BOSTON HOUSING AUTHORITY
Proposed Annual Plan for Fiscal Year 2028
For State-Aided Public Housing

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

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

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

The BOSTON HOUSING AUTHORITY's Annual Plan for their 2028 fiscal year includes the following components:

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

State-Aided Public Housing Developments

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

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

LHA Central Office

BOSTON HOUSING AUTHORITY
52 Chauncy Street Boston, MA 02111

Kenzie Bok, Executive Director
Phone: 617-988-4000
Email: BHAAdmin@bostonhousing.org

LHA Board of Commissioners

Role	Category	From	To

Additional Remarks

Hsg Dev Table edits: Dev No 705-03 has 2 Bldgs; 667-01 type is family; 667-03 has 68 Dwelling Units (DUs); 705-06 has 45 Bldgs and 90 DUs; near bottom Elderly appears 2x, should be 'Elderly units in smaller developments'. BHA has 652 MRVP vouchers. BHA manages Federally-assisted public hsg dev's and/or rental subsidy vouchers serving approximately 25,315 households.

Plan History

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

REQUIREMENT		DATE COMPLETED
A.	Advertise the public hearing on the LHA website.	10/29/2026
B.	Advertise the public hearing in public postings.	10/29/2026
C.	Notify all LTOs or RAB (if there is one) of the hearing and provide access to the Proposed Annual Plan.	10/29/2026
D.	Post draft AP for tenant and public viewing.	10/28/2026
E.	Hold quarterly meeting with LTO or RAB to review the draft AP. (Must occur before the LHA Board reviews the Annual Plan.)	11/19/2026
F.	Annual Plan Hearing. Hosted by the LHA Board, with a quorum of members present. (For Boston, the Administrator will host the hearing.)	12/14/2026
G.	Executive Director presents the Annual Plan to the Board.	1/21/2027
H.	Board votes to approve the AP. (For Boston Housing Authority, the Administrator approves and submits the AP.)	1/28/2027

This Annual Plan (AP) will be reviewed by the Executive Office of Housing and Livable Communities (EOHLC) following the public comment period, the public hearing, and LHA approval.