

Summary of proposed Admin Plan changes effect 12.14

- The inclusion of Project Based Voucher participants in the Super Priority category, which previously only identified Moderate Rehabilitation participants, will give them the ability to apply for other site based waiting lists in the event the BHA does not have vouchers to issue.

3.3.5 Priority Categories

(b) Super Priority

- (2) The Applicant is a Participant in the BHA's Section 8 Moderate Rehabilitation Program, or the *Project Based Voucher Program*
AND

- The BHA is adding two additional preference categories. The first, Preference under Olmstead which refers to a Supreme Court ruling which prohibits unjustified segregation of individuals with disabilities, gives preference points to those qualified applicants with either mental or physical disabilities who are either ready to exit an institution or at risk of being institutionalized, as verified by the treating facility or hospital. Applicants who receive this preference must be willing to participate in services as provided by State Money Follows the Person (MFP) entities or other support service agencies and partnering organizations. The services may include case management and personal care. The goal of this preference is to reduce institutionalization of individuals.
- The second, Homeless Service Organizations preference, will be a preference for those homeless applicants who are working with the following consortia of service organizations; Boston Public Health Commission (BPHC), Friends of Boston's Homeless, Heading Home, Massachusetts Coalition for the Homeless, Pine Street Inn, and the 25 Cities Initiative. The goal of this preference is to house those individuals and families that are working with the homeless consortia listed in the City's ongoing effort to end homelessness.

3.3.6 Admission Preference

(e) *Preference Under Olmstead*

The BHA has an admissions preference for those individuals exiting institutions or are at serious risk of institutionalization as determined by the Housing Authority. Applicants who receive this preference must be willing to participate in services as provided by State Money Follows the Person (MFP) entities or other support service agencies and partnering

organizations. The services may include case management and personal care.

Verification Requirement:

The BHA will accept verification that the applicant is exiting an institution or is at serious risk of institutionalization from the treating facility or hospital. The facility or hospital must also verify that the applicant will be receiving appropriate supportive services by state MFP entities or other support service agencies and partnering organizations.

(f) *Homeless Service Organizations Preference*

The BHA has an admissions preference for those applicants who are referred by the following consortia of partnering homeless service organizations:

Boston Public Health Commission (BPHC)

Friends of Boston's Homeless

Heading Home

Massachusetts Coalition for the Homeless

Pine Street Inn

25 Cities Initiative

Verification Requirement:

The Applicant must provide verification of his/her homeless status in accordance with BHA's previously referenced Priority category; and, also provide verification that he or she is working with and being referred by one of the above listed Homeless Service organizations.

(b) **Preference points** will be added to Priority points as follows for Applicants for Admission only:

Project Based Voucher Elderly	100 Points
Preference Under Olmstead	7 Points
Homeless Service Organizations Preference	7 Points
Single, Elderly or Disabled	5 Points
Veterans Preference	3 points

Displaced Boston Tenant Preference
Working Families Preference

2 points

1 points

- The BHA has piloted, and is continuing to use, a rent reasonable software program, GoSection8, which provides an automated valuation process that generates accurate U.S. Department of Housing and Urban Development (HUD) compliant Rent Reasonable reports in a matter of moments. It is a fast and accurate way for housing authorities to complete rent reasonable certifications. The software has completed more than two million rent reasonable certifications nationwide since 2004 by using the GoSection8 proprietary methodology and comparable database to provide the most accurate and up to date market rent assessments. This additional tool will ensure the BHA's continuing compliance with all HUD Rent Reasonable Requirements.

8.3 Reasonable Rent

The Reasonable Rent is a Rent to Owner that is not more than rent charged for comparable units in the private unassisted market and for comparable unassisted units in the premises.

The Reasonable Rent is the maximum amount the BHA may approve for the Contract Rent, even if the Family and the Owner agree to a higher rental amount.

The primary tool the BHA will utilize for the determination of Rent Reasonableness is GoSection8. GoSection8 incorporates ongoing real time data mining of open market rental data from hundreds of rental listing websites and newspapers. The data is harvested both electronically with proprietary technology, as well as manually by dedicated data analysts. The comparable database is updated daily, thus ensuring a current and accurate rent reasonable database.

Using mathematical modeling combined with a frequently updated database, the software is able to calculate a property's value at a specific point in time by analyzing values of comparable properties and meeting all of HUD's required factors. The rent reasonableness platform analyzes public record data, manually gathered data, market data and uses computer decision logic to calculate an estimate of a probable rental price of a residential property based on a requested date.

In conjunction with the GoSection8 software, the BHA determines Reasonable Rent by comparing the subject apartment to similar apartments in the private rental market with a point system based on several factors of the individual unit.