

HOUSING SITUATION PRIORITY PLAN FOR CHAPTER 667 CONGREGATE UNITS

I. STATEMENT OF POLICY AND PURPOSE. Through this Plan, the LHA seeks to establish a fair and uniform standard to be applied to all Chapter 667 Congregate applicants for Housing Situation Priority Status to the end that similarly situated applicants will receive similar treatment. Requirements as to evidence, documentation and verification employed by the LHA in making determinations of Housing Situation Priority Status shall be reasonable in relation to the realistic capacity and resources of the applicant.

II. DEFINITION OF HOMELESS APPLICANT. Consistent with the definition in [760 CMR 5.03](#), the LHA shall define a “Homeless Applicant” as an applicant who has been or is imminently faced with displacement from his/her “Primary Residence” as a result of circumstances described in Sections IV and V below, and who:

- (A) is without a place to live or is in a living situation in which there is a significant immediate and direct threat to the life or safety of the applicant or a household member which situation would be alleviated by placement in an appropriate unit; and
- (B) has made reasonable efforts to locate alternative housing; and
- (C) has not caused or substantially contributed to the safety- or life threatening situation; and
- (D) has pursued available ways to prevent or avoid the safety- or life threatening situation by seeking assistance through the courts or appropriate administrative or enforcement agencies.

“Primary Residence” is defined by 760 CMR 5.03 as the principal home (domicile) intended to be occupied by all members of an applicant household not less than nine months of the year.

III. THE LHA SHALL GRANT PRIORITY 1—MAT RECOMMENDATION PRIORITY STATUS to an otherwise eligible and qualified applicant who has received a recommendation from the Multi-disciplinary Assessment Team (MAT) after having been determined interested in shared living as required by the LHA’s chapter 667 congregate configuration, and who are eligible for services offered in the community. LHAs shall send contact information of applicants who apply directly to the LHA to MAT, and shall grant those applicants with MAT recommendation Priority 1. In the event that a Priority #2 or Priority #3 applicant is recommended by the MAT the applicant will become a Priority 1 and their prior Priority will be superseded.,

IV. THE LHA SHALL GRANT PRIORITY 2- Homeless due to Displacement by Public Action (Urban Renewal) to an applicant, who is Homeless as defined above and is otherwise eligible and qualified, who will be displaced from their Primary Residence within 90 days, or has been displaced within the three years prior to application, by:

1. any low rent housing project as defined in [M.G.L c. 121B, § 1](#);
2. a public slum clearance or urban renewal project initiated after January 1, 1947; or

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3. other public improvement

V. THE LHA SHALL GRANT PRIORITY 3- Homeless due to Displacement by Public Action (Sanitary Code Violations) to an applicant, who is Homeless as defined above and is otherwise eligible and qualified, who will be displaced from their Primary Residence within 90 days, or has been displaced within the three years prior to application, by enforcement of minimum standards of fitness for human habitation established by [105 CMR 410.000](#): Minimum Standards of Fitness for Human Habitation (State Sanitary Code: Chapter II) or local ordinances, provided that:

1. neither the applicant nor a household member has caused or substantially contributed to the cause of enforcement proceedings; and
2. the applicant has pursued available ways to remedy the situation by seeking assistance through the courts or appropriate administrative or enforcement agencies.

VI. PRIORITY 4- STANDARD APPLICANT -an applicant, otherwise eligible and qualified, who does not fit within any of the previous three priority categories.

VII. PREFERENCE CATEGORIES

The LHA shall apply the following preferences in descending order within each of the four priority categories above in determining the order of tenant selection in chapter 667 Congregate housing:

(a) Veteran. Any veteran, as defined by c. 121B, sec. 1, who applies for c. 667 congregate housing receives this preference.

(b) Local Resident. Any Local Resident, as defined by 760 CMR 5.03, who applies for c. 667 congregate housing receives this preference.

VIII. ADMINISTRATION OF THE PLAN

(A) Applications. LHAs will verify all applicant housing situations prior to screening for eligibility and qualifications. If the applicant is found not to qualify for Housing Situation Priority Status, he or she shall be treated as a Standard Applicant.

(B) Placement. When an applicant has been determined by the LHA to qualify as a Housing Situation Priority applicant, the applicant shall be offered the next appropriate and available unit, in accordance with the priority ranking and the preference ranking above. If no appropriate unit is then available, the applicant shall remain as a Housing Situation Priority on the waiting list. If the LHA determines that an applicant granted Housing Situation Priority 2 or 3 but not yet offered a unit has obtained permanent housing suitable for his/her household size and income, the applicant shall no longer be considered a Housing Situation Priority applicant, and shall remain on the appropriate waiting lists as a Standard Applicant.

(C) Records. The LHA shall maintain records with regard to Housing Situation Priority applicants in accordance with 760 CMR 5.16.

(D) Housing Authorities Operating Congregate Units Without MAT Partner. LHAs that operate congregate housing without a MAT partner shall follow the above priority/preference schema, but without Priority 1- MAT RECOMMENDATION PRIORITY STATUS. PRIORITY 2- Homeless due to Displacement by Public Action (Urban Renewal) will be top priority for congregate for that subset of Housing Authorities.