAS TO DEVELOP A FRAMEWORK TO ENSURE THE LONG-TERM VIABILITY OF BHA’S PUBLIC HOUSING COMMUNITIES IN THE FACE OF PERSISTENT FEDERAL FUNDING SHORTFALLS. ONE IMPORTANT STRATEGY HAS BEEN PUBLIC-PRIVATE PARTNERSHIPS BETWEEN BHA AND OTHER PROVIDERS OF AFFORDABLE HOUSING AND SUPPORTIVE SERVICES. IN NOVEMBER 2014, BHA ISSUED AN INVITATION TO THE AFFORDABLE HOUSING COMMUNITY IN THE FORM OF A REQUEST FOR QUALIFICATIONS, ASKING ORGANIZATIONS TO PROPOSE INNOVATIVE APPROACHES TO PRESERVING BHA’S HOUSING FOR FUTURE GENERATIONS WITH DECREASED RELIANCE ON FEDERAL PUBLIC HOUSING SUBSIDIES. THE RESPONSE WAS WIDE-RANGING. BHA RECEIVED IDEAS FOCUSED ON OVER THIRTY SEPARATE PUBLIC HOUSING COMMUNITIES. IN THE YEARS SINCE, BHA HAS BEEN TAKING UP THE MOST PROMISING PROPOSALS ONE AT A TIME, ISSUING A SERIES OF REQUESTS FOR PROPOSALS THAT HAVE LED TO SEVERAL NEW PUBLIC-PRIVATE PARTNERSHIPS. IN THE PROCESS, BHA HAS ARTICULATED A SET OF FIRM PRINCIPALS TO GUIDE ITS PARTNERSHIPS: ENGAGE RESIDENTS AND COMMUNITY MEMBERS IN MEANINGFUL PARTICIPATORY PLANNING; ENSURE TENANT PROTECTIONS; FULLY PRESERVE ON A ONE-FOR-ONE BASIS ALL DEEPLY SUBSIDIZED HOUSING UNITS; AND FOCUS ON SUSTAINING BHA’S ASSETS TO FULFILL ITS MISSION TO SERVE FUTURE GENERATIONS.

AN EQUALLY CRITICAL STRATEGY IN ADDITION TO PUBLIC-PRIVATE PARTNERSHIPS IS TO PROVIDE FOR THOSE BHA COMMUNITIES THAT WILL REMAIN UNDER BHA OWNERSHIP—WHICH IS THE MAJORITY OF BHA’S HOUSING (ABOUT 7000 UNITS). AMASSING THE RESOURCES TO UPGRADE AND MAINTAIN BHA’S PUBLIC HOUSING PORTFOLIO REMAINS A CHALLENGE GIVEN THE NEARLY \$1 BILLION IN CAPITAL BACKLOG. BHA WILL CONTINUE TO INVEST IN THE LONG TERM PRESERVATION OF THESE COMMUNITIES USING A VARIETY OF TOOLS, INCLUDING HUD’S RENTAL ASSISTANCE DEMONSTRATION PROGRAM, PROJECT-BASED SECTION 8, COMPREHENSIVE CAPITAL PLANNING, AND BETTER USE OF TECHNOLOGY TO DELIVER OUR HOUSING SERVICES. THESE BHA SITES WILL CONTINUE TO BE A CRITICAL PART OF THEIR SURROUNDING NEIGHBORHOODS AND THE COMMUNITY FABRIC OF THE CITY OF BOSTON.

WHILE WE ENDEAVOR TO PRESERVE OUR PUBLIC HOUSING ASSETS, BHA’S LEASED HOUSING PROGRAM HAS STEADILY GROWN TO COVER MORE THAN 13,500 HOMES, PROVIDING A CRITICAL TOOL FOR AFFORDABLE HOUSING PRESERVATION AND DEVELOPMENT THROUGHOUT BOSTON. BHA IS CONTINUALLY IMPLEMENTING STRATEGIES TO ENSURE THAT THE LEASED HOUSING PROGRAM IS EFFECTIVELY SERVING LOW-INCOME FAMILIES AND INDIVIDUALS. AS PART OF BHA’S COMMITMENT TO AFFIRMATIVELY FURTHER FAIR HOUSING, IN JULY 2019, BHA IMPLEMENTED SMALL AREA FAIR MARKET RENTS (SAFMRs) AS EXCEPTION PAYMENT STANDARDS IN THOSE ZIP CODES WHERE THEY ARE NECESSARY TO MAKE COMMUNITIES ACCESSIBLE AND AFFORDABLE FOR VOUCHER HOLDERS. THE GOAL OF IMPLEMENTING SAFMR EXCEPTION PAYMENT STANDARDS IS MULTIFOLD: EXPAND CHOICE FOR VOUCHER HOLDERS AND DECREASE THE CONCENTRATION OF VOUCHERS IN HIGH POVERTY AREAS; PRESERVE PEOPLE’S ABILITY TO REMAIN WHERE THEY LIVE, PREVENTING DISPLACEMENT AND HARMFUL GENTRIFICATION; AND MINIMIZE THE RISK OF ARTIFICIALLY INFLATING RENTS THROUGHOUT THE CITY.

OVER THE COMING FIVE YEARS, AS WE CONTINUE TO INVEST IN PUBLIC HOUSING PRESERVATION AND EXPAND THE REACH OF THE LEASED HOUSING PROGRAM, BHA WILL ADJUST OUR BUSINESS PROCESSES AND EXPAND OUR INTERNAL CAPACITIES. FOR THIS 2020-2024 PLAN WE IDENTIFY SIX BROAD STRATEGIC PRIORITIES:

1. ACHIEVE AND MAINTAIN HIGH PERFORMER STATUS FOR THE PUBLIC AND LEASED HOUSING PROGRAMS.
2. STRENGTHEN AND PRESERVE THE BHA PORTFOLIO OF PUBLIC HOUSING.
3. INCREASE HOUSING OPPORTUNITIES THROUGH THE LEASED HOUSING PROGRAM.
4. SUPPORT RESIDENT CAPACITY-BUILDING, SELF-SUFFICIENCY AND QUALITY OF LIFE INITIATIVES THAT HELP RESIDENTS MEET THEIR PERSONAL GOALS FOR THEMSELVES AND THEIR FAMILIES.
5. IDENTIFY AND PLAN FOR FUTURE STAFFING NEEDS AT BHA.
6. CONTINUE TO IMPROVE CUSTOMER SERVICE IN ALL AREAS SO THAT THE BHA IS CONSISTENTLY EXPERIENCED BY RESIDENTS, APPLICANTS, LANDLORDS AND VENDORS AS AN EFFICIENT, PLEASANT AND RESPONSIVE ORGANIZATION.

EACH YEAR BHA WILL REPORT ON OUR PROGRESS TOWARD ACHIEVING THESE GOALS, AND WE WILL EXPAND AND ADJUST INITIATIVES AS NEEDED. WE LOOK FORWARD AS A COMMUNITY TO STRENGTHENING AND ADAPTING BHA’S OPERATIONS TO BEST DELIVER ON BHA’S PURPOSE OF PROVIDING QUALITY HOMES, STRONG COMMUNITIES, AND MEANINGFUL OPPORTUNITY TO LOW-INCOME FAMILIES AND INDIVIDUALS.

	<p>1. ACHIEVE AND MAINTAIN HIGH PERFORMER STATUS AS EVALUATED BY HUD IN THEIR PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) FOR THE PUBLIC AND LEASED HOUSING PROGRAMS:</p> <ul style="list-style-type: none"> • MAINTAIN 97% OR HIGHER OCCUPANCY LEVELS. • MAINTAIN 100% UTILIZATION OF HOUSING CHOICE VOUCHERS (SECTION 8 VOUCHERS). • CONTINUALLY IMPROVE TOWARD ACHIEVEMENT OF HIGH-PERFORMER PHAS STATUS. <p>2. STRENGTHEN AND PRESERVE THE BHA PORTFOLIO OF PUBLIC HOUSING:</p> <ul style="list-style-type: none"> • FORMALIZE ASSET MANAGEMENT STAFFING AND SYSTEMS WITHIN BHA’S ORGANIZATIONAL STRUCTURE. • IN ALL REDEVELOPMENT TRANSACTIONS, PROVIDE FOR BHA’S FINANCIAL STABILITY IN ORDER TO PRESERVE PUBLIC HOUSING CHARACTER AND ASSOCIATED TENANT PROTECTIONS INTO THE FUTURE. • COMPLETE A PORTFOLIO-WIDE CAPITAL NEEDS ASSESSMENT FOR ALL PROPERTIES NOT CURRENTLY SLATED FOR REDEVELOPMENT. <p>DEVISE A STRATEGIC PLAN TO FUND THESE CAPITAL NEEDS OVER THE LONG TERM.</p> <ul style="list-style-type: none"> • ADD NEW DEEPLY AFFORDABLE UNITS WHERE POSSIBLE DURING REDEVELOPMENT. • IN FURTHERANCE OF BHA’S COMMITMENT TO SUSTAINABILITY, CONTINUE TO REDUCE CARBON EMISSION TOWARD 38% OF 2008 LEVEL; AND CONTINUE TO EXPLORE CLIMATE RESILIENCY, MOVING FROM IDENTIFYING VULNERABILITIES TOWARD IMPLEMENTING SOLUTIONS. <p>3. INCREASE HOUSING OPPORTUNITIES THROUGH THE LEASED HOUSING PROGRAM:</p> <ul style="list-style-type: none"> • APPLY FOR ADDITIONAL VOUCHERS AS OPPORTUNITIES ARISE. • MAINTAIN HIGH OCCUPANCY RATES IN THE PROJECT-BASED VOUCHER (PBV) PORTFOLIO WHILE DECREASING TURNOVER TIMES. • OPTIMIZE THE USE OF PBVs TO PRESERVE AND CREATE AFFORDABLE HOUSING IN BOSTON. • IMPLEMENT ECHO—EXPANDING CHOICE IN HOUSING OPPORTUNITIES PILOT PROGRAM—AND SMALL AREA FAIR MARKET RENTS TO PROMOTE ACCESS FOR VOUCHER HOLDERS TO A WIDER ARRAY OF NEIGHBORHOODS. <p>4. STRENGTHEN RESIDENT CAPACITY-BUILDING AND QUALITY OF LIFE INITIATIVES THAT HELP RESIDENTS MEET THEIR OWN PERSONAL GOALS AND THAT HELP SUPPORT VIBRANT COMMUNITIES:</p> <ul style="list-style-type: none"> • REBUILD RESIDENT CAPACITY PROGRAM TO SUPPORT RESIDENT EMPOWERMENT AND LEADERSHIP; IMPROVE THE EFFICACY AND EFFICIENCY OF LOCAL TENANT ORGANIZATIONS (LTOs), RESIDENT EMPOWERMENT COALITION (REC), AND SECTION 8 TENANTS INCORPORATED (S8TI). <ul style="list-style-type: none"> o DEVELOP METRICS TO TRACK LEVELS OF RESIDENT ORGANIZATION AND ENGAGEMENT. o REVISE LTO POLICY, ELECTION PROCEDURES, AND BY-LAWS; PURSUE STRATEGIES TO MAXIMIZE DIVERSITY OF PARTICIPANTS AND THEIR LEVEL OF PARTICIPATION IN LTOs. • INSTITUTIONALIZE RESIDENT PROTECTIONS AND PARTICIPATION IN ALL REDEVELOPMENT PROJECTS; ADVANCE INTERNAL BHA SYSTEMS TO ENSURE LONG-TERM COMPLIANCE BY NEW OWNERS. • EXPLORE VOTER REGISTRATION AT RE-CERTIFICATION. • INCREASE FAMILY SELF-SUFFICIENCY (FSS) PARTICIPATION FROM 200 TO 800 HOUSEHOLDS. <p>5. IDENTIFY AND PLAN FOR FUTURE STAFFING NEEDS AND TO SUPPORT BHA STAFF:</p> <ul style="list-style-type: none"> • PROACTIVELY PLAN FOR FUTURE STAFFING IN LIGHT OF PROPERTY REPOSITIONING AND PENDING RETIREMENTS; IDENTIFY AREAS WHERE BHA NEEDS TO HIRE FOR NEW CAPACITIES AND FUNCTIONS. • INSTITUTE ADDITIONAL MENTORING AND TRAINING FOR THE CURRENT AND THE NEXT GENERATION OF BHA STAFF. • CONTINUE TO PROMOTE DIVERSE HIRING AND EMPLOYMENT OPPORTUNITIES FOR BHA RESIDENTS. • CONTINUE TO DEVELOP INFORMATION SYSTEMS, COMMUNICATIONS TOOLS, AND INTERACTIVE FORUMS TO ENHANCE COLLABORATION, EFFICIENCY AND PRODUCTIVITY ACROSS DEPARTMENTS. <p>6. CONTINUE TO IMPROVE CUSTOMER SERVICE IN ALL AREAS TO ENSURE THAT THE BHA IS CONSISTENTLY EXPERIENCED BY RESIDENTS, APPLICANTS, LANDLORDS AND VENDORS AS AN EFFICIENT, PLEASANT AND RESPONSIVE ORGANIZATION:</p> <ul style="list-style-type: none"> • DEVELOP A CUSTOMER SERVICE POLICY TO PROMOTE CLIENT-FOCUSED AND CONSISTENT SERVICE DELIVERY. • OPTIMIZE TECHNOLOGY TO TRANSFORM INTERACTION WITH THE AGENCY—E.G., LANDLORD AND TENANT PORTALS, VENDOR TOOLS, ON-LINE RENTAL PAYMENT AND DIRECT DEPOSIT. • STREAMLINE AND SIMPLIFY THE HOUSING APPLICATION PROCESS TO MAXIMIZE TRANSPARENCY FOR APPLICANTS AND FOCUS STAFF EFFORTS ON WORKING WITH APPLICANTS WHO ARE MOST LIKELY TO BE HOUSED IN THE NEAR FUTURE. • SIMPLIFY APPLICANT AND RESIDENT FORMS; IMPROVE PROGRAM MARKETING MATERIALS AND BRIEFINGS. • IMPROVE LANDLORD RECRUITMENT AND RETENTION STRATEGIES. • PROVIDE ADDITIONAL OPPORTUNITIES FOR CUSTOMER FEEDBACK.
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<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>BHA will provide a report on the progress made in meeting the goals and objectives described in the 5-Year Plan with next year’s Plan submission (2021).</p>
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B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

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, 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 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.

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.

<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial Deviation / Significant Amendment / Modification</p> <p>(a) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”.</p> <p>Definition of “Substantial Deviation” and “Significant Amendment or Modification”:</p> <p>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:</p> <ul style="list-style-type: none"> • 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 effect 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. <p>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.</p> <p>As part of the Rental Assistance Demonstration (RAD), BHA is redefining the definition of a substantial deviation to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> 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.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attachment Responses to Comments section on 5-Year Plan. (to be added later)</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attachment Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan. (to be added later)</p>