

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 03/31/2024
-------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------

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.

A.	PHA Information.														
A.1	<p> PHA Name: Braintree Housing Authority PHA Code: MA053 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 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> 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 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> How the public can access this PHA Plan: The public can access the BHA's 5 Year Plan at www.braintreehousingauthority.org and/or at the office of the Authority located at 25 Roosevelt Street, Braintree, MA 02184 </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="151 1094 1526 1155"> <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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements. 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> The Braintree Housing Authority's (BHA) mission is to provide individuals and families, whose income is very low and extremely low, the opportunity to live in safe and decent housing. To provide the resources and tools needed for the participants wishing to achieve greater self-sufficiency. </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> <p> •The BHA Section 8 Administrative Plan will be brought current with all changes (both required and discretionary) in accordance with Section 102 and 104 of HOTMA. These changes will take effect on January 1, 2025. • Update and implement VAWA policies to comply with VAWA 2022 implementation guidance, set forth in the Federal Register January 4, 2023 which now includes victims of human trafficking. •Remain committed to affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, age, disability, familial status, marital status, ancestry, status as victim of domestic violence, dating violence or stalking, actual or perceived sexual orientation, gender identity, gender expression, pregnancy or source of income. •Continues to offer Section 8 families the opportunity to enroll in our highly successful Family Self-Sufficiency program. Continue to seek additional resources and local partnerships for this important program that supports participants in their goals related to economic independence. •BHA will continue to offer families the opportunity to participate in the Homeownership Program. •Require new and long term staff to participate in programs that provide training in eligibility, rent calculation, VAWA, etc. •Continue to participate in the Massachusetts Centralized Waiting List administered by Massachusetts NAHRO chapter. •Continue to apply for new voucher allocations as appropriate and maximize utilization of existing funding. •Continue to pursue "High Performer" status under SEMAP by closely monitoring program performance through quality control reviews. • Add to the Project Based Voucher program under the Section 8 VASH program. • We will regularly assess the rent burden and success rates for our program participants to determine if payment standard amounts are in line with the local market. </p>														
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> Progress Report on: *Expand the Supply of Assisted Housing - BHA added a full-time HCV Rep. position to support administering additional vouchers. Applied and received 4 additional HCV's. Applied and received 15 additional VASH Vouchers. and received 15 additional VASH Vouchers Continue to express interest in working with local agencies and the Town of Braintree to project based VASH vouchers. Promote and Increase Homeownership for </p>														

	<p>Assisted Families -In 2023 a HCV participant purchased a home through the homeownership program and another is expected in 2024. Two additional families purchased homes in the open market. *Improve the Quality of Assisted Housing -Continue to use Affordablehousing.com which has a large database to assure participants are obtaining rents that are reasonable to this market and also to ensure the adopted PS are sufficient and not creating housing barriers. -Closely monitor all HQS inspections to ensure safe and affordable housing. -Continue to perform each year, HQC inspections to ensure families housing is decent, safe and sanitary. -HUD SEMAP High Performer - Continue to receive this designation *Increase Assisted Housing Choices - New HCV holders and those wishing to relocate are provided information to help with their search for housing. Information provided includes housing developments, landlords and how to utilize housing search engines. Adopting payment standards that are adequate for the local market. -Providing community resources to help families receive the assistance they may need to maintain their housing, such as Headstart Programs, child care vouchers, computer training classes, tax preparation assistance, ESL classes, fuel assistance, money management classes, food stamp application/assistance, etc. At briefings, continue to advise families of the benefits of living in an area of low/no poverty such as educational benefits to children and family members.</p>			
<p>B.4</p>	<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>Braintree Housing Authority is committed to ensure the physical safety of victims of actual or threatened domestic violence, dating violence, stalking or human trafficking who are assisted by BHA. The BHA will collaborate with law enforcement authorities, victim service providers to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence and stalking. BHA provides all participants with information about VAWA at the time of admission and at annual reexamination. The VAWA information provided to applicants and participants consists of the Notice of Occupancy Rights under the Violence Against Women Act (HUD 5380) and Certification of Domestic Violence, Dating Violence, Sexual Assault, Stalking and Alternative Documentation (HUD 5382). Landlords are required to sign form HUD-91067 and attach to participants' lease.</p>			
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>			
<p>C.1</p>	<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>Substantial deviation(s) significant change or modification amendment(s) or modification(s) are defined as discretionary changes in the plan or policies of the housing authority that fundamentally changes the missions, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.</p>			
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" 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>			
<p>C.3</p>	<p>Certification by State or Local Officials.</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>			
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>			
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>			
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing. (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) 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.</p> <table border="1" data-bbox="162 1654 1542 1921"> <tr> <td data-bbox="162 1654 1542 1717"> <p>Fair Housing Goal: To educate voucher holders on fair housing laws.</p> </td> </tr> <tr> <td data-bbox="162 1717 1542 1780"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> </td> </tr> <tr> <td data-bbox="162 1780 1542 1921"> <p>Improve housing literacy/information on Fair Housing: provide reliable, ongoing information source for voucher holders. Contract with a company that provides translation services.</p> </td> </tr> </table>	<p>Fair Housing Goal: To educate voucher holders on fair housing laws.</p>	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p>	<p>Improve housing literacy/information on Fair Housing: provide reliable, ongoing information source for voucher holders. Contract with a company that provides translation services.</p>
<p>Fair Housing Goal: To educate voucher holders on fair housing laws.</p>				
<p><i>Describe fair housing strategies and actions to achieve the goal</i></p>				
<p>Improve housing literacy/information on Fair Housing: provide reliable, ongoing information source for voucher holders. Contract with a company that provides translation services.</p>				

Form identification: MA053-Braintree Housing Authority form HUD-50075-5Y (Form ID - 544) printed by Lauren Murphy in HUD Secure Systems/Public Housing Portal at 07/31/2024 09:01AM EST

Civil Rights Certification

HUD-50077-CR

U.S. Department of Housing and Urban Development

**Civil Rights Certification
(Qualified PHAs)**

Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 03/31/2024

**Civil Rights Certification
Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan , hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Braintree Housing Authority

MA053

PHA Name

PHA Number/PHA Code

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

Name of Executive Director: **MS Lauren Murphy**Name of Board Chairperson: **Marta Googins**Signature: Date: *7-18-24*Signature: Date: *7-18-24*Executive Director Signature: *Lauren Murphy*Board Chairperson Signature: *Marta Googins*

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: MA053-Braintree Housing Authority form HUD-50077-CR (Form ID - 854) for CY 2025 printed by Lauren Murphy in HUD Secure Systems/Public Housing Portal at 07/10/2024 10:46AM EST

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

HUD-50077-SL

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

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

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

I, Christopher Jee, the Interim General Counsel of the Executive Office of Housing & Livable Communities,

Official's Name

Official's Title

certify that the 5-Year PHA Plan for fiscal year 2025-2029 of the Braintree Housing Authority is consistent with

PHA Name

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

Commonwealth of Massachusetts

Local Jurisdiction Name

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

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

The BHA plan provides for affordable, safe, and decent rental housing options and expansion of housing and economic opportunities for low income households, and commits to affirmatively further fair housing.

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)

Christopher Jee

Name of Authorized Official:

Interim General Counsel

Title:

Signature:


Christopher Jee [Jul 24, 2024 22:04 EDT]

Date: 7/24/24

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

MA053
Administrative Plan
Proposed HOTMA Policy
Decisions.

BRAINTREE HOUSING AUTHORITY
Proposed HOTMA Policy Decisions
Expected effective date: 1/1/2025

1. SELF-CERTIFICATION OF NET FAMILY ASSETS: 24 CFR 5.603(B) "Net Family Assets" paragraph (2) 5.618(b)

The PHA will determine net family assets and anticipated income earned from assets at new admission and at recertification by fully verifying the the information reported by family, regardless of the family having assets that are equal to or less than \$50,000

**ASSET LIMITS: ASSET LIMITATION FOR INTERIM AND ANNUAL REEXAMINATION
24 CFR 5.618**

At admission, a family may not be assisted if they have \$100,000 or more in assets (including real estate) or real property ownership; that is suitable for the applicant household to live in.

For participant families as of 1/1/2025, the PHA will adopt a Limited Enforcement Option to Cure Policy. Families will have no longer than six months to demonstrate they have cured non-compliance.(In the case of a reasonable accommodation, a family may be afforded more than six months to comply.)

2. Hardship Exemptions for Health and Medical Care Expenses and Reasonable Attendant Care and Auxiliary Apparatus Expenses Regulations: 24 CFR § 5.611(c)(1); 5.611(c)(1)(D); and 5.611(c)(2)

Phased-In Relief: The Health and Medical Care Expenses deduction will be capped at qualifying expenses of 10% of annual income starting in 2025. The PHA will incrementally implement this policy for current participants with medical expenses."Phased in Relief", will begin automatically as 5% in the first year; 7.5% in the second year and 10% for the third year.

General Relief: A family that did not have medical expenses prior to the implementation date may request a hardship exemption for 90 days (deduction would be capped at qualifying expense in excess of 5% instead of 10%) for an unexpected increase in health or medical care expenses that the PHA will verify and approve.

3. Child-Care Expenses Deduction and Hardship Exemption to Continue Child-Care Expenses Deduction Regulation: 24 CFR §§ 5.603 Child-Care Expenses and 5.611(d)

The PHA may extend the child care expense deduction for an additional 90 day periods if the family demonstrates that they are unable to pay their rent because of loss of the child care expense deduction, and the child care expense is still necessary even though the family member is no longer employed, looking for work, or furthering his or her education.

4. Self-Certification of Net Family Assets Equal to or Less Than \$50,000 (as adjusted for inflation) Regulations: 24 CFR §§ 5.603; 5.609; 5.618; 5.659(e); 882.515(a); 882.808(i)(1); 891.105; 891.655; 960.259(c)(2); and 982.516(a)(3)

The PHA will not allow for self certification of net family assets equal to or below the \$50,000 adjusted annually for inflation. The PHA will verify all families assets on an annual basis.

5. INTERIM REEXAMINATIONS 24 CFR §§ 5.567(c)(1); 882.515(b)(1); 960.257(b)(1); 982.516(c)(1); 891.105; 891.410(g); 891.610(g); and 891.750

Families must report all changes in family income within 30 days from the effective date of the change to be considered "timely". Families must report changes in household composition within 15 days from the effective date of the change to be considered "Timely"

6. Decreases in Adjusted Income Regulations: 24 CFR §§ 5.657(c)(2); 882.515(b)(2); 891.105; 891.410(g)(2); 891.610(g)(2); 960.257(b)(2); and 982.516(c)(2)

An interim reexamination will be conducted when the PHA is notified by the family. If the PHA family's adjusted income has decreased by an amount that is less than 10 percent the change may be declined.

- 7. Increases in Adjusted Income Regulations:** 24 CFR §§ 5.657(c)(3); 882.515(b)(3); 960.257(b)(3); and 982.516(c)(3); 891.105; 891.410(g)(2); and 891.610(g)(2)

PHA must conduct an interim reexamination of family income when the PHA becomes aware that the family's adjusted income has changed by an amount that the PHA estimates will result in an increase of 10 percent or more in annual adjusted income or another amount established through a HUD notice, with the following exceptions:

All families are required to report any changes in family income and assets within 30 days from the effective date. The PHA will not consider any increase in earned income when estimating or calculating whether the family's adjusted income has increased, unless the family has a previous interim reexamination where the family's income, of any type decreased during the same reexamination cycle.

The PHAs chooses not to conduct an interim reexamination during the last three months of a certification period if a family reports an increase in income within three months of the next annual reexamination effective date.

- 8. Authorization for the Release of Information** (Forms HUD-9886/ HUD-9887)
Regulations: 24 CFR §§ 5.230; 5.232; 891.105; 891.410(b)-(c); and 891.610(b)-(c)

Applicants and participants must sign and submit the HUD-9886, as applicable at admission, next annual examination or when adding a household member over the age of 18 years.

- 9. Mandated and Discretionary use of HUD's Enterprise Income Verification (EIV) System** Regulation: 24 CFR § 5.233

The PHA will use HUD's verification hierarchy when verifying each household's income, assets, deductions and expenses. The PHA will access the EIV system and obtain an income report for each household during an annual reexamination.

- 10. Determination of Income Using Other Means Tested Public Assistance** (i.e., "Safe Harbor") Regulation: 24 CFR §§ 5.609(c)(3) and 891.105; 891.410(b)-(c) and (g); and 891.610(b)-(c) and (g)

The PHA will not accept income calculator information from other means tested forms of Federal public assistance.

**Verification of Publication for
Public Meeting Notice
Posting**

LOCALIQ NEW ENGLAND

PO Box 631210 Cincinnati, OH 45263-1210

24 JUL 29 PM 12:04:28

AFFIDAVIT OF PUBLICATION

Braintree Housing Authority
25 Roosevelt St
Braintree Ma 02184

STATE OF MASSACHUSETTS, COUNTY OF NORFOLK

The Patriot Ledger, a newspaper printed and published in the city of Quincy, and of general circulation in the County of Norfolk, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

07/23/2024

and that the fees charged are legal.

Sworn to and subscribed before on 07/23/2024

Keegan Moran

Legal Clerk

Mariah Verhagen

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$172.38

Tax Amount: \$0.00

Payment Cost: \$172.38

Order No: 10373330

Customer No: 670878

PO #: Lauren Murphy

of Copies:
0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

25 Roosevelt Street LEGAL NOTICE Public Notice

The Braintree Housing Authority will submit its Annual Plan for 2025 and 5-Year Plan 2025-2029 to the U.S. Dept. of Housing and Urban Development on September 16, 2024. A public hearing regarding any changes to the goals, objectives, and policies of that agency's 5 Year and Annual Plan for the Section 8 Housing Choice Voucher Program will be held at 7:00 p.m. Tuesday, September 10, 2024 at 25 Roosevelt Street, Braintree, MA. You may review the plan at www.Braintreehousingauthority.org and at the office of the BHA located at 25 Roosevelt Street, Braintree, MA 02184. Written comments will be accepted until September 13, 2024. If special accommodation is needed, please let us know in advance at 781-848-1484. EHO.

AD#10373330
PL 07/23/2024