

**FHA Section 8 Admin Plan
Proposed Changes
Comparison Table Former vs. New Policy
09.15.2025**

Below is a table that reflects the changes to the FHA's Section 8 Admin Plan. This table is designed as a quick reference guide to highlight the difference between the former and new policies; however, it does not represent policies in their entirety. The new policies replace, modify or represent former policy language. Please note the policy headings used in the table are designed to provide guidance as to the subject matter of the former and new policy and are not necessarily the policy headings from the Administrative Plan. **Yellow Highlight** indicates new language

No.	Chapter	Former Policy	New Policy
1.	12-I.D. Mandatory Termination OF Assistance	n/a - Need language due to the delay of some of the HOTMA rules	<p>Upon the PHA's HOTMA 102/104 compliance date, the below policy on failure to provide consent is added:</p> <p>PHA Policy</p> <p>The PHA will also terminate assistance if the family revokes consent for the PHA to collect information from financial institutions.</p>
2	12-I.E. Mandatory Policies And Other Authorized Terminations; Insufficient Funding	<p>If the PHA must terminate HAP contracts due to insufficient funding, the PHA will do so in accordance with the following criteria and instructions:</p> <p>Families who have been assisted in the HCV program the longest will be the first to be terminated, excluding families that include elderly or disabled family members.</p> <p>Families comprising the required number of special purpose vouchers, including nonelderly disabled (NED), HUD-Veteran's Affairs Supportive Housing (HUD-VASH), and family unification program (FUP) will be the last to be terminated.</p>	<p>If the PHA must terminate HAP contracts due to insufficient funding, the PHA will do so in accordance with the following criteria and instructions:</p> <p>Excluded Families:</p> <ul style="list-style-type: none"> Families with a disabled head, spouse or co-head Families with an elderly head, spouse or co-head Families with a veteran head, spouse or co-head Families assisted under a Project Based Vouchers (PBV) contract, provided the PBV HAP contract for the site remains in effect Non-Elderly Disabled (NED) families HUD-Veteran Affairs Supportive Housing (HUD-VASH) Family Unification Program (FUP) Families participating in the Homeownership Program or covered by a PHA relocation agreement. Hard-to-house families residing in units with four or more bedrooms whose gross income is at or below 30% area median income (AMI) based on family size. <p>Determining HAP Contracts to be Terminated</p> <p>HAP contracts will be terminated in accordance with the following criteria:</p> <p>•Terminations will be based on the family's original date of admission to the Housing Choice Voucher (HCV) program. For this purpose, the date of the family's initial lease under the PHA's HCV program shall be considered the date of admission.</p>

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			<p>•Families with the earliest date of admission (based on their original lease dated) shall be the first to have their HAP contracts terminated due to lack of funding.</p> <p>The PHA will refer Families where the HAP contract on their behalf has been terminated to appropriate social service agencies for assistance to find available housing and or other housing assistance. The PHA may refer families where the HAP contract has been terminated due to lack of adequate funding from HUD to any other PHA programs which may have vacancies in effort to house these families.</p> <p>Resumption of Terminated Subsidies When sufficient funding becomes available, the PHA will reissue vouchers to families whose HAP contracts were terminated due to funding shortfalls. Families terminated for this reason will be given a preference for resumption of assistance in accordance with policies set forth in Chapter 4-III.C of this plan.</p>
3	17-V.C. Termination Of The Hap Contract; Enforcement Of Housing Quality Standards	N/A- need to add language due to regulation changes	<p>The following is applicable to HAP contracts executed or renewed June 6, 2024, or later.</p> <p>Enforcement of Housing Quality Standards [24 CFR 983.208(b)] The PHA must vigorously enforce the owner's obligation to maintain contract units in accordance with housing quality standards. If the owner fails to maintain the dwelling unit in accordance with housing quality standards, the PHA must take enforcement action. The unit is in noncompliance with housing quality standards if:</p> <ul style="list-style-type: none"> •The PHA or other inspector authorized by the state or local government determines the unit has housing quality standards deficiencies based upon an inspection •The agency or inspector notifies the owner in writing of the unit housing quality standards deficiencies; and •The deficiencies are not remedied within the following timeframes: -For life-threatening deficiencies, the owner must correct the deficiency within 24 hours of notification;

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			<p>-For other deficiencies, the owner must correct the deficiency within 30 calendar days of notification (or any reasonable PHA-approved extension). In the case of a housing quality standards deficiency that the PHA determines is caused by the tenant, any member of the household, or any guest or other person under the tenant's control, other than any damage resulting from ordinary use, the PHA may waive the owner's responsibility to remedy the violation. Housing assistance payments to the owner may not be withheld or abated if the owner responsibility has been waived. However, the PHA may terminate assistance to a family because of a housing quality standards breach beyond damage resulting from ordinary use caused by any member of the household or any guest or other person under the tenant's control, which may result in removing the unit from the HAP contract.</p> <p>PHA Policy The PHA will waive the owner's responsibility for housing quality standards deficiencies that have been determined to have been caused by the tenant, any member of the household, or any guest or other person under the tenant's control, to the extent the tenant can be held responsible for ensuring that the deficiencies are corrected: the tenant must take all necessary steps permissible under the lease and state and local law to remedy the deficiency. This may include paying the owner for the cost of the necessary repairs in accordance with the lease. In the case of a housing quality standards deficiency that is caused by fire, natural disaster, or similar extraordinary circumstances, the PHA may permit the owner to undertake substantial improvement in accordance with 24 CFR 983.212. However, so long as the contract unit with deficiencies is occupied, the PHA must withhold or abate housing assistance payments and remove units from or terminate the HAP contract as described in this section. In the case of a project that is undergoing development activity after HAP contract execution, the remedies of 24 CFR 983.208(d) do not apply to units designated as unavailable for occupancy during the period of development activity in accordance with the rider. However, in the case of any contract unit with deficiencies that is occupied, the PHA must withhold or abate housing assistance payments and remove units from or terminate the HAP contract as described in this section.</p>

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4	17-Vi.B. Eligibility For PBV Assistance	<p>PHA Policy The PHA will determine an applicant family's eligibility for the PBV program in accordance with the policies in Chapter 3, with the following exceptions:</p> <p>Tenant Selection for Community Based Housing (CBH) Units CBH is a state bond-financed program that provides 0% deferred loans for housing for disabled people who are institutionalized or at risk of institutionalization. Clients of the MA Department of Mental Health (DMH) and the MA Department of Developmental Services (DDS) are not eligible for CBH units (because they are eligible for the state-financed Facilities Consolidation Fund (FCF) program). When CBH development funds are included in any units selected for PBV, priority shall be provided as follows:</p> <ul style="list-style-type: none"> • First Priority: Persons with disabilities (as that term is defined in 760 CMR 60.02) who are living in institutions or are at risk of institutionalization and are not eligible for the FCF program as set out in St. 2004, c.290, Line Item 4000-8200. Of all persons eligible for this priority, for units that incorporate special design features, preference shall be given to those persons with a documented need for the special design features. • Second Priority: All persons with disabilities living in institutions or at risk of institutionalization. • Third Priority: All persons with disabilities. Eligibility for first priority will be documented by a Massachusetts Rehabilitation Commission (MRC)-approved entity. 	<p>The PHA will determine an applicant family's eligibility for the PBV program in accordance with the policies in Chapter 3.</p>
5	17-Vi.C. Organization Of The Waiting List	<p>If the PHA chooses to offer a separate waiting list for PBV assistance, the PHA must offer to place applicants who are listed on the tenant-based waiting list on the waiting list for PBV assistance. The PHA must specify the name of the PBV projects in its administrative plan.</p> <p>PHA Policy The PHA will use separate, site-based waiting lists for all projects or buildings that are receiving PBV assistance. The PHA will maintain waiting lists for the following PBV projects: Carlson Crossing North Carlson Crossing West</p>	<p>If the PHA chooses to offer a separate waiting list for PBV assistance, the PHA must offer to place applicants who are listed on the tenant-based waiting list on the waiting list for PBV assistance. The PHA must specify the name of the PBV projects in its administrative plan.</p> <p>PHA Policy The PHA will use separate, site-based waiting lists for all projects or buildings that are receiving PBV assistance. The PHA will maintain waiting lists for the following PBV projects by bedroom size: Carlson Crossing North Carlson Crossing West Carlson Crossing East</p>

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6	4-II.C. Opening And Closing The Waiting List	<p><u>PHA Policy</u></p> <p>The PHA may choose to close the Tenant Base waiting list when the estimated waiting period for housing assistance applicants on the list reaches 24 months for the most current applicants. Where the PHA has particular preferences or funding criteria that require a specific category of family, the PHA may elect to continue to accept applications from these applicants while closing the waiting list to others.</p>	<p><u>PHA Policy</u></p> <p>The PHA may choose to close the Tenant Base waiting list when the estimated waiting period for housing assistance applicants on the list reaches 24 months for the most current applicants. Where the PHA has particular preferences or funding criteria that require a specific category of family, the PHA may elect to continue to accept applications from these applicants while closing the waiting list to others.</p> <p>The PHA will close the Project Base waiting list when the estimated waiting period for housing assistance for applicants on the list reaches 12 months for the most current applicants. Where the PHA has particular preferences or funding criteria that require a specific category of family, the PHA may elect to continue to accept applications from these applicants while closing the waiting list to others.</p>
7	4-II.C. Opening And Closing The Waiting List	<p><u>PHA Policy</u></p> <p>The PHA will announce the reopening of the waiting list at least 10 business days prior to the date applications will first be accepted. If the list is only being reopened for certain categories of families, this information will be contained in the notice.</p> <p>The PHA will give public notice by publishing the relevant information in suitable media outlets including, but not limited to:</p> <ul style="list-style-type: none"> • Boston Fair Housing Commission @ MBHP Registry • the Massachusetts Accessible Housing Registry • The Metrowest Daily News • Brazilian Times • Vocero Hispano • Sampan 	<p><u>PHA Policy</u></p> <p>The PHA will announce the reopening of the waiting list at least 10 business days prior to the date applications will first be accepted. If the list is only being reopened for certain categories of families, this information will be contained in the notice.</p> <p>The PHA will give public notice by publishing the relevant information in suitable media outlets including, but not limited to:</p> <ul style="list-style-type: none"> • Boston Fair Housing Commission @ MBHP Registry • the Massachusetts Accessible Housing Registry • The Metrowest Daily News • Brazilian Times • Vocero Hispano • Sampan • Housing Navigator