

**Streamlined Annual  
PHA Plan  
(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

**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.

<b>A. PHA Information.</b>																															
<b>A.1</b>	<p><b>PHA Name:</b> <u>Quincy Housing Authority</u> <b>PHA Code:</b> <u>MA020</u></p> <p><b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>July 1, 2019</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>650</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1300</u></p> <p><b>Total Combined</b> <u>2050</u> (includes DHP)</p> <p><b>PHA Plan Submission Type:</b> <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 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> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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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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.

**The QHA will amend the QHA Administrative Plan to change the priorities governing the selection of applicants from the Section 8 Centralized Waiting List. In addition, the QHA is amending the QHA Tenant Selection and Assignment plan to change the priorities in which applicants are offered housing from the Federal Public Housing Waiting List.**

**The QHA is adopting a policy regarding health and safety in elderly developments.**

**The QHA is amending the Section 8 Homeownership Policy to provide for a maximum 24 month period between homeownership training and the purchase of a home.**

**Lastly, the QHA shall adopt new flat rents and updating the median rents..**

**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>B.2</b></p>	<p><b>New Activities.</b></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>In FY2018 the QHA was awarded a \$250,000 safety grant from HUD. This safety grant will allow the QHA to upgrade the security cameras and operating system in each of our elderly highrise developments.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></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><b>With regard to QHA Goal: to Promote Homeownership while protecting and education homebuyers, and creating financially sustainable home ownership opportunities:</b> 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><b>With regard to the QHA Goal: To address the need for quality affordable housing.</b> 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><b>With regard to the QHA Goal: To utilize HUD assistance to increase economic security and self sufficiency, improve housing stability through supportive services.</b> 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><b>With regard to QHA Goal: Ensure equal opportunity and affirmatively further fair housing.</b> 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>B.4.</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></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><b>C.2</b></p>	<p><b>Civil Rights Certification.</b></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>

<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input 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>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></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>
<b>D</b>	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>D.1</b>	<p><b>Capital Improvements.</b> 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 16, 2017</p>