

ACOP Summary of Changes

References to State Regulation

Throughout the document, references to State Public Housing regulations have been added. These changes are necessary in light of the upcoming switch to the CHAMP system as the primary means for screening applicants for State public housing.

Increase of Period to Re-Apply After Rejecting Housing

Rejecting an offer of housing shall result in a removal of the applicant from public housing waiting lists with the inability to re-apply for three years without good cause or reasonable accommodation. This is an increase from one year. This applies to initial applicants. See Sections 4.2.3

Transfer and Offers Policy

The Policy on transfers and offers have been modified significantly. The counter system to allocate offers is changing from 1 in 8 system to a 1 in 4 system. For the federal program the first three offers will be to waiting list applicants and the fourth shall go to a transfer applicants. The categories included as an Administrative Transfer have increased. Over / Under Housing, Witness Protection, Medical Conditions, and Imminent Danger. See Chapter 7.

The definition of Administrative Transfer has been revised to the following: An Administrative is a Transfer of a household from one unit to another within the BHA at the discretion of the Administrator for a sound administrative reason, including but not limited to the reasons set forth in Section 7.2.1. See Chapter 7.

Suitability Screening Criteria

The suitability screening criteria have been significantly streamlined. See Chapter 5.

Section by Section Changes

Section 4.5: State regulation will be followed with regard to priority and preferences.

Section 4.5.3: Language was added to the Section regarding Super Priority, which previously reserved.

The Applicant was a resident in a BHA public housing site which has been converted to a Project Based Voucher ("PBV") contract administered by the BHA and the site continues to be owned by the BHA, AND;

The Applicant Family is or will be temporarily displaced due to rehabilitation and modernization programs (an applicant family shall be deemed temporarily displaced from the time the family vacates the converted PBV unit until an offer is made to return).

Section 5.1.1: Language added to allow residents affected by a conversion action to enter into a repayment agreement to pay BHA rather than repaying entire amount prior to conversion.

Section 6.2.1: Vacancy codes have been removed from the ACOP.

Section: 6.2.2-6.2.3: Describes offer counter methodology.

Section 6.2.6: Updates the time that an applicant can re-apply from one year to three years after rejecting an offer of housing. Applicant will not only be denied priority, but will be removed from all federal public housing waiting lists.

Section 9.1.3 (d) Other Additions to the Household: Added language “and it does not create a severe overcrowded condition in accordance to the occupancy standards defined by the Massachusetts State Sanitary Code”