



**BOSTON HOUSING AUTHORITY**

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**HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) PREFERENCE INFORMATION SHEET**

**APPLICATIONS THAT ARE SUBMITTED WITHOUT ALL REQUIRED DOCUMENTATION WILL BE CONSIDERED AS INCOMPLETE AND WILL NOT BE PLACED ON THE HOUSING CHOICE VOUCHER PROGRAM (SECTION 8) 2008 RANDOM LOTTERY.**

**PREFERENCE CATEGORIES- Admission Preference**

Preference points are cumulative and are added to Priority points to determine an Applicant's position on a BHA waiting list. An Applicant may qualify for more than one Preference at a time.

A Priority One Applicant with a Preference will be ranked above a Priority One Applicant with no Preferences. Preferences are cumulative, so an Applicant with more than one Preference (e.g., Veterans and Displaced) will be ranked higher within his or her Priority category than an Applicant with only one Preference.

**The Preference categories are described below:**

(a) ***Elderly/Non-Elderly Disabled Person Preferences***

The Boston Housing Authority offers two Preference point categories for Elderly/Non Elderly Disabled Persons. Applicants may only receive points from one of the following two Preference point categories. This Preference shall be ranked in the following order:

(1) ***Chronically Homeless/Non-Elderly Disabled Preference.*** The BHA has an admission Preference for those who meet HUD's definition of Chronic Homelessness. HUD defines a chronically homeless person as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

(i) Verification Requirements:

(A) Disabling condition must be documented by a Qualified Health Care Provider;

(B) Must verify homelessness as required in section 3.3.5(a)(10) and 3.3.6(d) of this Administrative Plan.

(2) ***Single Elderly or Disabled Person Preference.*** The Boston Housing Authority has an Admissions preference for a single person Applicant, who is Elderly or Disabled over other single persons. An Applicant will be given preference over an Applicant who is a Single Person who is not an Elderly or Disabled person within each waiting list Priority category.

*Note:* A single woman who is pregnant at the time of admission, or a Single Person who has secured or is in the process of securing the custody of any individual(s) below the age of 18, will not be considered a Single Person for the purposes of this preference.

(b) ***Veterans Preference.***

A Veteran is anyone who is defined as a veteran in M.G.L c4, § 7, clause 43. The word "veteran", as used in this Administrative Plan shall include 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. Applicant Households may only receive points from one of the following point categories.

The Veterans Preference shall further be ranked in the following order:

- (i) **Disabled Veterans.** Among Applicants equally in need (i.e., within the same housing Priority category), first Preference shall be given to families of a disabled Veteran whose disability has been determined by the Veteran's Administration to be service-connected.
- (ii) **Families of a Deceased Veteran.** Among Applicants equally in need, second Preference shall be given to an Applicant of a deceased Veteran whose death has been determined by the Veteran's Administration to be service-connected.
- (iii) **All other Veterans.** Among Applicants equally in need, third Preference shall be given to families of all other Veterans who are not disabled or deceased.

Verification Requirement:

- Applicants claiming a Veteran's Preference must provide a copy of the honorable 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.

(c) **Working Families Preference**

(1) Definition of a Working Family:

A Family whose Head of Household or other adult member is employed full time and who has been employed for the last six months at the time of application. Full time is defined as working at least 32 hours a week.

(2) An Applicant shall be given the benefit of the Working Family preference if the head and spouse, or sole member is age 62 or older, or is a Disabled Person.

Verification Requirements:

- (i) Four most recent pay stubs; or
- (ii) Verification from employer that Family meets the definition of a working Family.

(d) **Displaced Boston Tenant Preference**

The BHA shall give two (2) Preference points to an Applicant who was displaced from a unit within the City of Boston, where the Applicant was a tenant of record, and the displacement was not due to the fault of the Applicant.

(1) No length of Residency Required:

This Preference is not based on how long an Applicant was a tenant of record within the City of Boston, but only upon the establishment and proper verification of the tenancy of record within the City Of Boston.

(2) Verification Requirements:

To receive this Preference, an Applicant must verify that: (1) they were displaced from a unit within the City of Boston, (2) that they were a tenant of record at the unit they were displaced from, and (3) that the displacement was due to no fault of their own. The following documentation in conjunction with Priority documentation to establish displacement will verify the Displaced Boston Tenant Preference:

- (a) Landlord verification;
- (b) A copy of a Lease;
- (c) Utility Bill (electric, gas, oil, or water)
- (d) Mortgage Payments;
- (e) Letter from School Department;
- (f) Letter from Social Security Department;
- (g) Taxes;
- (h) Other verification deemed acceptable by BHA.

(3) Non-discriminatory Effect of Preference:

This Preference shall not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an Applicant Family.



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