



## **Boston Housing Authority Housing Application 3d: Designated Housing Plan FAQ**

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**This preference is available to elderly applicants only.**

### **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 70% elderly (62 years old or older) and 30% non-elderly disabled (disabled and less than 62 years old) in each development. Developments are termed *designated* if the elderly resident population is less than 70%. In *designated* developments elderly applicants receive extra rank points to improve their waiting list position. This will result, over time, in an increased elderly resident population that will reach the 70% 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. Many discussions were held with residents and advocates prior to submitting a draft plan. The Boston Housing Authority Designated Housing Plan was approved, with some revisions, on August 27, 1999.

### **HOW DOES A DEVELOPMENT BECOME “DESIGNATED”?**

Federal developments in the Elderly/Disabled Program with fewer than 70% elderly residents are identified annually, in April, by the Boston Housing Authority's MIS Department. These developments become *designated*. New applicants and existing Elderly/Disabled Program waiting list applicants (including transfers) are notified of any adjustments made to the *designated* status of developments. Applicants for Elderly/Disabled developments can adjust their waiting list choices anytime during the year.

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

No. It is not used in developments in the Family Housing Program. It is used in only federal elderly/disabled developments. In elderly/disabled developments where the elderly resident population is less than 70% the development is *designated*. In such a designated development, elderly applicants are awarded 24 rank points to improve their waiting list positions. In developments where the resident population is 70% or more, no extra Designated Housing Plan rank points are awarded to elderly applicants. In state-aided elderly/disabled developments non-elderly disabled residents are limited to 13.5%.

### **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/1BR units and for 2BR units. These lists are ranked by date of application and then by priority and preference rank points.

Applicants receive rank points if qualified for priority (such as lacking housing due to fire, domestic violence, eviction, etc.) and preferences (such as being a veteran, a resident of Boston, etc.). In addition elderly applicants (age 62 or older) on a waiting list for a *designated* development receive 24 extra points as a result of the Designated Housing Plan. This has the effect of moving them above non-elderly applicants who share the same ranking and date of application.

Standard unit vacancies are allocated, as they occur, to the screened applicant who holds the oldest application date and highest ranked position on the appropriate waiting list. Vacancies in fully adapted units and modified units are allocated in a different manner and are discussed below.

### **HOW DOES THE DESIGNATED HOUSING PLAN AFFECT THE ALLOCATION OF ADAPTED, MODIFIED AND OTHER SPECIAL UNITS?**

The plan does not affect the allocation of these units. Fully adapted and modified wheelchair units are allocated only to applicants who need this type of unit, whether elderly or non-elderly. Adapted unit vacancies are allocated to the appropriate applicant with the oldest application date and highest ranking on the specific Elderly/Disabled Program waiting list. These units are not included in the calculation used to determine the number of designated units at a development.

The Boston Housing Authority also has 77 units under the Supported Housing Program. These units are for persons with disabilities who require supportive services as well as shelter. The units set aside for the Supported Housing Program and are not included in Designated Housing Plan calculations.

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

Applicants on any elderly/disabled development waiting list can opt to wait for a different development by adjusting their own development choices. For example, non-elderly disabled applicants can choose to be on a list at a development where the Designated Housing Plan does not provide extra designated points to the elderly, i.e. where the elderly resident population is 70% or higher.

When non-elderly disabled applicants who are waiting on a designated list become 62 years old, they will receive 24 rank points, thus improving their waiting list rank.

In order to reduce the concentrations of non-elderly disabled residents in 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 designated developments and are eligible for transfer to a 1BR unit can receive a waiver for a transfer with priority one status. This will result in priority placement on the family citywide waiting list.

**ADDITIONAL INFORMATION**

For additional information on how the Designated Housing Plan works, or how this may affect your individual situation, contact the Occupancy Department at 617-988-5019 (TDD: 800-545-1833 x420).

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