

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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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.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p>PHA Name: Beverly Housing Authority PHA Code: MA044          PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025          The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029          Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The Beverly Housing Authority posted our PHA Plan and 5-Year Plan on its official website. Included with the Annual Plan and 5-Year Plan, a notice informing the public of its Resident Advisory Board (RAB) meeting scheduled for December 4, 2024, and its Annual Plan Public Hearing scheduled for December 19, 2024, to be held at Garden City Towers, 20 Sohier Road, Beverly MA, at 10:00 pm. BHA staff placed an advertisement in the Salem News, our local newspaper, on November 4, 2024. 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 at each of the federal development's community rooms and placed copies of the Plan in each of the locations as well. The BHA Executive Director met with the Local Tenant Organization to review the Plan. A resident letter was placed under doors to each federal public housing tenant with information about the availability of the Plan at the BHA's website and notification/instructions for the RAB Meeting and Public Hearing. A second RAB meeting reminder notice will be posted in the Community Room and on all floors at Garden City Towers. Please see a copy of the newspaper ad and resident letter appended to this document.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="152 1241 1518 1297"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </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						
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<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The Beverly Housing Authority (BHA) is committed to providing a full range of decent, safe, secure, suitable and affordable housing opportunities to extremely low (earning less than 30 percent of area median income), very low (earning 30 to 50 percent of area median income); and low-income (earning 50 to 80 percent of area median income) family, elderly, and disabled households. The BHA is committed to serving all its applicants and participants in a respectful, fair, and consistent manner regardless of race, color, national origin, religion, sex, familial status, or disability. The BHA is committed to providing decent and habitable accommodations. 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 enhancement. The BHA is committed to fair and non-discriminatory practices throughout all of its housing program and activities.</p>														
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>See Attached Goal and Objectives</p>														
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>In 2022, the Beverly Housing Authority (BHA) received an additional five section 8 housing choice vouchers. Due to the high rental unit costs in the voucher program, the BHA is currently in a shortfall budget situation limited to leasing up only 406 of its 425-voucher allotment. If and when additional</p>														

	<p>funding becomes available, BHA staff will work toward 100% voucher utilization. BHA staff has been successful in leveraging other public funds to improve its federal public housing stock and make health and safety improvements. The BHA received a FY2020 Emergency Safety and Security Grant to purchase and install combination carbon monoxide/smoke detectors in its 168 elderly/disabled and family housing developments. Additionally, the BHA received a City of Beverly Community Preservation Act Grant in the amount of \$237,000.00 utilized in 2022 to cover a shortfall in funding to replace two faulty and unsafe hydraulic elevators at the Agency's largest federal development, Garden City Towers. Thus, preserving 100 units of elderly/disabled housing. BHA staff also tapped energy efficiency funds available from Action Inc. including window sealing and the installation of aerators and thermostats, and the replacement of two boilers at Garden City Towers. BHA Maintenance Director created two supervisory positions in the maintenance department to streamline services thus improving the quality of assisted housing. The work order system has been greatly improved with the creation of the new supervisory positions and the addition of new administrative staff. The BHA has undertaken two of its largest capital improvement projects over the past five years, namely the Garden City Towers Elevator Modernization Project (\$1 million) and Garden City Towers Roof Replacement Project (\$800k) to preserve this 100-unit 7 story elderly/disabled building for use well into the future. BHA section 8 staff improved the living situation of countless veterans by assisting two local veterans' organizations in helping their clientele access section 8 vouchers and thus promoting the Agency's veteran's waitlist preference. Over the past five years, the BHA assisted households during COVID by partnering with two local pharmacies to conduct vaccination clinics at its public housing developments. Additionally, BHA staff partnered with the City of Beverly to distributed COVID-19 test kits to public housing developments and well as partnering with Beverly Bootstraps Food Pantry to deliver healthy, fresh food to the 100 elderly/disabled households at Garden City Towers every week during the early months of the pandemic. At the end of COVID, in conjunction with the reopening of public housing community rooms, the BHA purchased new furniture improving all BHA resident's living environments. In partnership with MassHire Career Center of the Northshore, BHA staff promoted self-sufficiently to federal public housing families via eight separate mailings containing numerous flyers in each mailing for adult education classes, job training classes, and employment opportunities among other life skills such as tax preparation, resume writing, and interviewing skills. BHA staff approves 5-10 reasonable accommodation requests a month from disabled individuals and families for accessibility transfers, transfers to accommodate the need for additional bedrooms, approvals for emotional support animals as well as physical modifications performed by BHA maintenance staff such as the installation of grab bars, railings, and ramps. Please see the attached progress report included in the Beverly Housing Authority's accompanying FY2025 Annual Plan for additional activities carried out by BHA staff to improve the lives of BHA's population without regard to race, color, religion, national origin, sex, familial status, or disability.</p>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Beverly Housing Authority has implemented all the requirements under the Violence Against Women Act and is committed to assisting all adults and child and children who are victims of domestic violence, dating violence, sexual assault, or stalking. BHA staff provides a packet of information which contains the Agency's notice of occupancy rights under VAWA, emergency transfer plan, emergency transfer request form, and a list of local service providers for victims of domestic violence to all applicants of federal public housing and voucher programs. Eligible public housing program applicants receive the VAWA information at lease-up and for section 8 applicants during briefings. When initially adopted, all BHA participants received a copy of the VAWA packet. If BHA participants are experiencing DV, BHA provides the VAWA information or upon request. VAWA documents are also provided as part of public housing eviction packets and section 8 termination packets so participants who may be at risk of losing their housing due to DV can submit the necessary VAWA paperwork to protect them from eviction or termination. The Beverly Housing Authority is committed to providing the protections under VAWA to individuals and families experiencing all forms of domestic violence.</p>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Beverly Housing Authority (BHA) considers one or more of the following to be a Significant Amendment or Substantial Deviation/Modification to the 5-Year Plan or Annual 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 effect on the resident households (e.g., the conversion of public housing units to Section 8 vouchers). In the case where there is a Significant Amendment or Substantial Deviation/Modification to an already submitted Agency Plan, the BHA will: a. Advertise and hold a Resident Advisory Board (RAB) meeting to present the change(s) b. Allow a 30-day public review period of amendments, modifications, and deviations c. After the public review period, conduct an open meeting for Board of Commissioners approval d. Modify Public Housing Admissions and Continued Occupancy Plan (ACOP) and Section 8 Administrative Plan accordingly e. If necessary, submit updated Agency Plan or Action Plan to HUD</p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?  Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH)</p>

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.

**Form identification:** MA044-Beverly Housing Authority form HUD-50075-5Y (Form ID - 1651) printed by Dawn Goodwin in HUD Secure Systems/Public Housing Portal at 11/04/2024 12:47PM EST

## **BEVERLY HOUSING AUTHORITY FY2025-2029 5-YEAR PLAN**

### **B.2 Goals and Objectives Attachment**

The Beverly Housing Authority's main goal and objective has been and continues to be to provide affordable housing opportunities to families and individuals in need. Based on its current allowable federal budget, the BHA continues to serve 571 households with decent, safe, and affordable housing. Other goals and objective are as follows:

Goal: Expand the supply of assisted housing.

- Apply for additional vouchers should they become available
- Reduce public housing vacancies
- Leverage public and private funds to create additional housing opportunities
- Consider project basing section 8 mobile vouchers to secure the supply of affordable housing in perpetuity with section 8 PB funding

Goal: Improve the quality of assisted housing:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Renovate or modernize public housing units

Goal: Increase assisted housing choices:

- Provide voucher mobility through briefings
- Conduct outreach to potential voucher landlords
- Consider project basing section 8 mobile vouchers to secure the supply of affordable housing in perpetuity with section 8 PB funding
- Process Reasonable Accommodation requests for transfers and unit modifications

Goal: Improve quality of life:

- Provide an improved living environment via connecting residents with community services for health, wellness, and social interaction

- Implement public housing security improvements
- Process Reasonable Accommodation requests for transfers and unit modifications to assist aging in place

Goal: Promote self-sufficiency and asset development of assisted households:

- Increase the number of employed persons in assisted families by providing educational, job training, and employment opportunities
- Provide and attract supportive services to improve residents' employability
- Provide and attract supportive services to increase independence for the elderly and/or disabled

Goal: Ensure equal opportunity and affirmatively furthering fair housing:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Process Reasonable Accommodation requests for transfers and unit modifications to ensure accessible housing to persons with all varieties of disabilities regardless of unit size requirements

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

- 1) The BHA's main goal is to provide affordable housing for families and individuals in need. The BHA continues to do so by providing 571 such households with decent, safe, and sanitary housing through its elderly and family public housing and section 8 housing choice voucher programs. Additionally, BHA leased housing staff administers 22 portability-in vouchers from other housing authorities for families residing in Beverly.
- 2) The BHA remains committed to fair and non-discriminatory practices and continues to ensure equal opportunity in housing to all applicants and residents alike regardless of race, color, national origin, religion, sex, familial status, or disability. The BHA promotes compliance with the Americans with Disabilities Act (ADA), section 504, and the Violence Against Women Act (VAWA), along with careful and consistent application of Reasonable Accommodation practices.
- 3) The BHA has a language access plan to ensure all participants and residents receive services necessary to be successful in all BHA housing programs. Additionally, applicants, participants, among others are provided information regarding VAWA related protections.
- 4) Although the BHA Offices fully reopened after COVID in 2022, BHA staff continue to allow the electronic submission of paperwork and meetings via virtual options to applicants and residents to provide easier access for families and individuals who need BHA services.
- 5) BHA staff has been successful at reducing public housing vacancies by improving the eligibility screening process and shortening unit turnover times.
- 6) The recent purchase of a new computer software system is expected to improve the maintenance work order system thus leading to quicker and more effective provision of maintenance services for emergencies and repairs.
- 7) The BHA utilizes an on-line rent payment system which is beneficial for elders and disabled residents by ending the need to mail rent payments or visit banks in person. BHA staff continues to assist residents over the phone or at one-on-one meetings with signing up for automatic rent payments from bank accounts, debit cards, or credit cards.
- 8) The BHA staff is in the process of updating public housing's Admissions and Continued Occupancy Plan and leased housing's Section 8 Administrative Plan to reflect mandatory and discretionary policy changes set for in HOTMA sections 102 to 104. Once the final implementation date is set by HUD, changes will be instituted at the BHA.
- 9) BHA maintenance staff has been trained in the new NSPIRE inspection regulations. The BHA will commence NSPIRE inspectional procedures once mandated by HUD.
- 10) BHA staff continues to mail Career Center (MassHire) informational fliers for education and training opportunities, employment opportunities, and recruitment events to federal public housing families and post them at the BHA Office to promote HUD Section 3 employment opportunities.

- 11) The BHA continues to engage in collaborative relationships with local community agencies and service entities to benefit the families we serve to improve resident's quality of life.
- 12) BHA staff is diligent in providing public housing and section 8 residents with a list of resources to tap when having issues with paying rent. BHA staff refer residents to the North Shore Community Action's RAFT Program, the Good Friday Walk, Beverly Bootstraps, and the Salvation Army.
- 13) BHA section 8 staff continues to work with the Beverly-Salem Veterans Administrative Office and the North Shore Veterans Counseling Services, Inc. to assist local veterans successfully access public housing and voucher program opportunities.
- 14) The BHA continues to host an exercise program in the Community Room at Garden City Towers to promote wellness, social interaction, and quality of life. This is a grant funded activity, so availability of funds guides the frequency.
- 15) The BHA partnered with SeniorCare Inc. and received a Massachusetts Executive Office of Elder Affairs Grant for a Supportive Housing Coordinator and Congregate Meals Program at Garden City Towers, a 100-unit elderly/disabled high-rise. BHA maintenance staff rehabilitated the common area kitchen facilities to accommodate daily meals in its community room. Office space has also been provided and outfitted by BHA for SeniorCare's Supportive Housing Coordinator.
- 16) The BHA hosted informative sessions on Lifeline Medical Alert Devices throughout its elderly/disabled developments to enhance resident safety in public housing.
- 17) The BHA financially supports Beverly Bootstraps in providing healthy, fresh produce to BHA residents via a rotating mobile farmers market that makes stops at various family and elderly public housing developments.
- 18) The BHA Director of Public Housing is part of the City of Beverly Task Force that meets monthly or as necessary with Police DV Officer(s), Council of Aging, SeniorCare, Protective Services, Nurses, and Ambulance Company (whichever players need to be involved) to address at risk elders and disabled.
- 19) BHA staff hold community/neighborhood meetings as necessary to assist with neighbor disputes with the goal of increasing neighborhood harmony and tolerance, especially in its family public housing developments.
- 20) The BHA continues to partner with Action Inc. to support energy efficiency in our public housing developments as financial opportunities arise. In 2023, Action performed air sealing on all the windows as well as install aerators (200) and thermostats (100) at Garden City Towers. In 2024, Action Inc. replaced the boilers at Garden City Towers.