

Summary of Admin Plan Changes

Effective 2/1/2023

Chapter 3 - Applications and Admission

- Super Priority:
 - Public Housing Resident who meets all of the qualifications for the Section 8 Homeownership Program. (added)
 - A Mod Rehab program participant who meets all of the qualifications for the Section 8 Homeownership Program (added)
 - City of Boston program participants if City funding is insufficient. (added)
 - The BHA cannot accommodate at any of the BHA public housing sites and can be resolved by being assisted under the Housing Choice Voucher Program (revised).
- Working family's preference will be applied if head, spouse or sole member is employed full time (30 hours per week) at time of eligibility determination.(revised)

Chapter 5 - Eligibility

- A VASH applicant will be considered income eligible up to 80% of AMI ("low income"). (added)
- BHA will allow medical deductions in accordance with IRS Topic 502.(revised)
- BHA will not review any juvenile offender information, only an applicant who is 14 years or older that has been tried as an adult.(revised)
- CORI review is limited to three (3) years for a misdemeanor and seven (7) for a felony (except where the criminal activity is subject to a mandatory denial). (revised)

Chapter 8 – Rent

- Removed language permitting retroactive tenant share increases. (revised)
- Exception Payment Standards are based on the FMR. (revised)

Chapter 10 – Renewal

- The BHA will conduct an annual certification at relocation and for a portability move in.(revised)

Chapter 11 – Continued Participation

- New additions to family compositions will have their income included when they are added at an interim certification. (revised)

Chapter 13 – Termination of Assistance

- A family must request a private conference within 20 days of the notice of Rent Share Determination (revised)

Chapter 14 – Programs Administered by the Leased Housing Division and Special Housing Types-

- Emergency Housing Voucher (EHV) requirements and guidelines for Income at Admissions and Eligibility Determination: Social Security Number and Citizenship Verification. (added)
- Foster Youth to Independence requirements and guidance.(added)
- Mod Rehab program participants and Homeownership participants are eligible to participate in the FSS program.(added)
- BHA may partner with outside partners to provide additional supportive services to FSS participants. (added)
- The FSS contract may be signed by the Head of Household or an adult family member and is the “Head of FSS Family”. The Head of FSS Family will be paid any entitled escrow upon successful completion of the FSS contract. (added)

Chapter 15 - Homeownership Option

- FSS will no longer be a threshold requirement to participate in the Housing Choice Voucher (HCV) Homeownership program. (revised)
- Housing Assistance payments will be provided monthly to the Family (not the lender) (revised)

Chapter 19 – Glossary

- Definition of the word “appointment” used throughout the Plan. The use of “appointment” in this Plan may mean either a telephone call, a written exchange (e.g. email), a virtual meeting or an in person meeting. (added)

Corrected to Department of Children and Families (DCF) from Department of Social Services (DSS) throughout the Plan. (revised)

Removed all references to “the Model lease” (revised)