

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: 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-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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	PHA Name: BEVERLY HOUSING AUTHORITY PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 168 Number of Housing Choice Vouchers (HCVs) 420 Total Combined Units/Vouchers 588 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				PHA Code: MA044	
<p>Availability of Information. PHAs must have the elements listed below in sections B and C 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>						
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
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:						

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Operation and Management.
 - Grievance Procedures.
 - Homeownership Programs.
 - Community Service and Self-Sufficiency Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Asset Management.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.
DECONCENTRATION POLICY:
THE BHA OPERATES ONLY ONE FEDERAL FAMILY DEVELOPMENT (44-2), SO IT IS BY RULE, EXEMPT.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
 - Mixed Finance Modernization or Development.
 - Demolition and/or Disposition.
 - Designated Housing for Elderly and/or Disabled Families. DHP ESTABLISHED IN 2006
 - Conversion of Public Housing to Tenant-Based Assistance.
 - Conversion of Public Housing to Project-Based Assistance under RAD.
 - Occupancy by Over-Income Families.
 - Occupancy by Police Officers.
 - Non-Smoking Policies. ESTABLISHED IN 2017
 - Project-Based Vouchers. BHA CURRENTLY HAS PBVs SO THERE WILL BE NO CHANGE IN PBV POLICY ONLY NUMBER
 - Units with Approved Vacancies for Modernization.
 - Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

OTHER:

- 1) BHA APPLIED FOR NEW FSS COORDINATOR FUNDING IN 2019 BUT DID NOT RECEIVE THE AWARD. BHA WILL APPLY FOR A FUTURE NEW FSS COORDINATOR GRANT WHEN SUCH FUNDING BECOMES AVAILABLE.
- 2) BHA WILL BE APPLYING FOR CARBON MONOXIDE DETECTOR PURCHASE/INSTALLATION FUNDS THROUGH THE FY2020 EMERGENCY SAFETY AND SECURITY GRANT.
- 3) BHA WILL BE APPLYING FOR CITY OF BEVERLY COMMUNITY PRESERVATION ACT FUNDS TO ASSIST THE BHA TO PAY FOR EMERGENCY ELEVATOR REPAIRS AT GARDEN CITY TOWERS.
- 4) PER REAC INSPECTIONS IN 2019 (NONE CONDUCTED IN 2020), THE FOLLOWING HAVE BEEN ADDRESSED OR ARE IN PROCESS:
 - STOOPS AND SIDEWALKS AT HILLTOP DRIVE ARE COMPLETE.
 - THE REMOVAL OF OVERGROWN VEGETATION (BETWEEN FENCES AND YARDS) IS COMPLETE.
 - THE REPLACEMENT OF BOILER ROOM DOORS AT HILLTOP DRIVE, MEMORIAL DRIVE AND GARDEN CITY TOWERS IS COMPLETE.
 - PRICES ARE BEING OBTAINED FOR THE CHESTNUT PARK ROADWAY PROJECT.
- 5) BHA EXPLORING THE POSSIBILITY OF CONVERTING 15-20 MOBILE SECTION 8 VOUCHERS INTO SITE SPECIFIC PROJECT BASED VOUCHERS.

- 6) ADMINISTRATIVE POLICIES WITH REGARD TO THE SECTION 8 PROGRAM'S WAITING LIST PREFERENCE FOR DOMESTIC VIOLENCE WILL BE CHANGED.
- 7) THE BHA ADOPTED 29 OF THE HUD RECOMMENDED WAIVERS FOR COVID-19 CONDITIONS AS SET FORTH IN NOTICE PIH 2020-05.
- 8) ALL POLICIES IN PUBLIC HOUSING (AGENCY CONTINUED OCCUPANY PLAN) AND SECTION 8 RENTAL ASSISTANCE (ADMINISTRATIVE PLAN) WILL BE REVIEWED AND UPDATED. PLANS WILL BE ADJUSTED IN ACCORDANCE WITH HUD REGULATORY MANDATES AND HOTMA CHANGES AS THEY ARISE.

Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

B.5 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

- 1) **BHA'S MAIN GOAL IS TO PROVIDE AFFORDABLE HOUSING FOR FAMILIES IN NEED. THE BHA CONTINUES TO DO SO BY PROVIDING 588 SUCH HOUSEHOLDS WITH DECENT, SAFE AND AFFORDABLE HOUSING. ADDITIONALLY, BHA SECTION 8 RENTAL ASSISTANCE STAFF ADMINISTERS 25 PORTABILITY-IN VOUCHERS FROM OTHER HOUSING AUTHORITIES FOR FAMILIES RESIDING IN BEVERLY.**
- 2) **DURING THE RESTRICTIONS IMPOSTED BY COVID-19, BHA MAINTENANCE AND ADMINSTRATIVE STAFF CONTINUES TO SERVE BHA HOUSEHOLDS BY ADDRESSING EMERGENCY MAINTENANCE ISSUES; TIMELY COMPLETION OF NECESSARY INTERIM AND ANNUAL RENT DETERMINATIONS; ISSUING OF NEW VOUCHERS AND FACILITAING MOVES AND NEW MOVE-INS.**
- 3) **BHA STAFF HAS BEEN SUCCESSFUL AT REDUCING PUBLIC HOUSING VACANCIES BY IMPROVING THE ELIGIBILITY SCREENING PROCESS AND SHORTENING UNIT TURNOVER TIMES.**
- 4) **BHA STAFF HAS BEEN DILIGENT IN PROVIDING RESIDENTS WITH A LIST OF RESOURCES TO TAP TO ASSIST WITH HOUSING ISSUES ESPECIALLY WITH ASSISTANCE IN PAYING RENT DURING COVID-19 INCOME SHORTFALLS.**
- 5) **STAFF CHANGES IN THE EXECUTIVE DIRECTOR, DEPUTY DIRECTOR, DIRECTOR OF BUILDING FACILITIES, DIRECTOR OF LEASED HOUSING, AND THE CREATION OF A NEW DIRECTOR OF MODERNIZATION AND PROCUREMEMENT POSITION, WITH A COMBINED TOTAL OF OVER 65 YEARS EMPLOYED AT THE BHA AND ANOTHER 45 YEARS WORKING IN THE PUBLIC AFFORDABLE HOUSING FIELD, HAS LEAD TO IMPROVED PUBLIC HOUSING MANAGEMENT, IMPROVED VOUCHER MANAGEMENT AND INCREASED CUSTOMER SATISFACTION.**
- 6) **BEVERLY BOOTSTRAPS MOBILE MARKET: THE BHA SUPPORTS THE BEVERLY BOOTSTRAPS AGENCY IN PROVIDING HEALTHY, FRESH PRODUCE TO RESIDENTS OF THE BHA BY ROTATING MOBILE MARKET STOP AT VARIOUS FAMILY AND PUBLIC HOUSING DEVELOPMENTS. ALTHOUGH SUSPENDED DURING THE SUMMER OF 2020 DUE TO COVID-19, BHA MAINTENANCE AND ADMINISTRATIVE STAFF DELIVERED 100 BEVERLY BOOTSTRAPS FOOD PANTRY FOOD BAGS WEEKLY DOOR-TO-DOOR AT ELDERLY PUBLIC HOUSING DEVELOPMENTS.**
- 7) **CITY OF BEVERLY TASK FORCE: THE DIRECTOR OF PUBLIC HOUSING MEETS MONTHLY OR AS NECESSARY WITH POLICE DV OFFICER, COUNCIL ON AGING, SENIOR CARE, PROTECTIVE SERVICES, NURSES, AND AMBULANCE COMPANY(WHICHEVER PLAYERS NEED TO BE INVOLVED), TO ADDRESS THE NEEDS OF ELDERS IN CRISIS AND THE HOMELESS. DURING THE COVID-19 CRISIS REQUIRED MEETINGS HAVE TAKEN PLACE VIA PHONE OR VITUALLY.**
- 8) **BEVERLY RESOURCE GROUP: THE DIRECTOR OF PUBLIC HOUSING MEETS WITH MEMBERS OF THE COMMUNITY TO PROVIDE FOR FAMILIES IN NEED. THE BHA ALSO PROVIDES BOOKS, SUPPLIES AND FOOD THROUGH FUND RAISING EFFORTS.**

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N THE RAB HEARING WILL BE HELD ON DECEMBER 3, 2020. ANY COMMENT MADE WILL BE RECORDED AND ATTCHED. <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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.</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>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>THE BHA'S MOST RECENT CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN, HUD Form-50075.2, WAS APPROVED ON MARCH 3, 2020.</p>

COMMENTS AND BHA RESPONSES FROM RAB HEARING (12/3/20) and PUBLIC HEARING (12/17/20): TO BE DETERMINED