



BOSTON HOUSING AUTHORITY
ELDERLY/DISABLED HOUSING PROGRAM
DESIGNATED HOUSING PLAN – QUESTIONS AND ANSWERS

WHAT IS THE DESIGNATED HOUSING PLAN?

The Designated Housing Plan provides the basis for the allocation of housing units in the Federal Elderly/Disabled Housing Program portfolio. The units are allocated to applicants in a manner that allows movement toward a resident population that is 80% elderly (62 years old or older) and 20% non-elderly disabled (under 62 years of age) in each development. Developments are termed “Elderly designated” if the elderly resident population is less than 80%. In “Elderly designated” developments elderly applicants receive extra points to improve their waiting list position. This will result, over time, in an increased elderly resident population until we reach the 80% goal.

The Plan was developed in accordance with Section 10a of the “Housing Opportunity Program Extension Act of 1996” and with HUD Notice PIH 97-12 issued March 12, 1997 and HUD Notice PIH 2005-2 issued January 5, 2005. Many discussions were held with residents and advocates prior to submitting a draft of the new Plan. The Boston Housing Authority’s new Designated Housing Plan was approved on June 25, 2015.

HOW DOES A DEVELOPMENT BECOME “DESIGNATED”?

Federal developments in the Elderly/Disabled Program with fewer than 80% elderly residents are identified on a regular basis, by the Boston Housing Authority’s MIS Department. These developments become “Elderly” *designated*. Applicants for Elderly/Disabled developments can adjust their waiting list choices at any time. The developments become “Elderly” designated when the site is occupied by less than the 80% elderly (62 years of age or older) ratio. This ratio changes as residents move-in and/or vacate each site. In accordance with the approved Plan, the population occupying wheelchair accessible units will not be included when determining the designations.

IS THE DESIGNATED HOUSING PLAN USED TO ALLOCATE UNITS IN ALL DEVELOPMENTS?

No. It is not used in developments in the Family Housing Program. The 80% elderly to 20% non-elderly disabled allocation is used only in the Federal Elderly/Disabled Program developments. In Federal Elderly/Disabled developments where the elderly resident population is less than 80%, the development is “Elderly” *designated*. In such an “Elderly” designated development, elderly applicants are awarded points to improve their waiting list positions. In developments where the elderly resident population is 80% or more, no extra Designated Housing Plan points are awarded to the elderly. If the developments are under 20% non-elderly disabled populated, the development will be “Non-Elderly Disabled” designated and the non-elderly applicants including non-elderly disabled transfer applicants will be awarded “Non-Elderly Disabled” designated preference points. Applicants and Transfer Applicants requiring a wheelchair accessible unit will not be awarded “designation” preference points. In state-aided Elderly/Disabled developments non-elderly disabled residents are limited to 13.5% of the total development population.

WHAT IS THE PROCEDURE FOR THE ALLOCATION OF VACANT UNITS TO APPLICANTS UNDER THE DESIGNATED HOUSING PLAN?

The Boston Housing Authority Elderly/Disabled Program maintains a HUD-approved site based waiting list system. Every Elderly/Disabled development has separate waiting lists for studio/1 bedroom units and for a very few existing 2 bedroom units. These lists are ranked by Priority and/or Preference points and date of application. Applicants receive points if qualified for Priority (such as lacking housing due to fire, domestic violence, eviction, etc.) and/or



Preferences (such as being a Veteran, a resident of Boston, etc.). In addition, elderly applicants (age 62 or older) on a waiting list for an “Elderly designated” development receive extra points as a result of the Designated Housing Plan. This has the effect of moving them above non-elderly disabled applicants who share the same date of application. Non-elderly disabled applicants (under 62 years of age) on a waiting list for a “Non-Elderly Disabled designated” development receive extra points as a result of the Designated Housing Plan. This has the effect of moving them above elderly applicants who share the same date of application.

Unit vacancies are allocated, as they occur, to the screened and approved applicant who holds the oldest application date and highest ranked position on the appropriate waiting list. In that instance, the appropriate unit type and bedroom size required will be assigned.

The Boston Housing Authority also has units under its Supported Housing Programs. Persons seeking housing under these programs apply through the providers for those programs. The providers submit the applications to the Occupancy Department so they may be screened for the specific Supported Housing program. These units are mainly for persons with disabilities who require supportive services as well as shelter.

WHAT OPTIONS ARE AVAILABLE TO NON-ELDERLY DISABLED APPLICANTS WAITING ON “ELDERLY” DESIGNATED DEVELOPMENT WAITING LIST?

Applicants on any Elderly/Disabled Development waiting list can opt to wait for other developments by adjusting their own development choices. For example, non-elderly disabled applicants can choose to be on a list at a development where the “Elderly” Designated Housing Plan does not provide extra designated points to the elderly, i.e. where the elderly resident population is 80% or higher, or can select Family Developments.

When non-elderly disabled applicants who are waiting on an “Elderly” designated list become 62 years old, they will be considered an elderly applicant and will receive additional points, thus improving their waiting list ranking and they will lose the “Non-Elderly Disabled” designated awarded points for the waiting lists under 20% non-elderly disabled populated. The non-elderly disabled applicants who qualify for a priority one status may also elect to apply for the BHA’s Section 8 Housing Choice Project-Based Voucher and Moderate Rehabilitation waiting lists of choice. The non-elderly disabled applicants may also be eligible to apply for Section 8 Housing Choice Voucher from a special set-aside created by the Plan if they are bypassed consistent with the applicant selection rules implementing the HUD-approved Plan. The BHA will notify in writing any non-elderly disabled applicants who are bypassed when they become eligible to apply for the special-purpose Section 8 Housing Choice Voucher. Only households that complete the Section 8 Tenant-Based Voucher application may be issued a voucher from the set-aside.

In order to reduce the concentrations of non-elderly disabled residents in “Elderly designated” developments, and to accommodate the desire of some of the younger disabled residents to live in a more mixed environment, transfers to the Family Program are available. Non-elderly disabled residents who reside in Elderly/Disabled developments will receive Emergency Transfer status if they choose to move to a unit in the Family Program. In addition, elderly (62 years of age or older) residents who reside in Family developments and want to transfer to Elderly/Disabled developments are considered for Emergency Transfer status to a unit in Elderly/Disabled Program.

ADDITIONAL INFORMATION

For additional information on how the Designated Housing Plan works, or how this may affect your individual situation, contact the Occupancy Status Line at 617-988-3400 or TDD #1-800-545-1833 x420

