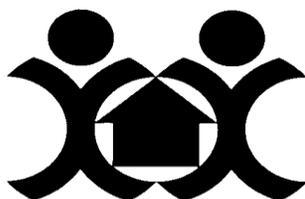


Exhibit L

BOSTON HOUSING AUTHORITY



ADMISSIONS AND CONTINUED OCCUPANCY POLICY

FOR THE PUBLIC HOUSING PROGRAMS

Pg. 47:

4.4.1 Preference System

The Preference system below applies only to Applicants for admission on BHA waiting lists.

Within Priority categories, and within the standard “no Priority” category (i.e., standard applicants), Applicants may also receive Preference points. Preference points are assigned to veterans, , handicapped/disabled Applicants (Family Program/AMP only), Elderly Households who select certain developments in accordance with state regulations and the BHA’s

Designated Housing Plan and Boston residents. Preference points will be added to Priority points to determine an Applicants' placement on each BHA waiting list. Thus a Priority Two Applicant with a residency Preference will be ranked above a Priority Two Applicant with no Preferences. Veterans, non-elderly disabled, Elderly Preference (State), Designated Housing (Federal) and Boston residency Preferences are cumulative, so an Applicant with more than one Preference (i.e., Veterans and residency) will be ranked higher within his or her Priority category than an Applicant with only one Preference.

The Preference categories are described below.

1. Veterans Preference

In all federal developments/AMPs and in state family developments, the Veterans' Preference shall be ranked above the residency Preference. In state elderly/disabled developments only veterans who also qualify for residency preference will receive veteran's preference.

A "veteran", as used in this Admission and Continued Occupancy Policy (ACOP) shall include the Veteran, the spouse, surviving spouse, Dependent parent or child of a Veteran and the divorced spouse of a Veteran who is the legal guardian of a child of a Veteran.

Verification Requirement:

- (i) Applicants claiming a Veteran's Preference must provide a copy of the discharge documents of the Veteran for whom the Preference is claimed. The Veteran's Preference is only applicable to Veterans and/or immediate families of Veterans who were discharged under circumstances other than dishonorable.

2. Disabled Non-Elderly Persons who do not require wheelchair accessible units will receive Preference points on Family development/AMP waiting lists only. Households claiming this preference must verify their Household composition and show that the Head or Co-Head of Household is disabled.

3. Designated Housing Preference (Federal Elderly/Disabled Program Only)

Disabled Head or Co-Head Applicants who are under 62 years of age and are on a Federal Elderly and Disabled Program designated development/AMP wait list where the non-elderly disabled resident population is less than 20% **AND** who do not require wheelchair accessible units will receive preference points. The Designated Housing Preference shall be further ranked in the following order:

- Among households (i.e. within the same housing Priority category), first Preference shall be given to non-elderly disabled households whose Head and/or Co-Head is/are under 62 years of age.
 - Among households (i.e. within the same housing Priority category), second Preference shall be given to households whose Head and/or Co-Head is/are Elderly (62 years of age or older).
4. Designated Housing Preference (Federal Elderly/Disabled Program Only)
- Applicants who are 62 years of age or older and are on a Federal Elderly and Disabled Program designated development/AMP wait list where the elderly resident population is less than 80% **AND** who do not require wheelchair accessible units will receive preference points. The Designated Housing Preference shall be further ranked in the following order:
- Among households (i.e. within the same housing Priority category), first Preference shall be given to households whose Head and/or Co-Head is/are 62 years of age or older.
 - Among households (i.e. within the same housing Priority category), second Preference shall be given to households whose Head and/or Co-Head is/are Non Elderly Disabled (<62 years of age).

Pg. 51:

1. **Preference points** will be added to Priority points as follows for Applicants for admission only:
- Veterans Preference **3 points**
 - ◆ Local Veterans Preference **4 points**
(State Elderly/Disabled Only)
 - Non-Elderly Disabled Household **not requiring Wheelchair Accessible units**
(Family Developments/AMP only) **6 points**
 - BHA resident in Federal Housing Pro-Rated rent burden (State only) **3 points**
 - Designated Housing (Federal Elderly/Disabled Program only) Non-Elderly Disabled **-not requiring Wheelchair Accessible units** **100 points**

- Designated Housing (Federal Elderly/Disabled Program only)
Elderly **not requiring Wheelchair Accessible units**
100 points
- Elderly Preference(State Elderly/Disabled Program only)
24 points
- Displaced Boston Tenant Preference **2 points**
- Residency Preference **1 point**

Pg. 160-61:

10.3 Designated Housing Program (Federal Elderly/Disabled Program only)

10.3.1 Plan Description

The BHA will allocate units in the Elderly/Disabled developments/AMP in order to move towards a ratio of 80% designated to elderly families and 20% to non-elderly disabled families. In order to achieve these percentages additional admission Preference Points will be applied to Elderly and Non-Elderly Disabled Applicants at designated Elderly/Disabled Program developments/AMPs. The Preference Points will be applied when: 1) Applicants who are Elderly and are on an Elderly/Disabled Program development/AMP wait list where the Elderly resident population is less than 80% and who **do not** require wheelchair accessible units will receive Preference Points in addition to any they may already have and 2) Applicants who are Non- Elderly Disabled and are on an Elderly/Disabled Program development/AMP wait list where the Non-Elderly Disabled resident population is less than 20% and who **do not** require wheelchair accessible units will receive Preference Points in addition to any they may already have.

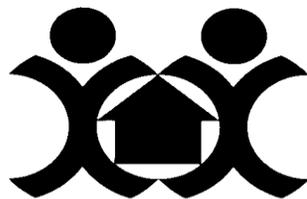
Under this Plan, there are times when BHA selects elderly applicants ahead of non-elderly disabled applicants in order to reach agreed-upon percentages in its housing developments. Non-elderly disabled applicants who are bypassed may become eligible for a Section 8 Housing Choice Voucher from a set-aside created by the Designated Housing Plan.

10.3.2 Development/AMP Designation

The BHA will monitor the percentages of elderly and non-elderly disabled households living in each Elderly/Disabled Development/AMP on a monthly basis. When the percentage of elderly households occupying a development/AMP reaches 75%, the development/AMP will be flagged so that each subsequent offer of housing will be reviewed by a Manager in the Occupancy Department. When the percentage of elderly households occupying a development/AMP reaches 80%, the BHA will turn off Designated Housing preference points to elderly applicant households for this development/AMP. If the percentage of elderly households occupying a development/AMP falls below

80%, the BHA will turn on Designated Housing Preference points to elderly applicant households for this development/AMP. The BHA shall also monitor closely when the percentage of non-elderly disabled households occupying a development/AMP reaches 20%, the BHA will turn off Designated Housing preference points to non-elderly disabled applicant households for this development/AMP. If the percentage of non-elderly disabled households occupying a development/AMP falls below 20%, the BHA will turn on Designated Housing Preference points to non-elderly disabled applicant households for this development/AMP.

BOSTON HOUSING AUTHORITY



Administrative Plan

3.3.5 Priority Categories

- (a) Special Purpose Vouchers
- (b) Super Priority

(c) Mitigation Vouchers – The BHA will provide three hundred (300) Mitigation Vouchers to be issued over the next five years to priority one, non-elderly disabled applicants in accordance with the Boston Housing Authority Designated Housing Plan who would have otherwise been called in for screening for a public housing unit. These applicants will be given the opportunity to apply for a Section 8 Housing Choice Mitigation Voucher at the time that they would have otherwise been called into screening for a public housing unit. If a Housing Choice Mitigation Voucher is not immediately available these individuals will be placed on waiting list and will be drawn in accordance with the Administrative Plan based on their Mitigation Voucher application.

(d) City of Boston Interagency Council on Housing and Homelessness (ICHH) Programs Priority

(e) Priority 1



BOSTON HOUSING AUTHORITY
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Phone: 617-988-3400
TTY: 617-426-0159
TDD: 800-545-1833
www.BostonHousing.org

(This information is available in alternative format upon request.)

Dear _____,

I am writing to inform you that you have become eligible to apply for a special-purpose Section 8 Housing Choice Voucher!

As you may know, the Boston Housing Authority (BHA) operates its elderly/disabled federal waiting list under a HUD-approved Designated Housing Plan. Under this Plan, there are times when BHA selects elderly applicants ahead of non-elderly disabled applicants in order to reach agreed-upon percentages in its housing developments. Non-elderly disabled applicants who are bypassed may become eligible for a Section 8 Housing Choice Voucher from a special set-aside created by the Plan.

Your household has recently been bypassed consistent with the applicant selection rules implementing the HUD-approved Plan. Your household is now eligible to apply for a Section 8 Housing Choice Voucher from the set-aside. The Section 8 voucher will allow you to choose the neighborhood and apartment where you would like to live, rather than limit you to the federal elderly-disabled developments you selected on your public housing application. Of course, if you are not interested in a Section 8 voucher, you do not have to apply for one, and you will remain on the federal public housing waiting list(s) for the elderly/disabled development(s) you have selected.

If you are interested in obtaining a Section 8 voucher from the set-aside, **you must complete and submit the enclosed Section 8 Tenant-Based Voucher application within 30 days from the date of this letter.** Only households that complete the Section 8 Tenant-Based Voucher application may be issued a voucher from the set-aside. The set-aside is comprised of 300 vouchers and once all vouchers are issued, the BHA will maintain a waiting list for those households who have special status under the Plan. You will be placed on the list based on the time and date that the enclosed Section 8 Tenant-Based Voucher application is received by BHA and not on the date that you were bypassed. This special opportunity is completely separate from BHA's general Section 8 waiting lists, so you must complete and return the enclosed application even if you have already applied for any of the BHA's Section 8 programs.

Please note that completing the application does not guarantee that you will receive a Section 8 Tenant-Based voucher. You still have to be screened eligible for the voucher by the BHA's Leased Housing Department and there must be a voucher available. Please also note that if you are otherwise considered eligible for a voucher from the set-aside and you are housed through another program (public housing, project-based voucher, etc.), you will lose your eligibility for a Section 8 Tenant-Based voucher from the set-aside because you would no longer qualify as a priority one applicant.

If determined eligible for a set-aside Section 8 Tenant-Based voucher, the BHA can direct you to various resources that may assist with your housing search. We work closely with many landlords and maintain a listing of available apartments. We also partner with many Boston area agencies that provide help with housing search.

