Proposed Changes to the BHA Resident Participation Policy

2. Definitions

DHCD changed to EOHLC (Executive Office of Housing and Livable Communities)

Formation of the LTO

6. Formation of the LTO Board

6.2 Added Language:

> The LTO Board member must remain in compliance with the terms of their lease for the entire duration of their Board term. If the BHA determines that a Board member is not in compliance with the terms of their lease, BHA shall request that the member take a temporary leave of absence from the Board until the matter is resolved. The leave of absence shall continue until BHA confirms in writing that the LTO Board member has returned to compliance.

9. Pre-Election Procedures

9.1 Added language:

1 The LTO shall hold elections of the LTO Board once every three years for LTOS in federal developments and every five years for LTOS in state developments, subject to such waivers as BHA, HUD, and/or EOHLC may establish.

Removed: at least (prior to the word once)

9.5 Added Language:

The Election Committee or the LTO Board may choose an Independent Third-Party Observer to observe elections and provide advice as needed, including templates and forms for notices and other election materials. For state developments, election materials shall not be written or supplied by BHA. The BHA may offer assistance to the Election Committee in choosing an Independent Third-Party Observer.

11. Election Procedures

11.11 (Sub-section Added)

> In the event that two members of the same household are elected and appointed as officers of the Board, only one of the two household members may exercise signature authority on any single document at a time. No document shall bear the signatures of both household-member officers in their official capacities.

11.12 (updated sub-section # and updated language)
After an election, the Independent Third-Party Observer and/or Election Committee shall provide the BHA with the election results including the number of votes cast for each candidate and a letter attesting to the fairness of the election within ten (10) working days on such form and attachments as the BHA directs.

14. BHA Recognition of LTO

14.2 Language added to third bullet point:

- The LTO does not impose unreasonable restrictions on participation bythe residents it represents.

14.10.2 Added/Updated Language:

> The BHA shall first provide a warning to the LTO that it is considering revoking recognition of the LTO. The warning shall provide reasons for revocation and measures for the LTO to take to cure its deficiency. If the LTO does not cure the deficiency within 45 days of the mailing of such warning or within the time period provided in the notice, whichever is later, the BHA may revoke recognition of the LTO Board. The BHA in its sole discretion may extend this time period. The LTO may request a meeting with the BHA prior to revocation (may be virtual meeting). If the BHA revokes recognition of the LTO, the BHA shall notify the LTO Board in writing, and shall post notices in public places and/or on-line, including but not limited to the Development management office, to inform the residents of the BHA's revocation of recognition. In case of an LTO in a State Development, the BHA shall request EOHLC to revoke recognition of the LTO.

16. Providing Information and Training to LTO

16.3 First Bullet updated DHCD to EOHLC

17. Use of BHA Property

17.3 sub-section added

Unless a license or other authorization has been used by the Massachusetts State Lottery Commission, the LTO is strictly prohibited from sponsoring, conducting or promoting any gaming or gambling activity, including but not limited to bingo or beano.

17.4 sub-section number updated and language added:

17.4 The LTO shall maintain its BHA-provided space in a clean and safe condition. The BHA shall not provide any cleaning inside the space that is dedicated for exclusive use by the LTO.

(sub-sections 17.5-17.8 numbers updated)

19. Funding Resident Participation Activities

Language Added in the following subsections:

19.4

The LTO Board shall use the TPF only for allowable uses pursuant to applicable regulations. Notwithstanding the foregoing, the LTO Board shall not expend any Tenant Participation Funds on activities, programs, events or initiatives unless the Board obtains majority vote at a taskforce meeting having quorum.

19.5

19.5 The LTO Board may use non-TPF for other reasonable purposes to benefit the LTO, but under no circumstances shall the LTO be permitted to use LTO Funds ("TPF or non-TPF") or Laundry Funds to conduct gaming or gambling events. In the event of an onsite licensed gaming or gambling activity, such as BINGO, LTO funds and/or Laundry funds may be permitted to supply refreshments.

19.6 (new subsection)

Laundry funds may not be permitted for the following purposes: gambling, alcoholic beverages, bribes, events that benefits less than 20% of the residents in the development, resident rental payments, or vacation trips. Notwithstanding the foregoing, Laundry funds shall only be used for purposes that have been approved by a vote of LTO members. The LTO Board shall not expend any Laundry Funds on resident participation activities, programs, events or initiatives unless the Board presents a written proposal to the resident community and obtains approval by a majority vote of the residents present and voting at a duly noticed community meeting.

19.7

The LTO Board shall use their own LTO funds (TPF or non-TPF) or Laundry Funds to pay for LTO elections, including for stipends to pay Election Committee members for their service. Other non-TPF may be used for elections if available.

19.11 (new sub-section)

All stipends, with the exception of youth stipends, must be paid by check. The LTO Board will establish a tracking and accounting process for the payment and use of the LTO funds for stipends. Upon request or in a manner and frequency required by BHA, the LTO Board shall report all stipends distributed to Board members, including the amount, recipient, and purpose to the BHA.

(sub-section numbers updated through end)

24. Modernization

24.2.5 updated DHCD to EOHLC

26. Redevelopment through Subsidy Conversions, Dispositions, and Demolitions

26.4 Updated DHCD to EOHLC

27. Dispute Resolution Process

27.1 Updated Title

> If a dispute arises between the BHA and the LTO regarding a matter under this Policy, including but not limited to denial of recognition (Section 14.10.1), revocation of recognition (Section 14.10.4), resident participation funding (Section 19), or selection of tenant coordinators (Section 24.2.5), the parties shall endeavor in good faith to resolve the dispute through a meeting(s) between LTO Board representatives and the BHA's Deputy Administrator of Resident Programs and Advancement or other designee of the Administrator.

27.4 DHCD to EOHLC

27.5 Added Language

With respect to internal disputes of the LTO, the LTO may follow either their By-laws, or if their By-laws do not contain a dispute resolution process for internal disputes, then the following process: the LTO members shall provide notice of the dispute to the designated BHA representative. The BHA will schedule a meeting with the LTO members and provide a recommended resolution. Where the recommended resolution requires LTO Board vote, the LTO shall call, within thirty days (30) of the recommendation, a Board meeting with quorum and/or in accordance with LTO meeting bylaws. If the dispute remains unresolved following BHA's recommendation and the LTO Board meeting, the LTO may, at its own costs, seek the advice of any other qualified agency as a resource.

27.6 Sub-section Added

In the event a dispute between LTO members is not resolved in accordance with Section 27.5 above within three (3) months, the BHA shall determine the LTO Board to be in non-compliance and subject to recognition revocation. Notwithstanding the foregoing, if the Board agrees to engage an independent third-party mediator, at its own cost, to facilitate the dispute resolution, the LTO

Board shall have an additional three (3) months for a total of six (6) months, to resolve the dispute before a determination of non-compliance is made.

29. Resident Advisory Board

29.3 DHCD updated to EOHLC

Exhibit A

Two bullets were previously left off and have been added at the end and are as follows:

- Signed Agreement Letter of Arbitration.
- Signed Letter Requesting Recognition.