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Designated Housing Plan for the Boston Housing Authority

DRAFT VERSION FOR PUBLIC COMMENT

October 27, 2026

Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

Introduction

The Boston Housing Authority (BHA) respectfully submits this new Designated Housing Plan (DHP or Plan) for HUD's review and approval under Section 7 of the United States Housing Act of 1937 (42 U.S.C. § 1437e) and Notice PIH 2005-2 (HA), as extended by Notice PIH 2010-28 (HA). The BHA's current Plan was approved by HUD on March 24, 2022 and expires on March 24, 2027, and this Plan is intended to replace it. The BHA proposes to continue designating the elderly/disabled developments in its federal public housing portfolio and to change the designated occupancy ratio from the current eighty percent (80%) elderly / twenty percent (20%) non-elderly disabled (NED) configuration to ninety percent (90%) elderly / ten percent (10%) non-elderly disabled.

This Plan is supported by compelling and well-documented demographic trends, consistent with applicable federal law and HUD guidance, and accompanied by a robust strategy ensuring that non-elderly disabled applicants and residents continue to have access to quality, affordable housing through BHA and partner programs. The BHA remains committed to serving all eligible populations, and this Plan reflects a data-driven response to the realities of Boston's rapidly aging low-income community as well as the BHA's ability to utilize the more robust Housing Choice Voucher program funding to house the non-elderly disabled population in buildings that have a deep level of on-site services appropriate for the population.

I. Regulatory Framework

This Plan is submitted under Section 7 of the United States Housing Act of 1937 and Notice PIH 2005-2 (HA), as extended by Notice PIH 2010-28 (HA). HUD received the current Plan on January 27, 2022 and approved it on March 24, 2022 for a five-year term. The current plan designates 2,284 units at 28 developments at an 80%/20% elderly/NED ratio: 1,827 units for elderly families and 457 units for non-elderly disabled families. Because the proposed change in ratio to 90%/10% elderly/NED is more than a technical or de minimis change to that Plan, the BHA is submitting a new Plan, not an amendment or a renewal request, and asks that HUD approve it for a new five-year term.

Section 7(d) requires a Plan to establish that the designation is necessary to achieve the housing goals of the jurisdiction's Consolidated Plan and to meet the housing needs of its low-income population. It must also describe the projects to be designated, the tenants to be served, the supportive services provided, how the design of the projects accommodates the intended occupants, and the resources available to families who would otherwise have been housed. HUD guidance adds that no tenant may be evicted or have a lease terminated because of the designation, and that families who agree to relocate must receive notice, access to comparable housing at a comparable rent, and actual, reasonable moving expenses. Under Section 7 and Notice PIH 2005-2 (HA), HUD conducts a limited review to determine whether a Plan is complete in significant matters and whether any evidence available to HUD challenges, in a substantial manner, the information contained in the Plan. The BHA addresses each required element below and provides the supporting waiting list, occupancy, accessibility and inventory data in the exhibits listed in Section X.

This Plan continues the designation HUD approved in 2022 and is consistent with the BHA's Annual Plan and with the City of Boston's Consolidated Plan for Program Years 2024–2028, which took effect on July 1, 2024, after the 2022 Plan was approved.¹ The Consolidated Plan identifies Affordable Housing as a high-priority need, with elderly households among the populations to be served (Section SP-25). It finds that Boston has a large and growing population of residents aged 75 and older and a continuing need for additional subsidized housing for low-income elderly persons and other persons with disabilities (Section MA-10). It also describes the BHA as a major provider of housing for both groups (Section MA-35) and notes the BHA's continued expansion of accessible units in public housing (Section SP-50). The BHA's public notice on this Plan is coincident with notice on its proposed Annual Plan, and the prior approved Annual Plan also seeks to address housing challenges for seniors and persons with disabilities. The strategies described in this Plan support the Consolidated Plan's priority needs of Affordable Housing, including the preservation of existing affordable housing, and Homelessness and Supportive Services, which the BHA is advancing through its HCV program.

II. Background and Projects Proposed for Designation

The BHA has administered designated housing in its federal elderly/disabled portfolio under HUD-approved plans for more than two decades. HUD approved the current 80%/20% elderly/NED ratio in June 2015, replacing the prior 70%/30% ratio, and in June 2020 approved a two-year extension and an amendment removing certain properties. On March 24, 2022, HUD approved a new Plan that retained the 80%/20% ratio and removed developments that had left, or were leaving, the public housing program through disposition or conversion to project-based vouchers.

In the past five years, the BHA has observed continued demand for elderly housing as well as housing for non-elderly disabled residents, supporting the need to continue its Designated Housing Plan. During this time, the BHA has made or planned improvements to create additional accessible units across its public housing, repositioned and project-based voucher portfolios to address the needs of non-elderly disabled residents. These include physical modifications as well as subsidies to supportive housing that offers more holistic services to NED households. As detailed below, demographic shifts have placed increasing strain on cost-burdened seniors, a growing population competing for an inadequate supply of affordable elderly units. For these reasons, the BHA seeks to continue its Designated Housing Plan with an increased focus on elderly households.

This Plan proposes to designate the same developments covered by the current Plan less Ausonia, which is slated for conversion to PBV by January 1, 2027. Each site shall be at a ratio of 90% elderly and 10% non-elderly disabled. Applied to the 2,190 units, the proposed ratio would

¹ City of Boston, "HUD Five-Year Consolidated Plan, Program Years 2024–2028" (effective July 1, 2024), <https://boston.gov/departments/housing/city-boston-hud-five-year-consolidated-plan>.

designate 1,969 units for elderly families and 221 units for non-elderly disabled families, compared with 1,827 and 457 today, numbers which include Ausonia and are split at an 80%/20% ratio. The chart below lists each development with its development number, bedroom sizes, and the units proposed for each designation, with the ratio applied development by development and rounded to whole units. As in prior Plans, the more than one hundred wheelchair-accessible (UFAS) units in these buildings are not designated and will continue to be offered to applicants who need their features, regardless of age. Near-elderly families are not included in the designation because elderly demand is sufficient to fill the designated units.

Development Number	Development Name	Available Units	Elderly (90%)	Non-Elderly Disabled (10%)	0BR	1BR	2BR
MA002107119	Mildred Hailey (Elderly)	51	46	5	0	37	14
MA002000226	Pond Street	43	39	4	0	40	3
MA002000227	Annapolis Street	55	49	6	0	49	6
MA002000228	Ashmont Street	53	48	5	0	48	5
MA002000229	Holgate Apartments	80	72	8	0	80	0
MA002000230	Foley Apartments	89	80	9	0	89	0
MA002000232	Groveland	46	41	5	26	19	1
MA002000234	Davison	46	41	5	31	15	0
MA002000235	Washington Street	81	73	8	0	72	9
MA002000236	West Ninth Street	83	75	8	0	76	7
MA002000238	Meade Apartments	39	35	4	0	37	2
MA002000240	MLK Towers	102	92	10	25	77	0
MA002000244	Frederick Douglass	69	62	7	42	27	0
MA002000247	General Warren	94	85	9	55	36	3
MA002000249	Torre Unidad	185	166	19	110	75	0
MA002000250	Rockland Towers	63	57	6	40	23	0
MA002000251	Codman Apartments	90	81	9	60	26	4
MA002000254	Pasciucco	85	76	9	63	22	0
MA002000262	Hassan Apartments	91	82	9	55	32	4
MA002000270	Spring Street	98	88	10	0	95	3
MA002000272	Roslyn Apts	110	99	11	0	107	3
MA002000277	Bellflower Street	107	96	11	0	100	7
MA002000283	Peabody Square	92	83	9	0	90	2
MA002000290	Malone Apts	96	86	10	0	96	0

Development Number	Development Name	Available Units	Elderly (90%)	Non-Elderly Disabled (10%)	0BR	1BR	2BR
MA002000295	Commonwealth Elderly	106	95	11	0	99	7
MA002000298	Hampton House	69	62	7	41	28	0
MA002000299	Washington Manor	67	60	7	39	28	0
	Total	2,190	1,969	221	587	1,523	80

A. Share of the Public Housing Inventory

The 2,190 units proposed for designation represent **32.6%** of the BHA's **6,709** federal public housing units, including **83.5%** of its studio units, **53.1%** of its one-bedroom units and **4.4%** of its two-bedroom units. Exhibit C lists the BHA's federal public housing inventory by development, bedroom size and location.

B. Supportive Services and Building Features

The BHA's elderly/disabled developments support their residents through physical features, staffing and service partnerships. Multi-story elderly/disabled developments have elevators, and the BHA prioritizes these buildings for security staffing. Recently, the BHA has installed video intercom systems in all of BHA's elderly/disabled high rise developments as a safety and convenience measure. The BHA has also installed cameras in numerous elderly disabled developments to assist with lease enforcement and crime prevention. Resident services are provided through contracts with Aging Services Access Point (ASAP) organizations, such as Boston Senior Home Care, Central Boston Elder Services, and Catholic Charities. Several developments host congregate meal sites. The BHA also works with the City's Age Strong Commission to provide social programming, including for residents with limited English proficiency. However, the services available on site for non-elderly disabled are very limited and the BHA relies on service providers that may be connected to the resident.

C. Accessible (UFAS) Units

As in prior Plans, units that meet the Uniform Federal Accessibility Standards (UFAS) are excluded from the designation and are offered to applicants of any age who need their features. Because these units are not designated, the Plan does not reduce the number of UFAS units available to non-elderly persons with disabilities. Exhibit D lists the location, number and bedroom size of UFAS units in all BHA federal public housing, in the developments proposed for designation, and in family developments.

As of October 1, 2026, the BHA has 286 UFAS units in service in its federal public housing, including 103 in the developments proposed for designation.

III. Demographic Justification: Boston's Growing Elderly Population

A. Accelerating Elderly Population Growth

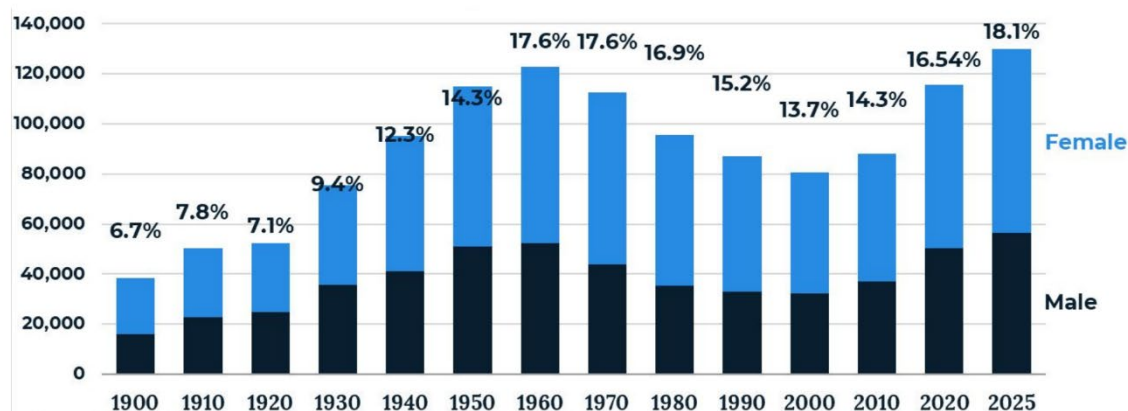
The demographic evidence supporting this Plan has only strengthened since the 2015 Plan submission and is now corroborated by multiple independent, authoritative sources spanning nearly a decade of updated research.

The City of Boston Planning Department Research Division's October 2025 report, Age Strong: Boston's Growing Older Population, provides the most current and comprehensive data

available.² According to this analysis, Boston's population of residents aged 60 and older grew by sixty-one percent (61%) between 2000 and 2025, reaching 129,000 individuals — or 18.1% of the city's entire population — the largest share of older residents Boston has ever recorded. The report projects further growth to 143,000 residents aged 60 and older by 2035, with the 75-and-older cohort projected to grow the fastest over the coming decade.

The population 60 and older in Boston grew by 61% from 2000 to 2025, reaching 18.1% of the city's population

Boston aged 60 and older, number and share, 1900 to 2025



Source: 1900 to 2010 Decennial Census & 2020–2025 Research Division Population Estimate, City of Boston Planning Department Research Division Analysis.

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Critically, this growth is concentrated in exactly the populations that depend on BHA housing. The 2025 report documents that nearly 45,000 Boston residents aged 60 and older (34.6%) have at least one disability, and more than 40,000 (31.3%) live alone — precisely the circumstances that make accessible, affordable public housing most essential. Boston's 60-and-older poverty rate stands at 19.2%, with approximately 25,000 older residents living below the poverty line. Among the city's older renters — 43% of the 60-and-older population — forty-five percent (45%) are cost-burdened, paying more than 35% of their household income in rent.

These figures are consistent with and reinforce the projections contained in BHA's 2015 Plan. At that time, Boston's low-income senior households were projected to increase by fifty-two percent (52%) by 2030 relative to 2010 baseline levels.³ The 2025 City data are consistent with that projection. The 2015–2019 American Community Survey data published by the Boston Planning & Development Agency (BPDA) in January 2021 documents continued growth in older age cohorts across Boston's neighborhoods, and the 2025 City Planning data confirms that the trend has accelerated.⁴

The UMass Donahue Institute's Long-Term Population Projections for Massachusetts Regions and Municipalities (March 2015) projects sustained growth in the 65-and-older cohort throughout Greater Boston through at least 2035, driven by the aging of the Baby Boom generation, increased

² City of Boston Planning Department, Research Division, Age Strong: Boston's Growing Older Population (October 2025),

https://content.boston.gov/sites/default/files/file/2025/10/Age%20Strong%20Presentation%202025_0.pdf. Figures in this paragraph and the next are drawn from this report.

³ Boston Housing Authority, Designated Housing Plan (submitted 2014; approved by HUD June 25, 2015).

⁴ Boston Planning & Development Agency, Research Division, Boston in Context: 2015–2019 American Community Survey (January 2021).

life expectancy, and in-migration of older adults.⁵ The Institute identifies the aging of the existing population as the single largest driver of demographic change in Eastern Massachusetts over the coming decades.

The University of Massachusetts Boston Gerontology Institute's December 2020 report, *Aging Strong for All: Examining Aging Equity in the City of Boston*, further documents the economic vulnerability of Boston's older residents.⁶ This research underscores that older Bostonians face significant housing cost burden and economic insecurity, making access to affordable, accessible housing for elders a critical issue.

B. Regional Shortage of Affordable Housing for Older Adults

The shortage of affordable housing for older adults in Boston is also documented by the City. On August 25, 2025, the City announced a housing stability pilot for older residents, noting that many of Boston's older adults are on extremely low fixed incomes, with 21 percent of Boston residents age 65 or older living below the poverty level and more than a third (35 percent) of elderly-led households being severely cost-burdened: meaning that approximately 10,000 senior households spend more than half their modest income on housing.

Regional reporting describes the same shortage across Greater Boston. The *Boston Globe* reported in September 2023 that wait lists for subsidized senior housing can stretch three to five years or longer, and that 2Life Communities, a nonprofit provider of affordable senior housing in Greater Boston, had more than 7,600 applicants waiting.⁷ In May 2025, GBH News reported that 2Life's waiting list had grown to more than 11,000 families, with only about 160 apartments turning over each year.⁸ The *Globe* also reported, citing Harvard's Joint Center for Housing Studies, that three in five renters aged 80 and older in the Boston metropolitan area pay more than 30% of their income for housing and one in five pays more than half.⁹ When *The Pryde*, a 74-unit senior development in Hyde Park, opened in 2024, it drew 750 lottery applications.¹⁰

State-level findings are consistent with these reports. The Commonwealth's 2025 statewide housing plan, *A Home for Everyone*, estimates that Massachusetts needs to add 222,000 homes over the next decade and identifies a shortage of homes suitable for older adults, and the Executive Office of Housing and Livable Communities projects significant growth by 2035 in the number of households headed by people over age 75.¹¹ A May 2025 report by Boston Indicators and the Center for Retirement Research at Boston College, *Wealth Gaps in the Golden Years*, found that about 80% of Massachusetts seniors with lower levels of wealth have insufficient

⁵ Henry Renski and Susan Strate, UMass Donahue Institute, *Long-Term Population Projections for Massachusetts Regions and Municipalities* (prepared for the Office of the Secretary of the Commonwealth, March 2015).

⁶ Jan Mutchler, Caitlin Coyle, Nidya Velasco Roldán, Paul Watanabe, Cedric Woods, Lorna Rivera, Quito Swan, Elena Stone, and Laurie Nsiah-Jefferson, UMass Boston Gerontology Institute, *Aging Strong for All: Examining Aging Equity in the City of Boston* (December 2020), <https://scholarworks.umb.edu/demographyofaging/49/>.

⁷ Matt Stout, "High prices, years-long wait lists: Massachusetts needs more senior housing," *Boston Globe*, September 6, 2023, <https://www.bostonglobe.com/2023/09/06/metro/massachusetts-needs-more-senior-housing>.

⁸ Meghan Smith, "Older adults in Mass. are struggling to make ends meet as they retire, new report says," GBH News, May 1, 2025, <https://www.wgbh.org/news/local/2025-05-01/older-adults-in-mass-are-struggling-to-make-ends-meet-as-they-retire-new-report-says>.

⁹ Stout, "High prices, years-long wait lists," *Boston Globe*, September 6, 2023 (citing Jennifer Molinsky, Harvard Joint Center for Housing Studies).

¹⁰ Taylor Driscoll, "New State Funding Could Help Fix 'Unconscionable' Senior Housing Shortage," *Bisnow Boston*, August 7, 2024, <https://bisnow.com/boston/news/affordable-housing/new-state-funding-could-help-fix-unconscionable-senior-housing-shortage-125428>.

¹¹ Executive Office of Housing and Livable Communities, *A Home for Everyone*, statewide housing plan (February 2025), <https://www.mass.gov/a-home-for-everyone-executive-summary>; Executive Office of Housing and Livable Communities, *Special Commission on Senior Housing*, <https://www.mass.gov/info-details/the-special-commission-on-senior-housing>.

income to meet their basic needs, compared with 63% nationally.¹² Federal data reported by the Boston Globe in May 2025 show that the number of Massachusetts adults aged 55 and older counted as homeless rose 17% from 2023 to 2024, compared with a 6% increase nationally.¹³

C. The Relationship Between Age and Disability

The BHA also notes that the proposed 90% elderly allocation will continue to serve a large number of persons with disabilities. National surveillance data indicates that approximately 16% to 23.6% of younger adults (ages 18–44) and 29% of adults aged 45–64 live with a disability, whereas among adults aged 65 and older, disability prevalence rises significantly to roughly 43% to 50% (Centers for Disease Control and Prevention, Disability and Health Data System).¹⁴ This finding is corroborated by the City of Boston’s 2025 data, which shows that 34.6% of Boston’s 60-and-older population — nearly 45,000 individuals — have at least one disability.¹⁵ This is consistent with BHA’s own waitlist dating, showing that 34.9% of elders on our waitlist also have a disability. BHA’s elderly/disabled developments — featuring no-step entry, elevator access, accessible bathrooms, lever hardware, and proximity to transportation and services — are specifically designed to serve residents with age-related disabilities. The proposed 90% elderly allocation will, in practice, continue to serve a very substantial number of residents who have disabilities, including those whose disabilities developed or worsened after admission, as can often occur while residents age in place. The BHA’s continuing Section 504 obligations ensure that all required accessible units are maintained and offered first to individuals with mobility impairments or other accessibility needs, regardless of the designated population ratio.

D. Current Occupancy

As of October 1, 2026, the developments proposed for designation are occupied by 1,729 elderly households (78.7%) and 443 non-elderly disabled households (20.2%). The BHA’s other federal public housing developments house 1,334 elderly and 796 non-elderly disabled households, and 5,955 elderly and 3,738 non-elderly disabled households currently receive Housing Choice Voucher assistance.

E. Current Waitlist Data

Exhibit B provides the BHA’s current federal public housing and project-based voucher waiting list data.

In summary, the site-based federal public housing waiting list has 31,213 applicants, of whom 5,774 (18.5%) are elderly and 6,707 (21.5%) are non-elderly disabled. Of the elderly applicants, 2,017 are also disabled.

The site-based project-based voucher waiting lists have 21,853 applicants, of whom 4,413 (20.2%) are elderly and 5,584 (25.6%) are non-elderly disabled. Of the elderly applicants, 1,769 are also disabled. The tenant-based waiting list for the Housing Choice Voucher program is currently closed.

BHA acknowledges the waiting list data reflects more total non-elderly disabled than elders. This is in part because mortality has the unfortunate impact of removing elders from the BHA’s waitlists more rapidly, which is why it is important to also consult the local demographic data discussed above. The City of Boston’s Mayor’s Office of Housing and AgeStrong Commission are also

¹² Kelly Harrington, Luc Schuster, and Laura D. Quinby, *Wealth Gaps in the Golden Years: Economic Insecurity for Older Adults in a High-Cost State* (Boston Indicators and Center for Retirement Research at Boston College, May 1, 2025), <https://www.bostonindicators.org/reports/report-detail-pages/wealth-in-golden-years>.

¹³ Kay Lazar, “Mass. officials are scrambling to stem the wave of older adults losing their homes,” *Boston Globe*, May 21, 2025, <https://www.bostonglobe.com/2025/05/21/metro/housing-crisis-aging-seniors-older-adults>.

¹⁴ <https://www.cdc.gov/disability-and-health/articles-documents/disability-and-health-data-now.html>

¹⁵ City of Boston Planning Department, Research Division, *Age Strong: Boston’s Growing Older Population* (October 2025).

currently partnering to try to get more elders on extremely low fixed incomes to think ahead and put their names on the public housing waitlists, before they find themselves in an imminent housing crisis. Non-disabled elders are not able to add their names until after they are 62 years old.

As discussed below in Section IV, BHA maintains a number of other resources that serve the NED community specifically, whereas the buildings under the Designated Housing Plan were designed for and receive services that are typically best-suited for elders. As will also be discussed below in Sections VI and VII, the current Plan has the effect of disadvantaging elders with disabilities, compared to non-elders with disabilities, in terms of new admissions into these buildings, in an unintended way.

IV. Strategy to Address Housing Needs of Non-Elderly Disabled Applicants

As required by Section 7(d) and Section VIII.C of Notice PIH 2005-2 (HA), and as a matter of the BHA's core commitment to residents with disabilities, the BHA identifies below the substantial array of housing resources available to non-elderly disabled individuals who are not housed in the designated elderly developments.

No one would argue that Boston has enough affordable housing for any population. However, the BHA believes the project-based voucher (PBV) program is better suited than public housing to serve a larger share of non-elderly disabled households. The PBV program is structured and funded in a way that supports a deep level of on-site services at buildings intended for this population.

Funding. Public housing operating funds pay for building operations: maintenance, utilities, management and security. They are not designed to pay for social services, and HUD has often funded the program below its full formula need, as is currently occurring in 2026. As a result, services at the BHA's elderly/disabled developments rely on outside partners, such as Aging Services Access Points. Those partners are funded mainly to serve older adults. PBV housing works differently. The voucher pays a contract rent set by the local rental market. This gives owners a steady, predictable income. Owners and their nonprofit partners can then add funding for services from other sources, such as state supportive housing programs, health care partners and the Continuum of Care; the BHA model for PBV procurement requires owners to bring service partners to the table as a condition of receiving PBVs.

Services designed for the population. The BHA requires owners in its PBV procurements to provide on-site services for elderly or disabled residents. At the BHA's recent supportive housing sites, those services are delivered by experienced providers. Examples include Pine Street Inn at 140 Clarendon Street and 900 Morrissey Boulevard, and St. Francis House at 41 LaGrange Street. These providers offer case management, behavioral health support, health care connections and help with staying housed. That level of service is far beyond what the BHA can provide at its designated public housing. See more detail below.

More integrated, more choice. PBV units are also often located in mixed-income buildings across the city, rather than in buildings set aside for one population. This supports the Olmstead goal of serving people with disabilities in the most integrated setting appropriate. PBV residents also have a right that public housing residents do not have. After one year, a PBV family may ask to move with a tenant-based voucher so long as funding is available. This lets residents choose where they live as their needs change.

For these reasons, the BHA believes that expanding PBV supportive housing is the most effective way to meet the needs of non-elderly disabled households. It is a better fit than relying on elderly/disabled public housing buildings that were designed, staffed and funded to serve older adults.

A. Recent Project-Based Voucher Supportive Housing Developments

To expand the resources available to disabled residents and applicants, the BHA has in recent years deployed its project-based voucher (PBV) authority to create significant new supportive housing capacity specifically designed for non-elderly disabled individuals, including those transitioning out of homelessness or institutional settings. A guiding principle of the BHA's PBV procurement process is that site owners must provide on-site services for elderly or disabled residents. The following developments illustrate the depth of this commitment:

- **140 Clarendon Street (Back Bay, completed 2023):** A historic 13-story building in Boston's Back Bay, formerly the YWCA, rehabilitated into a 210-unit affordable and supportive housing community. All 210 units are supported by BHA project-based vouchers. Of these, 111 units are designated for permanent supportive housing, with on-site services provided by Pine Street Inn for individuals experiencing homelessness. The development includes studio and one-bedroom apartments and offers 24/7 on-site management and security, a fitness room, community room, and laundry facilities.
- **3368 Washington Street — The Lyndia (Jamaica Plain, completed 2025):** A 100% affordable and supportive housing community located in the Jamaica Plain neighborhood of Boston. Completed in early 2025, The Lyndia is recognized as New England's largest permanent supportive housing development, specifically designed to assist individuals transitioning out of homelessness. The development is supported by 156 BHA project-based vouchers and provides comprehensive on-site supportive services to residents.
- **6 Quint Avenue (Allston, completed 2024):** A 15-unit affordable and supportive housing community located at 6 Quint Avenue in the Allston neighborhood of Boston. Completed in early 2024, the William (Bill) E. McGonagle Recovery House is owned by the Allston Brighton Community Development Corporation. It serves extremely low-income individuals in the advanced stages of addiction recovery who are ready for more independent living. The development is supported by 13 BHA project-based vouchers. An on-site Recovery Resident Manager connects residents with services, and the Addiction Treatment Center of New England is the service partner.
- **41 LaGrange Street (Back Bay, completed 2026):** 126 apartments, 70 are dedicated to individuals exiting homelessness and 56 will serve workforce, middle, and low-income households. The individuals exiting homelessness will receive ongoing wraparound services through St. Francis House, connecting them with health care, employment assistance, behavioral health services, and other resources to support long-term housing stability.

Taken together, these recent PBV developments represent a substantial and growing supply of supportive housing backed by BHA vouchers — purpose-built for persons leaving homelessness or institutional settings, including non-elderly disabled individuals. It should be noted and recognized that the level of services provided at these sites is far more intensive than what BHA can afford at its designated properties. The BHA intends to continue expanding this portfolio through future PBV procurements, consistent with its obligations under the Olmstead Act and its commitment to community-based housing for persons with disabilities.

B. Mobile Housing Choice Voucher Resources Dedicated to Persons with Disabilities

The BHA also maintains a robust portfolio of mobile Housing Choice Vouchers specifically targeted to non-elderly disabled (NED) individuals and families, providing maximum flexibility to secure housing throughout Boston and the broader metropolitan area. These include:

- **500 NED Vouchers:** The BHA's 500 Non-Elderly Disabled Vouchers ("NED") serve non-elderly disabled families, defined as families with a head, co-head, or spouse who is disabled and under age 62. Upon turnover, NED vouchers are issued to new NED families

off the waiting list. With program attrition rates typically around 5%, approximately 25 NED vouchers get issued on an annual basis when funding is available.

- **410 Mainstream Vouchers:** Awarded in 2018, these federal vouchers are targeted specifically to non-elderly persons with disabilities, administered by BHA. Upon turnover, Mainstream vouchers are issued to new Mainstream applicants off the waiting list. With program attrition rates typically around 5%, approximately 20 vouchers get issued on an annual basis when funding is available.
- **480 Emergency Housing Vouchers:** BHA's 480 Emergency Housing Vouchers (EHVs), awarded under the American Rescue Plan Act and administered through the City of Boston's Coordinated Entry System, serve individuals with the longest histories of homelessness — a population with overwhelmingly high rates of behavioral health conditions, physical disabilities, and co-occurring disorders. BHA began issuance of these vouchers in 2021. While EHV funding was not reauthorized and this number is declining, the BHA issued approximately half of the allocation to disabled individuals flowing through City's Coordinated Entry system.
- **758 VASH Vouchers:** HUD-VASH combines Housing Choice Vouchers with VA-provided clinical case management to house homeless veterans — a population with disproportionately high rates of mental illness, substance use disorders, and physical disabilities resulting from military service. BHA's allocation of VASH vouchers grows as funding becomes available.

In total, the BHA maintains 910 (NED and Mainstream) mobile Housing Choice Vouchers dedicated exclusively to disabled individuals and families — a substantial resource that significantly expands the geographic range of housing options available to this population. The EHV and VASH vouchers are not ongoing or exclusively dedicated to non-elderly disabled, however, they have been significant in serving that population.

The BHA administers 17,262 Housing Choice Vouchers in its baseline allocation and is currently 100% utilized. The tenant-based waiting list is currently closed.

C. Admission Preferences for Non-Elderly Disabled Applicants

Consistent with HUD's August 2021 guidance, the BHA has implemented and will continue to expand waiting list preferences under 24 CFR §§ 982.207 and 983.251(c) in its project-based voucher (PBV) program to prioritize NED applicants at converted RAD developments and other PBV properties. This covers properties that were previously in the Designated Housing Plan prior to conversion to PBV, including: Heritage, Patricia White, Lower Mills, Eva White, St. Botolph, Ausonia, JJ Carroll, and Doris Bunte.

These preferences serve as a functionally equivalent substitute for DHP designation in the converted portfolio and ensure that NED applicants continue to access supportive housing with appropriate service connections.

In public housing and the Housing Choice Voucher program, non-elderly disabled applicants also benefit from the BHA's priority and preference structure. Under the BHA's Admissions and Continued Occupancy Policy and Section 8 Administrative Plan, applicants whose current dwelling unit is inaccessible to them qualify for Priority One, and the Administrative Plan includes an Olmstead preference for persons transitioning from institutional settings.

D. Improvements Serving Disabled Residents Through Repositioning and Major Capital Projects

Since 2004, the Boston Housing Authority has utilized repositioning of public housing to produce 4,982 units and has redeveloped or modernized 474 accessible units. The accessible units include both wheelchair accessible units and sensory units at a range of bedroom

sizes. Additional units including accessible units are slated to be developed through public-private repositioning efforts at Bunker Hill, Mary Ellen McCormack, Mildred C. Hailey, and Faneuil Gardens during the phased redevelopment projects at these properties.

In addition, the BHA is making accessibility improvements to housing it continues to own and steward. Upgrades planned, in progress or recently completed at the following properties include accessibility improvements to approximately 50 units bringing the count of improvements to about 525 new or improved accessible units: Mildred Hailey Heath Street 1-5, Plant Court, Pond Street, Franklin Field Buildings 7-13, Fairmount Apartments, Ausonia, St. Botolph, Doris Bunte. This number does not include additions from individual unit modifications or improvements converted through reasonable accommodations.

Beyond unit improvements at these properties, the BHA has also conducted substantial site improvements and is planning a new slate of site improvements across its portfolio to address curb, sidewalk, ramp, entryway and parking areas, which upgrades will increase mobility and access across each housing community.

Importantly, the combination of repositioning and capital improvements are making investments in both family and elderly housing, creating opportunities for persons with a range of mobility, auditory and visual disabilities to thrive in public housing and Section 8 subsidized properties.

V. Protections for Current Non-Elderly Disabled Residents

BHA wishes to emphasize that this Plan will not result in the displacement of any current resident. Under 42 U.S.C. § 1437e(b) and Section VIII.D of Notice PIH 2005-2 (HA), non-elderly disabled residents currently residing in designated developments are expressly protected from involuntary removal as a result of a Designated Housing Plan. All current residents — regardless of their classification at admission — may remain in their units for as long as they qualify under standard BHA lease terms.

For any NED resident who voluntarily wishes to transfer to a unit or property that better suits their needs, the BHA will provide reasonable relocation assistance, including coverage of reasonable moving costs, connection to available voucher resources, and priority placement on applicable waiting lists. Consistent with 42 U.S.C. § 1437e(c), any resident who agrees to relocate in connection with the designation will receive notice of the designation and an explanation of available relocation benefits, access to comparable housing at a comparable rent, and payment of actual, reasonable moving expenses. Under 42 U.S.C. § 1437e(g), no tenant is considered displaced for purposes of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 because of the designation.

VI. Impact on Vacancy Rates and Waiting List Administration

The BHA has analyzed the projected impact of the proposed 90%/10% ratio on vacancy rates and waitlist dynamics and represents as follows, consistent with HUD's guidance on estimating vacancies and the effect of designation on the non-designated group:

- **No Substantial Increase in Vacancy Rates:** The strong and growing demand from elderly applicants — now documented at unprecedented levels by the City of Boston's 2025 data — will ensure that units designated for elderly occupancy fill promptly. Vacancy rates are not expected to increase materially as a result of this Plan.
- **No Substantial Delay or Denial for Waiting List Applicants:** The BHA's 10% NED allocation, combined with the voucher NED resource portfolio and PBV preference structures, and ongoing PBV development strategy make it unlikely that non-elderly disabled applicants will face substantially increased delays or denials of assistance.

- **Reasonable Achievement of NED Housing Resources:** The BHA's existing and planned NED housing resources represent an adequate substitute and can reasonably be achieved to meet the needs of NED applicants who are not accommodated in the designated developments.

Estimated effect on non-elderly disabled admissions. Over the past 12 months, 141 units turned over in the developments proposed for designation, excluding UFAS units. Non-elderly disabled households accounted for 65 of these move-ins, or 46.1%. (We will address below why it is so much higher than the 20% NED share of the current Designated Housing Plan.) At a 10% share of the Designated Housing Plan instead, we would expect half as many, or roughly 32 of these units, to be offered to non-elderly disabled applicants each year. The proposed ratio would therefore reduce non-elderly disabled admissions to these developments by an estimated 33 households per year, or about 165 over the five-year term of the Plan.

Transition of non-elderly disabled residents to elderly status. The effect of the proposed ratio on non-elderly disabled applicants should be read alongside the age profile of current residents. Many non-elderly disabled households admitted to the BHA's elderly/disabled developments are near-elderly, and they become elderly families while remaining in their homes. As of October 1, 2026, 180 of the 443 non-elderly disabled households in the developments proposed for designation have a head, co-head or spouse aged 56 to 61, and 100 of them are aged 59 to 61. On average, about 30 of these households will be reclassified as elderly families each year when that member turns 62, without moving or changing units. This explains why non-elderly disabled households have consistently made up about 20% of occupied units in these developments even though they accounted for 46% of move-ins over the past 12 months: a large share of non-elderly disabled admissions become elderly residents within a few years.

These transitions also mean the BHA can move toward the 90%/10% ratio gradually and without displacement. The BHA will apply the new ratio to future admissions only. No current resident will be asked to move, and the occupancy mix will shift as households age in place and units turn over. The data also show that the BHA's elderly/disabled developments serve a continuum of residents with disabilities: persons admitted as non-elderly disabled residents commonly continue to live in these developments as elderly residents with disabilities, supported by the accessibility features and services described in Section II.B.

To offset this reduction, the BHA will continue to reissue NED and Mainstream vouchers to NED households on turnover, about 45 a year, and will maintain NED preferences at Heritage, Patricia White, Lower Mills, Eva White, St. Botolph, Ausonia, JJ Carroll, and Doris Bunte, in addition to the recently constructed PBV sites listed above -- the Lyndia, 6 Quint Ave, 41 LaGrange, and 140 Clarendon -- whose annual new admissions more than offset the estimated reduction in the Designated Properties of about 33 new admissions a year.

VII. Public Participation and Consultation

Although Notice PIH 2005-2 (HA) does not prescribe a separate consultation process for new Plans, the BHA shall undertake a public participation process prior to submission of this Plan. Public comments will be gathered through the FY2028 Annual Plan process.

As the Notice directs, the BHA is also providing a copy of this Plan to the City of Boston, which administers the Consolidated Plan, with a request that any comments be sent to HUD Headquarters.

The BHA acknowledges and deeply respects the need for housing within the community of people with disabilities. Non-elderly disabled individuals face significant and persistent barriers to safe, affordable, and accessible housing, and BHA is committed to serving this population. The BHA's decision to propose the 90%/10% ratio is not a retreat from that commitment; it is a data-driven response to the documented and urgent housing needs of Boston's rapidly growing elderly

population, including those with disabilities, and BHA's commitments to the non-elderly disabled population in its voucher programs where appropriate services are more easily aligned. BHA also acknowledges that the current system actually makes it less likely that an elder with disabilities will be successfully admitted to buildings under the current Designated Housing Plan than the 80% ratio would make it appear. In the past year, from 10/1/2025 through 9/30/2026, 141 new admissions occurred at BHA's properties subject to the DHP. Because of existing NED residents aging-in-place, changing the ratio of the building without placements, 65 of the 141 new (46.1%) new admissions in the last 12 months have been non-elders with disabilities whereas only 38 (26.9%) of new admissions, were to elders without disabilities and 35 (24.8%) went to elders having a disability. This distribution of new admissions was never the intention of the plan.

The demographic data presented in Section III above — including the City of Boston's 2025 finding that Boston's 60-and-older population has grown 61% since 2000 and is projected to reach 143,000 by 2035 — reflects a genuine and substantial community need that BHA is obligated to address. The BHA is committed to being transparent with the advocacy community about the reasons for the proposed change and to maintaining an open and ongoing dialogue about how BHA can best serve all of its applicant populations with the resources available to it.

VIII. Consistency with the Olmstead Act and Civil Rights Obligations

The BHA affirms its full commitment to the principles of the Olmstead Act and to its obligations under Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act. Nothing in this Plan diminishes those obligations. The BHA's NED housing resources, PBV preferences, and continued commitment to create PBV opportunities with on-site services suitable for the NED population collectively provide a robust community-based housing infrastructure for non-elderly disabled individuals — consistent with the Olmstead mandate to provide services in the most integrated setting appropriate.

The BHA further notes that the practical effect of the proposed 90% elderly allocation will be to serve a substantial number of residents who have disabilities. As documented by the City of Boston's 2025 data, 34.6% of Boston's 60-and-older residents have at least one disability, and this proportion is mirrored by 34.9% of the elders on BHA's public housing waitlist. This population — older adults with disabilities — will continue to be well-served by BHA's elderly/disabled developments and their accessibility features.

The BHA does not have any outstanding court orders or Section 504 Letters of Findings. The BHA does have an active Voluntary Compliance Agreement with HUD with respect to transfers for resident families with approved reasonable accommodations. The proposed designation applies the same ratio at every development in the Plan and removes only Ausonia, which is converting to PBV, so it will not increase minority concentrations in any development.

IX. Conclusion and Request for Approval

For the foregoing reasons, the Boston Housing Authority respectfully requests that HUD approve this Designated Housing Plan for a five-year term, designating the developments listed in Section II at a ratio of 90% elderly and 10% non-elderly disabled, effective upon HUD's approval and replacing the Plan approved on March 24, 2022. In support of this request, the BHA represents as follows:

- The demographic need for this Plan is compelling and well-documented, supported by city, state, and university research sources spanning 2015 through 2025.
- The Plan is complete in significant matters and addresses each element required by Section 7(d) and Notice PIH 2005-2 (HA).

- Robust NED housing voucher resources — totaling 910 dedicated vouchers, in addition to PBV preferences, and partner program capacity — are in place to serve non-elderly disabled applicants.
- Current NED residents are fully protected from displacement by statute and BHA policy.
- Recognition of BHA's commitment to all applicable civil rights obligations, including Section 504, the Fair Housing Act, the ADA, and the Olmstead Act, as integral components of this Plan.

X. Exhibits

Exhibit A: Reserved for Summary of public comments and BHA responses

Exhibit B: Waiting list data for the federal public housing and project-based voucher programs

Exhibit C: Federal public housing inventory by development, bedroom size and location

Exhibit D: UFAS-accessible units by development and bedroom size

Exhibit E: Occupancy of designated and non-designated developments by elderly and non-elderly disabled households, and Housing Choice Voucher households

Exhibit F: Vacancy and unit turnover data for the developments proposed for designation

Exhibit G: BHA Annual Plan excerpt and Capital Fund Five-Year Action Plan

Exhibit A: RESERVED for Public Comments and Responses

Exhibit B: Federal Public Housing and Project-Based Voucher Waiting Lists

Table B-1. Federal public housing waiting list, all programs, October 2026. Counts include transfers. Disabled applicants total 8,724 (311 transfers): 2,017 elderly disabled and 6,707 non-elderly disabled.

Applicant category	Applicants	Of which transfers	Share of all applicants
Elderly, disabled	2,017	123	6.5%
Elderly, not disabled	3,757	495	12.0%
Total elderly	5,774	618	18.5%
Non-elderly disabled	6,707	188	21.5%
Neither elderly nor disabled	18,732	n/a	60.0%
Total applicants	31,213	n/a	100.0%

Table B-2. Project-based voucher waiting lists (lists beginning SPBVD, SPBVE and SPBVF), October 2026. Counts include transfers. Disabled applicants total 7,353 (4 transfers): 1,769 elderly disabled and 5,584 non-elderly disabled.

Applicant category	Applicants	Of which transfers	Share of all applicants
Elderly, disabled	1,769	2	8.1%
Elderly, not disabled	2,644	6	12.1%
Total elderly	4,413	8	20.2%
Non-elderly disabled	5,584	2	25.6%
Neither elderly nor disabled	11,856	n/a	54.3%
Total applicants	21,853	n/a	100.0%

Exhibit C: Federal Public Housing Inventory by Development, Bedroom Size and Location

Source: BHA federal public housing unit inventory, October 2026. Inactive sites (St. Botolph, J.J. Carroll, Old Colony) excluded. Group: Proposed = developments proposed for designation; Eld/Dis, not in Plan = Ausonia and Doris Bunte.

Dev #	Development	Neighborhood	Group	0BR	1BR	2BR	3BR	4BR	5BR+	Total
101	Charles town	Charles town	Family	0	325	389	221	40	3	978
106	Ruth Barkley Apartments	Boston	Family	0	92	179	108	35	0	414
107	Mildred C. Hailey Heath Street	Jamaica Plain	Family	0	29	61	86	33	10	219
114	Alice H. Taylor Apartments	Roxbury	Family	0	107	122	89	41	4	363
119	Mildred C. Hailey Bromley Park Family	Jamaica Plain	Family	0	53	225	164	28	15	485
123	Mary Ellen McCormack	South Boston	Family	0	413	434	147	0	0	994
182	Commonwealth	Brighton	Family	0	36	109	94	34	5	278
189	Franklin Field	Dorchester	Family	0	46	122	116	48	14	346
191	Mildred C. Hailey Bromley Park Elderly	Jamaica Plain	Proposed	0	42	14	0	0	0	56
193	Highland Park	Roxbury	Family	0	0	22	4	0	0	26
226	Pond Street	Jamaica Plain	Proposed	0	40	4	0	0	0	44
227	Annapolis	Dorchester	Proposed	0	50	6	0	0	0	56
228	Ashmo	Dorchester	Proposed	0	48	6	0	0	0	54

	nt	ster	ed							
229	Holgate Apartm ents	Dorche ster	Propos ed	0	81	0	0	0	0	81
230	Foley Apartm ents	South Boston	Propos ed	0	96	0	0	0	0	96
232	Grovela nd	Mattapa n	Propos ed	27	19	2	0	0	0	48
234	Davison Apartm ents	Hyde Park	Propos ed	31	16	0	0	0	0	47
235	Washin gton Street	Brighto n	Propos ed	0	72	10	0	0	0	82
236	West Ninth Street	South Boston	Propos ed	0	76	8	0	0	0	84
238	J J Meade Apartm ents	Dorche ster	Propos ed	0	38	2	0	0	0	40
240	Martin Luther King Towers	Roxbur y	Propos ed	26	78	0	0	0	0	104
242	Doris Bunte Apartm ents	Roxbur y	Eld/Dis, not in Plan	105	52	8	0	0	0	165
244	Frederi ck Dougla ss	Boston	Propos ed	42	35	1	0	0	0	78
247	General Warren	Charles town	Propos ed	56	36	4	0	0	0	96
249	Torre Unidad	Boston	Propos ed	112	83	4	0	0	0	199
250	Rocklan d Towers	West Roxbur y	Propos ed	41	26	2	0	0	0	69
251	Codma n Apartm ents	Dorche ster	Propos ed	61	30	11	0	0	0	102
254	Pasciuc co	Dorche ster	Propos ed	64	26	2	0	0	0	92

261	Ausonia Apartm ents	Boston	Eld/Dis, not in Plan	0	93	7	0	0	0	100
262	Hassan Apartm ents	Hyde Park	Propos ed	55	40	5	0	0	0	100
270	Spring Street	West Roxbur y	Propos ed	0	99	5	0	0	0	104
272	Roslyn Apartm ents	Roslind ale	Propos ed	0	113	6	0	0	0	119
277	Bellflow er	Dorche ster	Propos ed	0	106	8	0	0	0	114
283	Peabod y Apartm ents	Dorche ster	Propos ed	0	98	5	0	0	0	103
290	Malone Apartm ents	Hyde Park	Propos ed	0	101	1	0	0	0	102
295	Commo nwealth Elderly	Brighto n	Propos ed	0	104	12	0	0	0	116
298	Hampto n House	Boston	Propos ed	42	35	1	0	0	0	78
299	Washin gton Manor	Boston	Propos ed	41	35	1	0	0	0	77
	Total			703	2,869	1,798	1,029	259	51	6,709

Exhibit D: UFAS-Accessible Units by Development and Bedroom Size

Source: BHA federal UFAS unit list, October 2026. 16 units marked Demolished (Charlestown 11, Mildred C. Hailey Bromley Park Family 5) excluded. 286 UFAS units equal 4.3% of 6,709 federal units. The four former designated developments now under PBV have 59 additional UFAS units (Heritage 19, Patricia White 20, St. Botolph 11, Lower Mills 9).

Dev #	Develop ment	Group	1BR	2BR	3BR	4BR	5BR	Total UFAS
101	Charlestown	Family	7	12	7	0	0	26
106	Ruth Barkley Apartments	Family	22	29	4	8	0	63
107	Mildred C. Hailey Heath Street	Family	0	3	12	5	0	20
114	Alice H. Taylor Apartments	Family	0	3	11	6	2	22
119	Mildred C. Hailey Bromley Park Family	Family	2	6	9	9	0	26
182	Commonwealth	Family	1	2	6	3	0	12
189	Franklin Field	Family	0	3	2	1	0	6
230	Foley Apartments	Proposed	6	0	0	0	0	6
242	Doris Bunte Apartments	Eld/Dis, not in Plan	1	3	0	0	0	4
244	Frederick Douglass	Proposed	7	0	0	0	0	7
249	Torre Unidad	Proposed	5	3	0	0	0	8
250	Rockland Towers	Proposed	2	2	0	0	0	4
251	Codman Apartments	Proposed	4	5	0	0	0	9
254	Pasciucco	Proposed	3	2	0	0	0	5

261	Ausonia Apartments	Eld/Dis, not in Plan	4	0	0	0	0	4
262	Hassan Apartments	Proposed	8	0	0	0	0	8
270	Spring Street	Proposed	4	1	0	0	0	5
272	Roslyn Apartments	Proposed	6	3	0	0	0	9
277	Bellflower	Proposed	5	1	0	0	0	6
283	Peabody Apartments	Proposed	7	2	0	0	0	9
290	Malone Apartments	Proposed	4	0	0	0	0	4
295	Commonwealth Elderly	Proposed	4	5	0	0	0	9
298	Hampton House	Proposed	7	0	0	0	0	7
299	Washington Manor	Proposed	7	0	0	0	0	7
	Subtotal: Proposed		79	24	0	0	0	103
	Subtotal: Eld/Dis, not in Plan		5	3	0	0	0	8
	Subtotal: Family		32	58	51	32	2	175
	Total federal UFAS units		116	85	51	32	2	286

Exhibit E: Occupancy by Elderly and Non-Elderly Disabled Households

Table E-1. Developments proposed for designation, October 2026. A household is elderly if its head, co-head or spouse is 62 or older, and non-elderly disabled (NED) if none is 62 or older and one has a disability. Occupied units include UFAS units; the balance of occupied units are households that are neither elderly nor disabled.

Dev #	Development	Elderly households	NED households	Occupied units	Elderly %	NED %
227	Annapolis	42	12	55	76.4%	21.8%
228	Ashmont	39	9	50	78.0%	18.0%
277	Bellflower	85	19	106	80.2%	17.9%
251	Codman Apartments	73	22	98	74.5%	22.4%
295	Commonwealth Elderly	85	26	112	75.9%	23.2%
234	Davison Apartments	35	11	46	76.1%	23.9%
230	Foley Apartments	71	21	93	76.3%	22.6%
244	Frederick Douglass	64	10	74	86.5%	13.5%
247	General Warren	69	17	87	79.3%	19.5%
232	Groveland	37	10	47	78.7%	21.3%
298	Hampton House	53	16	69	76.8%	23.2%
262	Hassan Apartments	74	20	95	77.9%	21.1%
229	Holgate Apartments	63	14	77	81.8%	18.2%
238	J J Meade Apartments	32	4	37	86.5%	10.8%
290	Malone Apartments	74	20	95	77.9%	21.1%
240	Martin Luther King Towers	81	17	98	82.7%	17.3%
191	Mildred C. Hailey Bromley Park Elderly	36	5	45	80.0%	11.1%
254	Pasciucco	66	15	82	80.5%	18.3%
283	Peabody Apartments	81	18	99	81.8%	18.2%
226	Pond Street	30	8	39	76.9%	20.5%

250	Rockland Towers	50	16	67	74.6%	23.9%
272	Roslyn Apartments	89	24	115	77.4%	20.9%
270	Spring Street	77	23	102	75.5%	22.5%
249	Torre Unidad	146	40	186	78.5%	21.5%
299	Washington Manor	59	12	71	83.1%	16.9%
235	Washington Street	54	19	73	74.0%	26.0%
236	West Ninth Street	64	15	80	80.0%	18.8%
	Total	1,729	443	2,198	78.7%	20.2%

Table E-2. Federal public housing households by development group and bedroom size, and Housing Choice Voucher households, October 2026. Of the 5,955 elderly HCV households, 4,181 also include a person with a disability.

Program / development group	Bedroom size	Elderly households	NED households
Proposed for designation	Studio	435	124
Proposed for designation	1BR	1,226	299
Proposed for designation	2BR	68	20
Proposed for designation	All sizes	1,729	443
Ausonia and Doris Bunte	Studio	39	4
Ausonia and Doris Bunte	1BR	83	17
Ausonia and Doris Bunte	2BR	8	0
Ausonia and Doris Bunte	All sizes	130	21
Family developments	1BR	494	223
Family developments	2BR	395	285
Family developments	3BR	241	195
Family developments	4BR	63	63
Family developments	5BR	10	9
Family developments	6BR	1	0
Family developments	All sizes	1,204	775
All federal public housing	All sizes	3,063	1,239
Housing Choice Voucher	All	5,955	3,738

Exhibit F: Unit Turnover and Vacancy

Table F-1. Move-ins at the developments proposed for designation, October 3, 2025 to September 29, 2026, excluding UFAS units. Mildred C. Hailey Bromley Park Elderly had no move-ins in the period.

Dev #	Development	Elderly move-ins	NED move-ins	Other move-ins	Total move-ins
226	Pond Street	1	1	1	3
227	Annapolis	1	2	1	4
228	Ashmont	1	2	0	3
229	Holgate Apartments	1	1	0	2
230	Foley Apartments	4	7	0	11
232	Groveland	1	1	0	2
234	Davison Apartments	1	2	0	3
235	Washington Street	6	2	0	8
236	West Ninth Street	5	1	0	6
238	J J Meade Apartments	0	1	0	1
240	Martin Luther King Towers	1	0	0	1
244	Frederick Douglass	0	2	0	2
247	General Warren	10	2	0	12
249	Torre Unidad	10	4	1	15
250	Rockland Towers	1	6	0	7
251	Codman Apartments	6	3	0	9
254	Pasciucco	3	1	0	4
262	Hassan Apartments	5	3	0	8
270	Spring Street	3	3	0	6
272	Roslyn Apartments	1	3	0	4
277	Bellflower	4	3	0	7
283	Peabody Apartments	2	3	0	5

290	Malone Apartments	0	3	0	3
295	Commonwealth Elderly	2	3	0	5
298	Hampton House	1	4	0	5
299	Washington Manor	3	2	0	5
	Total	73	65	3	141

Table F-2. Status of federal public housing units, October 2026.

Unit status	Proposed for designation	Other federal developments	All federal units
Occupied	2,198	3,426	5,624
Offline for redevelopment or relocation	17	494	511
Turnover, make-ready or administrative transfer	23	306	329
Ready for occupancy or offer accepted	51	47	98
Funded for modernization or uninhabitable	1	55	56
Employee, agency or non-dwelling use	50	40	90
Supported or congregate housing	1	0	1
Total	2,341	4,368	6,709