

QUINCY HOUSING AUTHORITY

80 CLAY STREET
QUINCY, MASSACHUSETTS 02170-2799



James Marathas
Executive Director
Telephone: (617) 847-4350
Fax: (617) 770-2876

January 11, 2021

Robert P. Cwieka
Deputy Director
U.S. Dept. of Housing and Urban
Development
Office of Public Housing
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, MA 02222-1092

Dear Mr. Cwieka:

Attached please find the Quincy Housing Authority's 5 Year Plan, and Annual Agency Plan for Fiscal Year beginning July 1, 2020. I have included the Statement of Housing Needs, and Strategy for address those needs. I have also updated Section D1. We hope these plans meets with your approval.

The Quincy Housing Authority 5 Year and Annual Agency Plan process began in January, 2020, when the advertisement for the Agency Plans public comment period was posted on our website and published in the local paper. The Resident Advisory Board met once, on February 26, 2020. The Public Hearing was advertised in the local paper, and posted on our website. The Hearing was held and the Agency Plans was adopted by the Board of Commissioners at the board meeting held on April 15, 2020.

Should you have any questions or comments concerning the 5 Year Plan or Annual Agency Plan, please contact Carolyn M. Crossley, Assistant Executive Director at 617-847-4350 ext. 200.

We look forward to your favorable review.

Sincerely,

A handwritten signature in black ink, appearing to read "James Marathas".

James Marathas
Executive Director



EQUAL HOUSING OPPORTUNITY

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Quincy Housing Authority</u> PHA Code: <u>MA020</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. 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 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>The Quincy Housing Authority (QHA) PHA Plan shall be available for inspection by the public. The DRAFT PHA Plan, PHA Plan elements, and all information relevant to the public hearing and proposed PHA Plan is available for inspection by the public. The public may inspect the plan at any one of the Federal Public Housing Developments, 20-1 Riverview, and the Support Services Office, 12 Figurehead Lane, 20-2 Pagnano Towers, 109 Curtis Avenue in the Lobby, 20-4 O'Brien Towers 73 Bicknell Street in the Lobby, 20-6 Drohan Apartments, 170 Copeland Street in the Lobby, at the main office of the Authority, 80 Clay Street, Quincy, MA, and on our website at http://quincyha.phanetwork.com/Home.aspx.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B.	5-Year Plan. Required for all PHAs completing this form.					
B.1	<p>Mission. 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>It is the mission of the Quincy Housing Authority to enhance the City of Quincy community by creating and sustaining safe, decent, sanitary and affordable housing environments for people of low income.</p>					
B.2	<p>Goals and Objectives. 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> <ol style="list-style-type: none"> 1. The Quincy Housing Authority plans to ensure the continued viability of our Federal Public Housing Portfolio by converting to a more stable platform through a RAD conversion/and or Section 18. This plan will ensure adequate monies moving forward to continue to provide the best affordable housing available in the city of Quincy. 2. The Quincy Housing Authority will continue to provide project based housing assistance to the maximum allowable level to qualified properties in the City of Quincy to ensure continued available of quality affordable housing. 3. The Quincy Housing Authority will continue to apply to various programs and funding sources to assist low income families in the city of Quincy. 4. The Quincy Housing Authority will utilize HUD assistance to increase economic security and self sufficiency, improve housing stability through supportive services and the Family Self Sufficiency Program. 5. The Quincy Housing Authority will promote Homeownership while protecting and educating homebuyers, and creating financially sustainable homeownership opportunities. 6. The Quincy Housing authority will continue to ensure equal opportunity and affirmatively further fair housing. 					
B.3	<p>Progress Report. 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>The Quincy Housing Authority has applied for and has been awarded 200 additional Mainstream vouchers which will provide affordable housing opportunities to the low income families in Quincy.</p> <p>Further, The Quincy Housing Authority in partnership with the Department of Veteran Affairs, has applied for and has been awarded VASH vouchers to assist homeless Veterans and their families by providing rental assistance along with case management and clinical services.</p> <p>The Quincy Housing Authority has continued to work with and encourage participation in the Family Self Sufficiency Program. We have increased the number of participants, and offer monthly workshops to assist the residents to become more self- sufficient.</p>					

B.4	<p>Violence Against Women Act (VAWA) Goals. 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 Quincy Housing Authority strives to ensure all residents are safe in their homes and in our communities. The QHA provides VAWA rights to all applicants and residents of the Quincy Housing Authority. Further, the Quincy Housing Authority continues to provide workshops on various Abuse Prevention and Intervention Programs through our Support Services Department.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The QHA has defined what constitutes a "substantial deviation" or "significant amendment/modification" as follows:</p> <ol style="list-style-type: none"> 1. Changes in waiting list preference criteria that are not already included in the plan. 2. Implementation of a change in program incentives to increase the number of working households in the program that are not already included in the plan. 3. A decision to request a voluntary conversion of public housing to Section 8 vouchers, or a decision to dispose of or demolish public housing. 4. Establishment of new and/or substantively revised policies and procedures for Public Housing and/or Section 8 that have not previously been submitted as part of the current or previous year's Agency Plans, which are not required by HUD through law, rule or regulation. If there is a "substantial deviation" or significant amendment/modification" to the Authority's Agency Plan, the following procedures outlined in 24 CFR 903.21 will be followed: <ol style="list-style-type: none"> 1. Seeking the recommendations of the Resident Advisory Boards: 2. Ensuring the modification is consistent with the Consolidated Plan by obtaining a certification of consistency from the appropriate local or state official 3. Providing a 45 day comment period and conducting a public hearing regarding the modification. 4. Adoption of the modification by the Authority's Board of Commissioners at a public meeting and 5. Gain HUD's approval of the modification.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y, N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</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>
B.7	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

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

A.	PHA Information.					
A.1	PHA Name: <u>Quincy Housing Authority</u> PHA Code: <u>MA020</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>650</u> Number of Housing Choice Vouchers (HCVs) <u>1660</u> Total Combined <u>2310</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<p>Availability of Information. 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 of 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 main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>						
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
		Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
						PH HCV
		Lead PHA:				

B.1

Revision of PHA Plan Elements.

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

Y N

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

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

Deconcentration and other policies: The QHA has only one general occupancy, family public housing development, therefore deconcentration is not applicable.

The QHA has a valid extension of its Designated Housing Plan through October 15, 2021.

Financial Resources: Information regarding Financial Resources is on file.

Operations and Management: QHA has adopted a Resident Schedule of Charges List effective March 1, 2019.

QHA adopted a policy prohibiting candles/ and or open flames in any unit or in the common areas effective March 1, 2019.

QHA adopted a policy prohibiting space heaters in any unit, unless provided by the Housing Authority on an emergency case by case basis.

Anyone with a space heater in their unit shall be subject to eviction. Effective March 1, 2019.

Quincy housing Authority has required all new Landlords to receive rental payments via direct deposit since 2014. Effective January 1, 2019 the QHA has required all existing landlords to receive rental payments via direct deposit as well.

Under HOTMA a PHA may project base up to 20% of its ACC authorized units. HOTMA also establishes a 10 percent exception to this program cap for units that meet the exception criteria. The QHA intends to Project-Based Vouchers up to the CAP, and may project base vouchers under the 10 percent exception should the opportunity and/or need arise. The QHA anticipates adding Project-Based Vouchers (PBVs) units when available will generally ease the burden of housing search and leasing for the elderly and/or disabled. All projects must further the goal of deconcentrating poverty and expanding housing opportunities. The QHA has determined these specific PBV projects meet the above stated criteria: Wollaston Manor, Squantum Gardens, Naval Terrace, Fenno House and 1000 Southern Artery.

Substantial Deviation/Significant Amendment/Modification: The QHA has defined what constitutes a "substantial deviation" or "significant amendment/modification" as follows:

1. Changes in waiting list preference criteria that are not already included in the plan.
 2. Implementation of a change in program incentives to increase the number of working households in the program that are not already included in the plan.
 3. A decision to request a voluntary conversion of public housing to Section 8 vouchers, or a decision to dispose of or demolish public housing.
 4. Establishment of new and/or substantively revised policies and procedures for Public Housing and/or Section 8 that have not previously been submitted as part of the current or previous year's Agency Plans, which are not required by HUD through law, rule or regulation.
- If there is a "substantial deviation" or significant amendment/modification" to the Authority's Agency Plan, the following procedures outlined in 24 CFR 903.21 will be followed:
1. Seeking the recommendations of the Resident Advisory Board;
 2. Ensuring the modification is consistent with the Consolidated Plan by obtaining a certification of consistency from the appropriate local or state official
 3. Providing a 45 day comment period and conducting a public hearing regarding the modification.
 4. Adoption of the modification by the Authority's Board of Commissioners at a public meeting and
 5. Gain HUD's approval of the modification.

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>With regard to QHA Goal: to Promote Homeownership while protecting and education homebuyers, and creating financially sustainable home ownership opportunities: QHA continues to promote the homeownership program to both Section 8 and Public Housing Residents, and we continue to provide and promote homebuyer workshops.</p> <p>With regard to the QHA Goal: To address the need for quality affordable housing. QHA continues to provide voucher mobility counseling and continue outreach efforts to potential voucher landlords. The QHA did adopt a homeless priority in our Section 8 HCV program, and to date 119 homeless families have been provided quality affordable housing through these efforts.</p> <p>With regard to the QHA Goal: To utilize HUD assistance to increase economic security and self sufficiency, improve housing stability through supportive services. The QHA continues to provide regular and consistent case management in the family self sufficiency program, and provide informative, educational opportunities to residents including classroom instruction, workshops, guest speakers and lectures.</p> <p>With regard to QHA Goal: Ensure equal opportunity and affirmatively further fair housing. The QHA continues to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability. Further, QHA continues Section 504 and reasonable accommodation practices, and continues with LEP plan and practices, and ensure all tenants, voucher holders and landlords are informed of VAWA and VAWA related requirements and protections.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations.</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations.</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D</p>	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. Please see HUD Form 50075.2 approved by HUD on August 26, 2010</p>

QUINCY HOUSING AUTHORITY
RESPONSE TO RAB AND PUBLIC HEARING COMMENTS ON THE
FIVE YEAR AND ANNUAL AGENCY PLAN

RAB members attended one Resident Advisory Board meeting with QHA. There was full participation and discussion during the RAB meeting. A review of goals for the next five years was had. The RAB members were receptive and generally pleased with the goals for the next five years. RAB members support the conversion of the Public Housing to RAD to ensure continued viability. They were also in favor of continuing to project base Section 8 subsidies to ensure the availability of quality affordable housing. There was strong support for the Family Self Sufficiency and Homeownership programs.

RAB members were also invited to attend the Public Hearing and Board meeting. The Quincy Housing Authority did not receive any written comments during the public comment period.

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 1, 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes 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 2010-25);
 - 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;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR §5.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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).

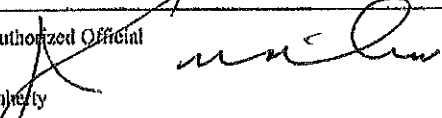
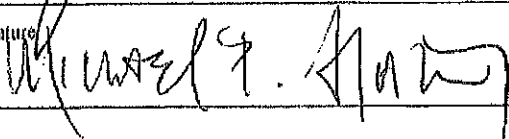
Quincy Housing Authority _____
 PHA Name

MA 02 020 _____
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year _____

5-Year PHA Plan for Fiscal Years _____

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  Michael Flaherty	Title Chair Executive Director
Signature 	Date 8/10/20

**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 3/29/2016

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

I, Thomas P Koch, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Quincy Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

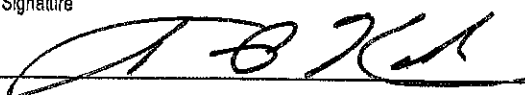
Quincy, Massachusetts
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
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The QHA Agency Plan is consistent with the Consolidated Plan and the Analysis of Impediments. The Plan
 provides for local preference, and further provides for direct HAP assistance to low income families for
 rental assistance or homeownership. Further, the Authority will project base vouchers to the maximum level
 to ensure families and the elderly have housing security.

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	Title
Thomas P Koch	Mayor
Signature	Date
	8/4/20

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 1, 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes 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 2010-25);
 - 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;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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).

Quincy Housing Authority _____
 PHA Name

MA 02 020 _____
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year _____

5-Year PHA Plan for Fiscal Years _____

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

Michael Flaherty

Signature

Title Chair

Date

**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 3/29/2016

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

I, Thomas P Koch, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Quincy Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

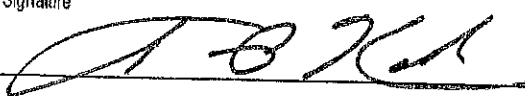
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Name of Authorized Official	Title
Thomas P Koch	Mayor
Signature	Date
	8/4/20

Housing Needs Assessment

Below is a Table of all Households in Quincy. This table indicates that in the City of Quincy there is an affordable housing need for households earning less than 80% of AMI. There is an even greater need for extremely low-income renter households. (table from the city of Quincy Consolidated Plan dated July 1, 2020)

	0-30%	30-50%	50-80%	80-100%	>100%
Total Households	14,185	11,685	12,285	8,940	42,180
Small Family Households	3,530	3,320	4,560	3,330	22,480
Large Family Households	435	685	905	1,015	3,525
Households containing at least One person 62-74 years of age	2,810	3,000	2,850	2,145	7,460
Households containing at least One person age 75 or older	3,920	2,645	1,970	1,050	2,625
Households with one or more Children 6 years old or younger	1,534	1,195	1,243	1,175	5,170

According to the City of Quincy, Consolidated Plan, dated July 1, 2020 the following housing needs were identified:

1. Housing Problems (Households with one of the listed needs). Among renter households, the most common housing problem relates to the number of households who are experiencing a severe housing cost burden. There are approximately 7,069 households who are experiencing a severe housing cost burden. Among extremely low-income renter households, there are approximately 5,180 households that are severely cost burdened and approximately 1,530 households that are housing cost burdened. Among very low income renters, there are approximately 1,695 households who are experiencing a severe housing cost burden and 2,735 who are cost burden. The number of low income renters who are experiencing a severe housing cost burden is 180, while the number who are housing cost burdened is 2,325.

Overall, among renter households, the incident of a cost burden and a severe cost burden are the most common of the housing problems. In total, there are 6,055 renter households earning less than 80% AMI who are experiencing a severe housing cost burden and an additional 6,590 low income renters who are housing cost burdened.

2. Housing Problems, lack kitchen or complete plumbing, severe overcrowding, or severe cost burden.

	0 – 30% AMI	>30 – 50% AMI	>50-80% AMI	>80-100% AMI	Total
Number of households having 1 or more housing problems	5,575	1,845	505	143	8,068

Among renter households, the incidence of severe housing problems is most prevalent among households earning less than 30% of the AMI. In this group, approximately 56% have 1 or more severe housing problems, totaling an estimated 5,575 households. Among renter households earning between 30% and 50% AMI, approximately 31% have 1 or more severe housing problems, or approximately 1,845 households. Among renter households earning between 50% and 80% AMI, approximately 9% have 1 or more severe housing problems, or approximately 505 households.

3. Cost Burden

Number of Households	0 – 30% AMI	>30 – 50% AMI	>50-80% AMI	Total
Small Related	2,144	1,605	965	4,714
Large Related	285	124	104	413
Elderly	2,260	1,119	440	3,819
Other	2,405	1,660	1,055	5,120
Total need by income	6,994	4,508	2,564	14,066

Among renter households, the incident of cost burden is most prevalent among households earning less than 30% of AMI. In this income group, there are nearly 7,000 households who are cost burdened, which comprises approximately 50% of all cost burdened renter households who earn less than 80% of area median income. Among those renters earning less than 30% AMI, the largest share of cost burdened households are households defined as Other by HUD.

This group comprises 34% of households within this income group for a total of 2,405 households. Renter households with a member who is elderly comprise the second largest share of the cost burdened households, comprising 32% of this income group for a total of approximately 2,260 households. Small related families who are cost burdened comprise approximately 31% of households in this income group for a total of 2,144 households.

Among renters households earning between 30% and 50% AMI, there are approximately 4,508 households who are cost burdened, which comprises approximately 32% of all cost burdened renter households who earn less than 80% of area median income. Among those renters earning between 30% - 50% AMI, the largest share of cost burdened households are households defined as Other by HUD. This group comprises 37% of households within this income/tenure group for a total of 1,660 households. Small related family households comprise the second largest share of cost burdened renter households, comprising 36% of this income/tenure group and a total of approximately 1,605 households. Households with an Elderly member comprise approximately 25% of households in this income/tenure group for a total of 1,119 households.

Among renter households earning between 50% - 80% AMI, there are approximately 2,564 households who are cost burdened, which comprises approximately 18% of all cost burdened renter households who earn less than 80% of area median income. Among those earning between 50% - 80% AMI, the largest share of cost burdened households are households defined as Other by HUD. This group comprises 41% of households within this income group for a total of 1,005 households. Small related family households comprise the second largest share of cost burdened households, comprising 38% of this income group and a total of approximately 965 households. Households with an elderly member comprise approximately 17% of households in this income group for a total of 440 households.

Crowding

Number of Households	0 – 30% AMI	>30% - 50% AMI	>50%-80% AMI	>80% AMI	Total
Single family households	215	20	204	44	483
Multiple/unrelated family households	15	45	45	15	120
Other, non family households	0	15	25	35	75
Total need by income	230	80	274	94	678

Among renter households, the incidence of crowding is most prevalent among single family households who earn less than 30% AMI and those earning between 50% and 80% AMI.

The Department of Housing and Community Development which regulates and provides funding for all State subsidized public housing in Massachusetts has created one consolidated Public Housing Waiting list. This list is call CHAMP, and may be found at <https://publichousingapplication.ocd.state.ma.us/>. The state further sets priorities and preferences that are consistent throughout the State, and provides grants and modernization funding to ensure the continued viability of these units.

The Quincy Housing Authority Federally Subsidized Elderly/Disabled Public Housing Waiting list has 2,818* applicants. Of these 2,818 applicants, 1,737 are elderly, 682 are near - elderly (between the ages of 50 and 61) and 698 are disabled. 95.14% of the applicants on the elderly/disabled waiting list report an income <30% of the area median income. 3.62% report income between 30 - 50% of the area median income, and the remaining .46% report income above 50% of the area median income. The table below reveals the breakdown of race and ethnic groups which comprise the waiting list.

Race	Count
White	1,151
Black/African American	271
American Indian/Alaska Native	15
Asian	974
Native Hawaiian/Pacific Islander	1
Hispanic	103

*Not all applicants indicated race or ethnic group.

The Quincy Housing Authority Federally subsidized Family Public Housing Waiting List has 2,396 families on the waiting list. Of these 2,396 families, 79 families have an elderly head of household, and another 9 are disabled. Further, of these 2,396 families, 99.66% report an income <30% of the area median income, and the remaining .33% report an income between 30 - 50% of the area median income. No one on the waiting list reports an income greater than 50% of the area median income. The table below reveals the breakdown of race and ethnic groups which comprise the waiting list.

Race	Count
White	1,305
Black/African American	641
American Indian/Alaska Native	24
Asian	1,187
Native Hawaiian/Pacific Islander	0
Hispanic	850

*Not all applicants indicated race or ethnic group.

With regard to the Quincy Housing Authority Section 8 Housing Choice Voucher Program, the Quincy Housing Authority utilizes the Section 8 Centralized Waiting List. This is a data base utilized by approximately 100 housing authorities in Massachusetts. This centralized data base allows applicants to access available housing options at each housing authority that utilizes this data base, by only applying once to the central list. Each housing authority adopts their own preferences and priorities, and selects applicants from this central data base, based on locally adopted preferences and priorities. There are currently 205,463 applicants on the Section 8 CWL. There are 2,811 applicants who either live or work in Quincy. Of these, 2,401 (85.41%) are below 30% of AMI, 486 (17.29%) are between 30% and 50% of AMI, 73 (2.6%) are between 50% and 80% of AMI and 11 (.39%) are over 80% of AMI. There are 388 (13.8%) families with children on the list, 473 (16.8%) elderly households, 546 (19.42%) families with disabled adults, and 1,951 (69.4%) single member households.

The racial breakdown is as follows:

Race	# of Families	% of Total Families
White	1,209	43.01%
Black	665	23.66%
Asian	526	18.71%
Alaska Native or Indian American	49	1.74%
Pacific Islander	17	0.06%
Hispanic or Latino	307	10.92%

*totals include applicants identifying more than one race.

Strategies for Addressing Housing Needs: Recognizing the rapid commercial development in Quincy, MA and its impact on the availability of affordable housing in Quincy, the Quincy Housing Authority has adopted a priority in the Section 8 Program, for applicants living and working in Quincy and have Veterans status. We also a partnership with Father Bills Mainspring to prioritize households that have completed stabilization courses and will be provided supportive services for the first six months of their tenancy. Since the implementation of these priorities in January, 2020, QHA has housed 148 families enabling them to remain in their home community paying an affordable rent.

Further, the Authority will work to turn vacant units over as quickly as possible to reduce the number of vacancy days, and ensure affordable housing is available to applicants off the public housing waiting lists as quickly as possible. From July 1, 2014 through November 1, 2015 119 families have been provided affordable housing in Quincy's 4 federally funded public housing developments.