

HOUSING CHOICE VOUCHER (SECTION 8) PROJECT BASED, SECTION 8 MODERATE REHABILITATION AND PROJECT BASED CERTIFICATE SITE-BASED WAITING LIST PROGRAMS

INFORMATION SHEET

The BHA is pleased to announce the initial implementation of site-based waiting lists for its Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate Programs. This change will affect all applicants to the BHA's Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate Programs. To begin this implementation process, the BHA is contacting all applicants to these programs and asking them to choose in which developments they want to live.

The BHA's Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate Programs are made up of privately owned and operated housing developments which have Section 8 subsidy attached to some or all of the units at the site. The BHA currently has approximately 775 units in its Housing Choice Voucher Project Based Program, approximately 800 units in its Section 8 Moderate Rehabilitation Program and approximately 155 units in its Section 8 Project Based Certificate Program. Many of these sites offer supportive services to their residents such as mental health counseling, recovery programs, on site medical services, etc. The BHA screens applicants for Section 8 Eligibility. Applicants are also screened by the Owner/Agent of each property for eligibility based upon criteria established in each site's Tenant Selection Plan.

Each Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate development will now have its own waiting list. In fact, each development will have separate waiting lists for each bedroom size within the development. The BHA's Occupancy Department located at 52 Chauncy Street will continue to manage all Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate waiting lists and to make all Section 8 eligibility decisions. These waiting lists will be managed only by the BHA and no individual owner/development will have control of the waiting lists. These waiting lists will be managed in accordance with both the BHA's HCVP and Moderate Rehabilitation Administrative Plans. **Please read the Questions and Answers below for more information regarding the BHA's Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate Site-Based Waiting List Programs.**

QUESTIONS AND ANSWERS

Q 1. What do I have to do to make sure that I am included on the proper waiting list(s)?

A 1. You must do three things. First, make your development waiting list choices on the Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate Site-Based Development Choice(s) and Waiting List Update Response form. Second, check the information regarding your household and mailing address and make any necessary changes on the Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate Site-Based Development Choice(s) and Waiting List Update Response form. And third, return this completed, signed and dated document to the BHA by **4/02/07**. Remember, you need to return the **original form**.

Q 2. What should I think about as I make my development choices?

A 2. You should think of the same issues that you would have if you were looking for an apartment or house on the open market. These include the neighborhood, access to transportation, employment, schools, religious institutions, etc as well as any supportive services available that may be available at the development. Please refer to the enclosed development descriptions forms for more information on each development.

Q 3. What if I do not choose any developments?

A 3. If you do not choose any developments you will not be on any waiting lists, so you must make at least one choice and return the Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate Site-Based Development Choice(s) and Waiting List Update Response form to the BHA by **4/02/07**.

Q 4. I am already on the BHA's Public Housing and/or Section 8 Tenant-Based Waiting Lists. Do I still need to make choices for these programs?

A 4. Yes. The Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation, and Section 8 Project Based Certificate Programs are separate from both the BHA's Public Housing and the Tenant-Based Housing Choice Voucher (Section 8) Programs. If you are interested in remaining in the Housing Choice Voucher (Section 8) Project Based and Moderate Rehabilitation Program waiting lists you must select at least one development.

Q 5. How will I know where I am on the waiting list that I choose?

A 5. After the BHA receives all replies by **4/02/07**, we will enter the responses into the computer system to create a site-based waiting list for each development. Your place on the waiting list for a particular development will still be based upon your original date of application. In late April, the BHA will send a letter to all applicants who responded that will state where they are on each development waiting list that they have chosen. At this time, applicants will be given an opportunity to add or change their selections. Finally, by late May the BHA will notify all applicants of their placement on the waiting lists of their choice.

Q 6. Will I be able to change the development choices that I make after the lists are established in late May 2007?

A 6. Yes, when the BHA notifies each applicant **in writing** of his/her place on the chosen development waiting lists per the responses to this mailing, you may make more changes in the future. However, your place on the new waiting list chosen will be based upon the date that **new selection** is given to the BHA.

Q 7. What if I choose a development that does not have units with the right number of bedrooms for my household?

A 7. We can only place you on a waiting list for a development that has units with the correct number of bedrooms for your household. You will not be placed on a waiting list for a development unless there are properly sized units in the development that are appropriate for your household composition.

Q 8. When will the development choices that I make on the response sheet go into effect?

A 8. These choices will not be effective until 5/21/07. At that time, after we have every applicant's initial response, and after receiving any requested changes from the second mailing to all applicants, we will establish the new site-based waiting lists and we will start selecting applicants from these newly created waiting lists.

Q 9. Before these new waiting lists are created how will the BHA select applicants for housing?

A 9. Until the new waiting lists are created, the BHA will continue to select applicants based upon the current system. Thus the BHA will continue to send mailings to applicants notifying them of any housing opportunity that may become available at one of these sites. Interested Applicants may then contact the Owner/Agent for the site at which the vacancy exists.

Q 10. How are applicants selected from each of the waiting lists that will be created?

A 10. Applicants are selected from each waiting list based upon the total of their priority and preference points. For those applicants who have the same amount of points, applicants are then selected based upon their date of application. The date of application is the date that an applicant selected a particular development waiting list. For all applicants who select developments during the transition period, the date of application is their original date of application for the BHA Housing Choice Voucher (Section 8) Project Based, Section 8 Moderate Rehabilitation and Section 8 Project Based Certificate waiting list. After the transition period, the date of application will be the date that the applicant actually selects a particular development.