

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<div> <div> PHA Name: <u>Boston Housing Authority</u> PHA Code: <u>MA002</u> </div> <div> PHA Type: ☒ Standard PHA ☐ Troubled PHA </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2027</u> </div> <div> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) </div> <div> Number of Public Housing (PH) Units <u>6847*</u> Number of Housing Choice Vouchers (HCVs) <u>18,468**</u> Total Combined Units/Vouchers <u>25,315</u> </div> <div> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission </div> <div> *ACC units from HUD portal, excluding Hope VI </div> <div> **HCV including Mainstream and Emergency Housing Voucher </div> <div> <p>Availability of Information. 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. 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 website. 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, www.bostonhousing.org, and resident councils. The BHA placed an advertisement in the Boston Globe notifying the public of the Public Hearing and where to locate Plan documents.</p> </div> <div> ☐ PHA Consortium: (Check box if submitting a Joint PHA Plan and complete table below) </div> </div>																														
	<table border="1"> <thead> <tr> <th data-bbox="167 1591 441 1665">Participating PHAs</th> <th data-bbox="441 1591 573 1665">PHA Code</th> <th data-bbox="573 1591 872 1665">Program(s) in the Consortia</th> <th data-bbox="872 1591 1144 1665">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1144 1591 1469 1633">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="167 1633 441 1665"></th> <th data-bbox="441 1633 573 1665"></th> <th data-bbox="573 1633 872 1665"></th> <th data-bbox="872 1633 1144 1665"></th> <th data-bbox="1144 1633 1289 1665">PH</th> <th data-bbox="1289 1633 1469 1665">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1665 441 1764">Lead PHA:</td> <td data-bbox="441 1665 573 1764"></td> <td data-bbox="573 1665 872 1764"></td> <td data-bbox="872 1665 1144 1764"></td> <td data-bbox="1144 1665 1289 1764"></td> <td data-bbox="1289 1665 1469 1764"></td> </tr> <tr> <td data-bbox="167 1764 441 1862"></td> <td data-bbox="441 1764 573 1862"></td> <td data-bbox="573 1764 872 1862"></td> <td data-bbox="872 1764 1144 1862"></td> <td data-bbox="1144 1764 1289 1862"></td> <td data-bbox="1289 1764 1469 1862"></td> </tr> <tr> <td data-bbox="167 1862 441 1938"></td> <td data-bbox="441 1862 573 1938"></td> <td data-bbox="573 1862 872 1938"></td> <td data-bbox="872 1862 1144 1938"></td> <td data-bbox="1144 1862 1289 1938"></td> <td data-bbox="1289 1862 1469 1938"></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.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p>☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p>☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p>☒ ☐ Financial Resources.</p> <p>☒ ☐ Rent Determination.</p> <p>☒ ☐ Operation and Management.</p> <p>☐ ☒ Grievance Procedures.</p> <p>☐ ☒ Homeownership Programs.</p> <p>☒ ☐ Community Service and Self-Sufficiency Programs.</p> <p>☒ ☐ Safety and Crime Prevention.</p> <p>☐ ☒ Pet Policy.</p> <p>☐ ☒ Asset Management.</p> <p>☐ ☒ Substantial Deviation.</p> <p>☐ ☒ Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>See attached Plan Supplement for B.1 Revision of PHA Plan Elements (ma002a01). In addition, BHA is attaching to the Annual Plan:</p> <ul style="list-style-type: none"> • Limited English Proficiency Four Factor analysis (ma002c01) • Site-Based Resident and Applicant Race Ethnicity and Disability-related characteristics (ma002d01) • Rental Assistance Demonstration attachment to annual plan text and table changed pages only (ma002e01) • Leased Housing Administrative Plan (ma002f01) (redlined pages only with summary) • Admissions and Continued Occupancy Policy (ma002g01) (redlined pages only with summary) • Video Camera Door Bell Policy (ma002h01) • Designated Housing Plan (ma002i01) <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p>☐ ☒ Hope VI or Choice Neighborhoods.</p> <p>☒ ☐ Mixed Finance Modernization or Development.</p> <p>☒ ☐ Demolition and/or Disposition.</p> <p>☒ ☐ Designated Housing for Elderly and/or Disabled Families.</p> <p>☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.</p> <p>☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p>☐ ☒ Occupancy by Over-Income Families.</p> <p>☐ ☒ Occupancy by Police Officers.</p> <p>☐ ☒ Non-Smoking Policies.</p> <p>☒ ☐ Project-Based Vouchers.</p> <p>☒ ☐ Units with Approved Vacancies for Modernization.</p> <p>☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Please see Plan Supplement, ma002a01.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See attached Five-Year Plan Progress Report(ma002b01).</p>

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Ongoing capital improvements include, but not limited to, roof replacements, heating and domestic hot water (DHW) systems replacements or improvements, heating plant decentralizations, façade repairs, elevator systems upgrades and improvements, and Life Safety Improvements (replacing repairing fire alarm, fire pumps and fire protections systems) per the most recent 5-Year Action Plan in EPIC approved <u>02/26/2026</u>. The proposed Five-Year Action Plan (FY2025-2029) was available during the Annual Plan public comment and hearing period and will be submitted for HUD approval when the ACC becomes available later this year.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N ☒ ☐</p> <p>(b) If yes, please describe: There was a finding for inspection scheduling affecting leased housing that has been resolved.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N ☒ ☐</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Responses to comments will be attached with final submission.</p>
C.2	<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>Signed certification will be attached with final submission.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Signed certification will be attached with final submission.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N ☐ ☒</p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A ☐ ☐ ☒</p> <p>(b) If yes, please describe:</p>