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| 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.

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| A. | PHA Information. |
| A.1 | <p> PHA Name: <u>BEVERLY HOUSING AUTHORITY</u> PHA Code: <u>MA044</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>4/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>168</u> Number of Housing Choice Vouchers (HCVs) <u>425</u> Total Combined Units/Vouchers <u>593</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <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 Beverly Housing Authority posted our PHA Plan on its official website. Included with the Annual Plan, a notice informing the public of its Resident Advisory Board (RAB) meeting scheduled for December 1, 2022, and its Annual Plan Public Hearing scheduled for December 15, 2022, along with instructions on how to attend the virtual meetings. BHA staff placed an advertisement in the <u>Salem News</u>, our local newspaper, on October 28, 2022. A Notice of the RAB and Public Hearings were posted at the BHA Office with copies of the draft plan available for the public. BHA staff posted meeting notices and virtual meeting instructions at each of the federal development's community rooms and placed copies of the Plan in each of the locations as well. A copy of the Annual Plan was provided to our Local Tenant Organization and BHA Executive Director personally met with its President to review the Plan. Lastly, a resident letter was mailed to each federal public housing tenant informing them of the of the availability of the Plan at the BHA's website and notification/instructions for the RAB Meeting and Public Hearing. Please see a copy of the newspaper ad and resident letter appended to this document. </p> |

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: | | | | | |
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B. Plan Elements

B.1 Revision of Existing 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):

Although the Beverly Housing Authority's housing needs and strategies have not changed, appended to this 50075-ST is narrative with current data and statistics.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

DECONCENTRATION POLICY:
THE BHA OPERATES ONLY ONE FEDERAL 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.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies. ESTABLISHED IN 2017
- Project-Based Vouchers. BHA CURRENTLY HAS A PBV PROGRAM, SO THERE IS NO CHANGE IN POLICY ONLY A CHANGE IN NUMBER IF ANY MOBILE VOUCHERS ARE CONVERTED. LOCATIONS ANF PROJECTED NUMBERS UNKNOWN.
- 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 RECIVED \$237,000.00 FROM THE CITY OF BEVERLY COMMUNITY PRESERVATION ACT COMMITTEE FOR EMERGENCY ELEVATOR REPAIRS AT GARDEN CITY TOWERS. THE PROJECT WILL BE COMPLETE IN 2023.
- 3) BHA CONTINUES TO EXPLORE THE POSSIBILITY OF CONVERTING MOBILE SECTION 8 VOUCHERS INTO SITE SPECIFIC PROJECT-BASED VOUCHERS.
- 4) 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 AS THEY ARISE.

Progress Report.

B.3

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 593 SUCH HOUSEHOLDS WITH DECENT, SAFE AND AFFORDABLE HOUSING. ADDITIONALLY, BHA SECTION 8 RENTAL ASSISTANCE STAFF ADMINISTERS 22 PORTABILITY-IN VOUCHERS FROM OTHER HOUSING AUTHORITIES FOR FAMILIES RESIDING IN BEVERLY.
- 2) BHA OFFICES REOPENED TO THE PUBLIC IN MAY 2022. TO REDUCE THE RISK OF COVID, MUCH OF THE WORK IS DONE ELECTRONICALLY OR BY MAIL TO LIMIT CONTACT WITH THE PUBLIC. A MAIL DROPBOX IS AVAILABLE ONSITE. BHA OFFICE LOBBY IS LIMITED TO ONE FAMILY.
- 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 PAYING RENT. SHERA HAS ENDED BUT BHA STAFF NOW REFERS RESIDENTS TO THE RAFT PROGRAM, THE GOOD FRIDAY WALK, BEVERLY BOOTSTRAPS, AND THE SALVATION ARMY.
- 5) BHA STAFF IS ASSISTING RESIDENTS WITH SIGNING UP FOR AUTOMATIC RENT PAYMENT FROM BANK ACCOUNTS, DEBIT CARDS OR CREDIT CARDS. THIS IS ESPECIALLY BENEFICIAL FOR ELDERS AND DISABLED WHO NO LONGER HAVE TO MAIL RENT PAYMENTS OR VISIT BANKS IN PERSON.
- 6) BHA STAFF FACILITATED, WITH THE ASSISTANCE OF TWO LOCAL PHARMACIES, VACCINATION CLINICS IN THREE OF THE AGENCY'S HIGHRISE DEVELOPMENTS, INCLUDING GARDEN CITY TOWERS A FEDERAL 100-UNIT ELDERLY/DISABLED BUILDING.
- 7) BHA STAFF RECEIVED A SECOND BATCH OF COVID-19 HOME TEST KITS IN 2022 AND DELIVERED THEM TO PUBLIC HOUSING RESIDENTS. THE REMAING KITS CONTINUE TO BE AVAILABLE FOR ANY TENANTS THAT ASK.
- 8) THE BHA PURCHASED NEW FURNITURE TO COINCIDE WITH THE REOPENING OF ELDERLY HOUSING COMMUNITY ROOMS IN NOVEMBER 2021 TO FACILITATE SOCIAL INTERACTION AND IMPROVE QUALITY OF LIFE.
- 9) THE BHA HOSTED AN EXERCISE PROGRAM IN THE COMMUNITY ROOM AT GARDEN CITY TOWERS TO PROMOTE WELLNESS, SOCIAL INTERACTION, AND QUALITY OF LIFE.
- 10) BHA STAFF WILL HOLD COMMUNITY/NEIGHBORHOOD MEETINGS AS NECESSARY TO ASSIST WITH NEIGHBOR DISPUTES WITH A GOAL OF INCREASING NEIGHBORHOOD HARMONY AND TOLERANCE ESPECIALLY IN ITS FAMILY DEVELOPMENTS.
- 11) **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 STOPS AT VARIOUS FAMILY AND PUBLIC HOUSING DEVELOPMENTS.
- 12) **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 AT RISK ELDERS AND THE DISABLED.

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| 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>THE BHA'S MOST RECENT CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN, form HUD-50075.2, WAS APPROVED ON FEBRUARY 16, 2021.</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 <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| <p>C. Other Document and/or Certification Requirements.</p> | |
| 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 <input type="checkbox"/> <input checked="" type="checkbox"/></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.</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> |
| 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> |
| 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 <input type="checkbox"/> <input checked="" type="checkbox"/></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 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> |

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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PUBLIC NOTICES

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PUBLIC NOTICES

PUBLIC NOTICES

NOTICE – BEVERLY HOUSING AUTHORITY FEDERAL FY2023 DRAFT ANNUAL PLAN MEETINGS
The Beverly Housing Authority's federal FY 2023 Draft Annual Plan, as required under the U.S. Department of Housing and Urban Development (HUD) rules and regulations, will be available for a public review and comment period, starting October 28, 2022, and ending December 15, 2022. This Plan is available for review at BHA's website, <http://www.beverlyhousing.net> or you can contact Dawn Goodwin at 978-922-3100 x 112 to have a hardcopy of the Plan mailed to you. This Plan, which may be revised as a result of public review and comment, is to be submitted to HUD mid- to late- January 2023.

As part of the Plan preparation, the BHA will hold a virtual Resident Advisory Board (RAB) Meeting on Thursday, December 1, 2022, at 1:00 pm. To attend the RAB Meeting please join my meeting at <https://meet.goto.com/446250061or> by calling toll free 1-877-309-2073/access code of 446-250-061.

Prior to this submission, a virtual Public Hearing for comments on the Annual Draft Plan will be held on Thursday, December 15, 2022, at 11:00 am. To attend the Public Hearing please join my meeting at <https://meet.goto.com/910791285or> by calling toll free at 1 866 899 4679/access code 910-791-285. Comments on the Draft Plan will be considered through this time.

Anyone wishing further information may contact Dawn Goodwin, BHA Deputy Director, at 978-922-3100 x112 or dgoodwin@beverlyhousing.net
SN - 10/28/22

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Essex Probate and Family Court
36 Federal Street
Salem, MA 01970
(978) 744-1020
Docket No. ES22P0040EA
Estate of:
Moses Brown, III
Also known as:
Moses Brown
Date of Death:
10/06/2021
CITATION ON PETITION FOR FORMAL ADJUDICATION
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Per-

PUBLIC NOTICES

PUBLIC NOTICES

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Essex Division
Docket No. ES00P2501EP1
In the Matter of the Estate of Marie Rose N. Crotty
CITATION

To all interested persons:
A petition has been filed by: 41 Mohawk Circle CBC, LLC, requesting:

1. The Honorable Court Enter a decree confirming and ratifying the acts of the J. Hilary Rockett, as Executor of the Estate of Marie Rose N. Crotty a/k/a Noella Crotty and declaring that the deed dated March 22, 2002 from J. Hilary Rockett, as Executor of the Estate of Marie Rose N. Crotty a/k/a Noella Crotty recorded at the Essex (South) County Registry of Deeds at Book 18503, Page 337 is and was a valid conveyance of Property located at 41 Mohawk Circle, Georgetown, Massachusetts to Thomas K. Egan and Thomas O. Egan nunc pro tunc as of the date of execution;
2. Any and all other relief prayed for in said petition.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on 11/25/2022.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

WITNESS, Frances M. Giordano, First Justice of this Court.
Date: October 21, 2022
Pamela A Casey O'Brien
Register of Probate
SN - 10/28/22

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT (SEAL)
22 SM 002983
ORDER OF NOTICE
TO:
Sarah R. Grandfield, as VP of

EDUCATION

College Admissions
Advising, school selection, and entrance essay writing help. I am a tenure track professor at an R1 university, hold a Harvard BA and JD, MIT Ph.D., and served as a Harvard interviewer. Local in-person meetings possible. Flat rate, economic hardship discount available.
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ATTENTION!

Beware of anyone replying to your ad offering to send you a check for shipping and you sending them back the difference. Also beware when responding to classified ads that ask you to send shipping cost! Possible scam!



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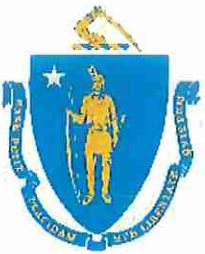
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Beverly Housing Authority

137 (Rear) Bridge Street Beverly, MA 01915



Equal Housing Opportunity

Debra A. Roy
Executive Director

TO: FEDERAL PUBLIC HOUSING PROGRAM PARTICIPANTS

FROM: DEBRA A. ROY, EXECUTIVE DIRECTOR

DATE: OCTOBER 28, 2022

RE: RESIDENT ADVISORY BOARD (RAB) AND ANNUAL PLAN PUBLIC HEARING

The Beverly Housing Authority's federal FY 2023 Draft Annual Plan, as required under the U.S. Department of Housing and Urban Development (HUD) rules and regulations, will be available for a public review and comment period, starting October 28, 2022, and ending December 15, 2022. This Plan is available for review at BHA's website, <http://www.beverlyhousing.net> or you can contact Dawn Goodwin at 978-922-3100 x112 to have a hardcopy of the Plan mailed to you. This Plan, which may be revised as a result of public review and comment, is to be submitted to HUD mid- to late- January 2022.

As part of the Plan preparation, the BHA will hold a virtual Resident Advisory Board (RAB) Meeting on Thursday, December 1, 2022, at 1:00 pm. To attend the RAB Meeting please join my meeting at <https://global.gotomeeting/join/314163389> or by calling toll free 1-866-899-4679/access code of 314-163-389.

Prior to this submission, a virtual Public Hearing for comments on the Annual Draft Plan will be held on Thursday, December 15, 2022, at 11:00 am. To attend the Public Hearing please join my meeting at <https://global.gotometting.com/join/634904341> or by calling toll free at 1-877-309-2073/access code 634-904-341. Comments on the Draft Plan will be considered through this time.

Anyone wishing further information may contact Dawn Goodwin, BHA Deputy Director, at 978-922-3100 x112 or dgoodwin@beverlyhousing.net.

THANK YOU FOR YOUR PARTICIPATION 😊

Notice – Beverly Housing Authority
Federal FY2023 Draft Annual Plan Meetings

The Beverly Housing Authority's federal FY 2023 Draft Annual Plan, as required under the U.S. Department of Housing and Urban Development (HUD) rules and regulations, will be available for a public review and comment period, starting October 28, 2022, and ending December 15, 2022. This Plan is available for review at BHA's website, <http://www.beverlyhousing.net> or you can contact Dawn Goodwin at 978-922-3100 x 112 to have a hardcopy of the Plan mailed to you. This Plan, which may be revised as a result of public review and comment, is to be submitted to HUD mid- to late- January 2023.

As part of the Plan preparation, the BHA will hold a virtual Resident Advisory Board (RAB) Meeting on Thursday, December 1, 2022, at 1:00 pm. To attend the RAB Meeting please join my meeting at <https://meet.goto.com/446250061> or by calling toll free 1-877-309-2073/access code of 446-250-061.

Prior to this submission, a virtual Public Hearing for comments on the Annual Draft Plan will be held on Thursday, December 15, 2022, at 11:00 am. To attend the Public Hearing please join my meeting at <https://meet.goto.com/910791285> or by calling toll free at [1 866 899 4679](tel:18668994679)/access code 910-791-285. Comments on the Draft Plan will be considered through this time.

Anyone wishing further information may contact Dawn Goodwin, BHA Deputy Director, at 978-922-3100 x112 or dgoodwin@beverlyhousing.net.

BEVERLY HOUSING AUTHORITY HOUSING NEEDS:

The housing needs for the City of Beverly, the region, and the state continues to be the lack of affordable housing. A 2017 Community Housing Plan points to the pressing need to produce more subsidized housing in Beverly. As noted in the study, “the gap between the level of need and resources exacerbated by increasing housing prices in tandem with limited local, state, and federal subsidies.” Beverly Housing Authority public housing units, both federal and state, fill a huge hole in serving the needs of Beverly’s lowest income residents. The City of Beverly Master Plan and Beverly Community Housing Plan list the need to “preserve and improve existing housing stock” as a goal. Specifically, under the Beverly Community Housing Plan’s Help Preserve BHA Inventory, the narrative states, “A major component of the City’s Subsidized Housing Inventory (SHI) includes Beverly Housing Authority (BHA) developments, representing a total of 646 subsidized housing units or one-third of all SHI units. The City should work with the BHA to advocate for additional state and federal funds to finance needed capital improvements.” Also noted in the Community Housing Plan, Beverly’s over 65 population is expected to grow rapidly, thus preserving limited affordable low-income senior housing is of utmost importance. Additionally, the growing income disparities between homeowners and renters can be eased by a successful rental assistance program.

For these reasons, Beverly Housing Authority public housing units must be maintained and utilized to their fullest potential and the Section 8 Housing Choice Voucher Program needs to be fully leased to maximize housing opportunities for Beverly’s low, very-low, and extremely low-income populations. The BHA public housing serves an estimated 70% extremely low-income household earning 30% or less than the area-wide median income and the Section 8 tenant-based rental assistance program 75% under income targeting. BHA properties serve a higher number of racially diverse groups as compared to the City as a whole, 7% black and other races of which 4.7% are black in elderly housing and 16% black and other races of which 10% are black in family housing as opposed to 6% reported for Beverly of which only 1.7% are black. Additionally, the Community Housing Plan reports only a 3.5% Hispanic population in Beverly while the BHA reports 9.2% Hispanic in elderly public housing and 35.5% Hispanic in family public housing. Disabled Beverly residents are served by the Agency’s public housing units as well. Non-elderly disabled heads-of household occupy 12% of both elderly and family developments.

Beverly Housing Authority waitlists do not sort by minority or ethnicity. Household are pulled at they reach to the top of the list and are processed for eligibility. Applicants are processed for an appropriate bedroom size based on their individual household composition. If special needs are required such as no stairs or handicap accessibility requirements, applications are processed for those as well. The BHA has a priority ranking for heads of household living or working in Beverly. Public housing staff reports 159 on the elderly/disabled federal public housing waitlist, 128 elderly and 31 disabled (31). Anticipated wait time for a local is expected to be less that a year, but up to five+ years for all others who are currently on the list because the BHA only has 118 federal elderly/disabled units. The 50 federal family units have a waitlist of 343 and the wait time for those units is expected to be up to two years for locals and five+ years for those living and working outside of Beverly. As there is not a set vacancy rate, actual wait times are unknown. State-aided public housing via the CHAMP system garnered from the whole state reports 17,824 family applicants and 5690 elderly/disabled applicants. HUD recently awarded the BHA an additional 5 vouchers bringing the total voucher count to 425. The rental assistance staff is working to fill 33 Section 8 vacancies. BHA staff reports 461,621 applicants on the Centralized Waitlist of which 1072 are listed as living or working in Beverly. To serve Beverly’s neediest populations, BHA staff also administers 181 state vouchers under the Massachusetts Rental Voucher Program’s (MRVP) mobile (40) and project-based (43) programs, Department of Mental Health Rental Subsidy Program (46), and Alternative Housing Voucher Program (3).

HOUSING STRATEGY:

The Beverly Housing Authority’s strategy to meets its housing needs continues to be to maintain its current housing stock, improve unit turnover, and to streamline procedures to make processing applicants more efficient. Some of BHA’s strategies to address its housing needs are as follows:

1. Employ effective maintenance and management policies to minimize the number of public housing units off-line.
2. Reduce turnover time for vacated public housing units.
3. Reduce time to renovate public housing units.
4. Work with DHCD to streamline its state-aided CHAMP waitlist process.
5. Work with Go Section 8 Centralized Waitlist staff to improve the integrity of applicant information.
6. Streamline Section 8 preferences to improve applicant processing time.
7. Apply for available resources via Community Preservation Act Grants to improve public housing stock for qualifies projects.

BEVERLY HOUSING AUTHORITY

Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that **Federal Public Housing and the Section 8 Housing Choice Voucher Program** is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for assistance under **Federal Public Housing and the Section 8 Housing Choice Voucher Program**, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Protections for Tenants

If you are receiving assistance under **Federal Public Housing and the Section 8 Housing Choice Voucher Program**, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under **Federal Public Housing and the Section 8 Housing Choice Voucher Program** solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

BHA may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If BHA chooses to remove the abuser or perpetrator, BHA may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, BHA must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, BHA must follow Federal, State, and local eviction procedures. In order to divide a lease, BHA may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, BHA may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, BHA may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

- (1) You are a victim of domestic violence, dating violence, sexual assault, or stalking.** If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.
- (2) You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form, or may accept another written or oral request.
- (3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

BHA will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

BHA's emergency transfer plan provides further information on emergency transfers, and BHA must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

BHA can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from BHA must be in writing, and BHA must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. BHA may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to BHA as documentation. It is your choice which of the following to submit if BHA asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by BHA with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, “professional”) from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that BHA has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, BHA does not have to provide you with the protections contained in this notice.

If BHA receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), BHA has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, BHA does not have to provide you with the protections contained in this notice.

Confidentiality

BHA must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

BHA must not allow any individual administering assistance or other services on behalf of BHA (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

BHA must not enter your information into any shared database or disclose your information to any other entity or individual. BHA, however, may disclose the information provided if:

- You give written permission to BHA to release the information on a time limited basis.
- BHA needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires BHA or your landlord to release the information.

VAWA does not limit BHA's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, BHA cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if BHA can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If BHA can demonstrate the above, BHA should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to

additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with **HUD Boston, 10 Causeway Street ~ Boston, MA 02222.**

For Additional Information

You may view a copy of HUD's final VAWA rule at <https://www.gpo.gov/fdsys/pkg/FR-2016-11-16/pdf/2016-25888.pdf>.

Additionally, BHA must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact **Tricia Myers at (978) 922-3100 x104 for Federal Public Housing or Deanna Atwood at (978) 922-3100 x109 for the Section 8 Housing Choice Voucher Program.**

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact HAWC at 1-800-547-1649 (24 hours) or see the attached list.

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Certification form HUD-5382

**CERTIFICATION OF
DOMESTIC VIOLENCE,
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE,
DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: _____

2. Name of victim: _____

3. Your name (if different from victim's): _____

4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____

6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____

8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s): _____

In your own words, briefly describe the incident(s):

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

Domestic violence programs for survivors

If you are a victim of abuse, you are not alone. Here you'll find resources from around the Commonwealth to help you.

There's more help available to you (and your children) than ever before. You, and only you, can make the decision to change or permanently end the abusive relationship you endure on a daily basis. No one deserves to be abused. Listed below are numerous domestic violence programs available across Massachusetts.

If you or someone you know is in immediate danger or is in an emergency, please call 9-1-1.

Nationwide

| | |
|------------------------------------|----------------------------|
| SafeLink | (877) 785-2020 (toll-free) |
| SafeLink TTY | (877) 521-2601 |
| National Domestic Violence Hotline | (800) 799-7233 |
| National Sexual Assault Hotline | (800) 656-4673 |

Statewide Organizations

| | |
|--|----------------------|
| Our Deaf Sister's Center | (603) 665-8124 (TTY) |
| SafeLink - Statewide Domestic Violence | (877) 785-2020 |
| | (877) 521-2601 |

Transitional Living Programs

| | | |
|-----------------------|----------|---------------------|
| Alternative House | Lowell | (978) 446-1248 |
| Casa Myrna Vazquez | Boston | (800) 992-2600 |
| Elizabeth Stone House | Boston | (617) 427-9801 x409 |
| Second Step | Newton | (617) 965-3999 |
| Turning Point | Amesbury | (978) 388-6600 |

| | | |
|--------------------|------------------|--|
| The Women | Boston | (617) 536-5651 |
| YWCA of Western MA | Northampton | (413) 586-6807 |
| New Hope | South Central MA | (508) 226-4588 |
| YWCA of Lawrence | Lawrence | (978) 688-2645 (978) 686-8840 (TTY) |
| DOVE | Quincy | (617) 471-1234 (617) 770-4065 |
| Transition House | Cambridge | (617) 491-6050 |

Greater Boston Area

| | | |
|--|---------------|----------------|
| Asian Task Force Against Domestic Violence | Boston | (617) 338-2355 |
| <u>Casa Myrna Vazquez</u> | Boston | (617) 521-0100 |
| <u>Elizabeth Stone House</u> | Jamaica Plain | (617) 522-3417 |
| <u>FINEX House</u> | Jamaica Plain | (617) 288-1054 |
| <u>HarborCov</u> | Chelsea | (617) 884-9909 |
| <u>REACH</u> | Waltham | (800) 899-4000 |
| Renewal House | Boston | (617) 566-6881 |
| <u>RESPOND</u> | Somerville | (617) 623-5900 |
| <u>Transition House</u> | Cambridge | (617) 661-7203 |

Southeastern Massachusetts

| | | |
|-------------------------------------|-----------|--|
| <u>A Safe Place</u> | Nantucket | (508) 228-0561 (508) 228-7095 (TTY) |
|-------------------------------------|-----------|--|

Brockton Family and Community Resources

Brockton (508) 583-6498
(508) 583-6498 (TTY)

DOVE

South Shore (617) 471-1234
(617) 770-4065

Independence House

Hyannis (800) 439-6507
(508) 771-6782 (TTY)

New Hope

Attleboro (800) 323-4673

South Shore Resource and Advocacy Center

Plymouth (508) 746-2664
(888) 746-2664

Stanley Street Women's Center (SSTR)

Fall River (508) 675-0087
(508) 673-3328 (TTY)

Health Imperatives

Brockton (508) 583-3005

Martha's Vineyard Community Services

Vineyard Haven (508) 696-7233
(508) 693-7900

Northeastern Massachusetts

Alternative House

Lowell (888) 291-6228
(978) 454-1436

Help for Abused Women and their Children (HAWC)

Salem (800) 547-1649
(978) 744-6841

Supportive Care

Haverhill (978) 686-1300
Lawrence (800) 691-3947

Jeanne Geiger Crisis Center

Newburyport (978) 388-1888

Women's Resource Center

Haverhill (978) 373-4041

Lawrence (978) 685-2480

YMCA of Greater Lawrence

Lawrence (978) 682-3039

(877) 509-9922

(978) 686-8840 (TTY)

Central Massachusetts

Voices Against Violence

Framingham (800) 593-1125

(508) 686-8686 (TTY)

YWCA Central Massachusetts

Worcester (508) 755-9030

Western Massachusetts

Elizabeth Freeman Center

Pittsfield (866) 401-2425

Safe Passage

Northampton (413) 586-5066

N.E.L.C.W.I.T.

Greenfield (413) 772-0806

Womanshelter/Companeras

Holyoke (413) 536-1628

(877) 536-1628

YWCA - Arch

Springfield (800) 796-8711

YCA - New Beginnings

Westfield (800) 479-6245

**BEVERLY HOUSING AUTHORITY
STATEMENT OF SIGNIFICANT AMENDMENT/
SUBSTANTIAL DEVIATION
FY2023 FEDERAL ANNUAL PLAN**

The Beverly Housing Authority (BHA) considers one or more of the following to be a Substantial Deviation or Significant Amendment/Modification to an already submitted 5-Year Plan:

1. Discretionary changes in rent determination or waiting list preferences.
2. A change in any open Annual Capital Fund Program (CFP) that adds, modifies, or changes work items by greater than 20% of the total grant amount.
3. Establishment of new and/or substantially revised policies and procedures that have not yet been submitted as part of the current or previous years' Agency Plans and/or have not gone through required public processes. Note: Changes required by HUD issued from time to time do not constitute a Substantial Deviation or Significant Amendment/Modification.
4. Any other substantive activities undertaken that have a major affect on the resident households (e.g., the conversion of public housing units to Section 8 vouchers).

**BEVERLY HOUSING AUTHORITY
FEDERAL ANNUAL PLAN RESIDENT ADVISORY BOARD (RAB)
MEETING – DECEMBER 1, 2022 @ 1:00 pm**

The Meeting was opened by Executive Director Debra A. Roy virtually via GoToMeeting at 1:00 pm.

BHA Staff Present: Dawn Goodwin, Deputy Director; Bruce McCarrier, Director of Building Facilities; Dede Atwood, Director of Leased Housing; and Laurie Kashef, Federal Programs Housing Coordinator. Absent: Tricia Myers, Director of Public Housing was called to housing court at the last minute.

Others Present: None

Ms. Roy noted that this may be the last time the RAB meeting would be presented virtually.

Ms. Roy noted that the President of the Tenants Association Kevin Kelly was already briefed on the plan on November 17, 2022.

Ms. Roy read through all sections and narrative of the Beverly Housing Authority's Draft FY2023 One-Year Annual Plan (form HUD-50075-ST). She noted that the auditor just finalized the single act audit yesterday and there were no findings. She then presented the proposed Capital Plan Projects currently underway and slated for the next five years (excel spreadsheet).

Ms. Roy asked if there were any questions. There were none.

Ms. Roy closed the meeting at approximately 1:15 pm.

Meeting minute notes provided by Dawn Goodwin, Deputy Director.

**BEVERLY HOUSING AUTHORITY
ANNUAL PLAN PUBLIC HEARING
MEETING – DECEMBER 15, 2022 @ 11:00 am**

The Meeting was opened by Thomas Bussone, Chairman BHA Board of Commissioners, virtually via GoToMeeting at 11:00 am.

BHA Board Members Present: Kevin Ascolillo, Nancy Marino, and Kevin Kelly, Sr.

BHA Staff Present: Debra A. Roy, Executive Director; Dawn Goodwin, Deputy Director; Bruce McCarrier, Director of Building Facilities; Trish Myers, Director of Public Housing; and, Dede Atwood, Director of Leased Housing

Others Present: None

Ms. Roy read through the Beverly Housing Authority's FY2023 Federal Annual Plan (form HUD-50075-ST) including all attachments. Ms. Roy presented BHA's 5 Year Capitol Action Plan 2023-2027 explaining proposed federal projects over the next five years. Noting that the bulk of upcoming year's federal budget will be devoted to the Elevator Modernization Project at Garden City Towers. Ms. Roy completed the federal section of the meeting and asked if there were any questions. There were not.

Ms. Roy then proceeded to go over the Agency's State Annual Plan. She read through all sections and narrative of the Beverly Housing Authority's FY2024 Draft Annual Plan.

Ms. Roy asked if there were any questions. There were none.

The meeting was closed the meeting at approximately 11:30 pm.

Meeting minute notes provided by Dawn Goodwin, Deputy Director.



Beverly Tenants Association
The McLean Building
22 Federal Street, Beverly, MA 01915
978-922-0251 Office - bta-office@comcast.net - 978-969-3599 Fax

Kevin M. Kelly, sr.
President

Janice L. Wanchik
Vice President -Treasurer

November 17, 2022

Debra A, Roy
Executive Director
Beverly Housing Authority
137 Rear Bridge Street
Beverly, MA 01915 Annual

Dear Ms. Roy,

On October 28, 2022, I received the Beverly Housing Authority's Federal and State Annual Plans electronically. On November 17, 2022, the Executive Director Debra A. Roy, met with me in person to review the documents and answer questions that I may have had.

As the Beverly Housing Authority's Elderly Tenants' President, I would like to inform you that I have and received, reviewed, and endorse the Beverly Housing Authority's Federal FY23 Annual Plan as presented.

Sincerely,

Kevin M. Kelly, sr.
President

Cc: D. Goodwin, Deputy Director
J. L. Wanchik, Vice President BTA

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, MICHAEL CAHILL, the MAYOR
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the BEVERLY HOUSING AUTHORITY is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

CITY OF BEVERLY


Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

HUD has established three basic goals for programs under its Consolidated Plan: to provide decent housing,
a suitable living environment, and expanded economic opportunities, especially for low-income people.
The Beverly Housing Authority's mission is in line with these goals. As stated in its federal administrative
plans and policies: "The Beverly Housing Authority (BHA) is committed to providing a full-range of safe,
secure, suitable, and appropriate housing opportunities to extremely low, very-low, low, and moderate-
income family, elderly, and disabled households in a fair manner. The BHA is committed to assisting all
residents who are moving from welfare-to-work with affordable housing opportunities that do not act as
disincentives to economic advancement. The BHA is committed to deconcentrating poverty within its
public housing developments and attempting to provide and support wider access to affordable housing
opportunities throughout the entire community. The BHA is committed to fair and non-discriminatory
practices throughout all of its housing programs and activities."

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|---|---|
| Name of Authorized Official: <u>William Cahill</u> | Title: <u>Mayor, City of Beverly</u> |
| Signature:  | Date: <u>12/20/22</u> |

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning April 1, 2023 in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

BEVERLY HOUSING AUTHORITY

PHA Name

MA044

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2023

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director

Name Board Chairman

Signature

Ultrad Roy

1/19/2023

Date

Signature

Thom Brown II

1/19/2023

Date