

3. TENANT SELECTION CRITERIA

[24 CFR 982.207]

3.1. TENANT SELECTION

3.1.1. Tenants will be selected on the basis of preferences and targeting requirements from among eligible households of the size and composition appropriate to available Vouchers or units. Each preference is assigned preference points and these are totaled to determine final ranking. In the event of two or more eligible applicants for the same unit with identical preference status, the date and time sequence of applications will govern selection with the applicant who files earliest being offered the first available Voucher or unit of appropriate size.

3.2. ORDER OF PREFERENCE

3.2.1. HUD disposition of a multifamily project. – 400 Points

3.2.2. Non-subsidized: Applicants who are not currently receiving any form of subsidized housing will be given preference. . – 200 Points

3.2.3. Residency: priority will be given to applicants who: - 125 Points

3.2.3.1. Currently reside in Washoe County, or

3.2.3.2. Currently work or have recently been hired to work at a job located in Washoe County,
or

3.2.3.3. Have graduated from or are currently enrolled in an education or training program that is located in Washoe County and is designed to prepare them for the job market (within the last six months).

3.2.4. Lease in Place: Applicants who currently live in Washoe County and whose landlords are willing to accept the Housing Choice Voucher and provide verification, will be given preference. – 200 Points

3.2.5. One- person elderly or disabled household must be given a preference over single person applicants

ADMINISTRATIVE PLAN FOR SECTION 8 HOUSING CHOICE VOUCHER, PROJECT BASED VOUCHER,
AND MODERATE REHABILITATION

May 21, 2019

household to avoid or reduce risk of violence against the household.

3.2.8.4. Hate crimes where one or more members of the household have been the victim of hate crimes and have vacated a unit because of such crime, or the fear associated with such crime has destroyed the applicant's peaceful enjoyment of the unit.

3.2.9. Substandard housing:

3.2.9.1. Homeless, defined as: - 10 Points

- A household lacking a fixed, regular and adequate nighttime residence, or
- Primary nighttime residence is a public or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing), or
- Primary nighttime residence is an institution that provides a temporary residence for individuals intended to be institutionalized, or
- Primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

An applicant who qualifies for this preference must provide documentation such as a notice from the health department, landlord verification, a letter from a social service agency, fire department or utility provider, and/or letter or receipts from shelter.

7. COMPETITELY SELECTED PROJECT-BASED VOUCHER PROGRAM

[24 CFR 983]

7.1. GENERAL

7.1.1. Statutory Basis. On October 13, 2005, HUD issued a Final Rule in 24 CFR 983 to establish a comprehensive new Project-Based Voucher (PBV) program effective November 14, 2005. The new program is subject to 24 CFR 982 as well as the PBV specific regulations found in 24 CFR 983.

7.1.2. RHA's Agency Plan. As detailed in RHA's Agency Plan, RHA wishes to provide additional opportunities to meet local housing needs, especially for the elderly, disabled and special needs groups. Project-based assistance is an important means of providing such opportunities.

7.1.3. Additional RHA Limitations. Units selected may be existing housing or new construction properties or properties needing to be rehabilitated. The number of units that can be selected will be limited to 25 percent of the units in a building, except for properties of four units or less and multifamily projects designed for and limited to elderly or disabled families. In addition, RHA will limit the total number of project-based units in any one complex or property to a maximum of ten. The 25% cap does not apply to the RHA Homeless PBV program.

~~will be limited to five years, assistance will be terminated at that time.~~

1.3.6. Veterans Affairs Supportive Housing (VASH) - RHA has partnered with the local Veteran's Administration (VA) office under the HUD – VASH program to house homeless veterans in the community. Eligible families are referred directly from the VA.

1.3.6.1. RHA will screen eligible families for sex offender status.

1.3.6.2. VASH participants must receive and comply with the case management requirements determined by the VA.



Mon 8/12/2019 1:46 PM

Amy J. Jones

RE: PHA CoC application question request for assistance

To: Kelly Marshall

Cc: Hettie Ploeger



ACOP Plan Approved 05-21-2019.pdf
2 MB



S8 Admin Plan Approved 05-21-2019.pdf
3 MB

Good morning,

I hope you had a great weekend! Please see the below data requested:

FY18	Homeless at Admission	All New Admissions	% Homeless at Admission
LIPH	1	112	0.89%
S8	48	180	26.67%
Overall	49	292	16.78%

Included in the above data, we had eight (8) new admission Homeless Project Based Vouchers (PBV) during FY18. The RHA has committed 25 vouchers and created PBV Homeless Vouchers. These vouchers go directly to specific landlords that set aside units for homeless individuals referred by a partnering agency and offering case management.

We currently have 303 HUD VASH vouchers allocated to the RHA. The referrals for FY18 are included in the above figures. The RHA submitted current interest for additional vouchers with this last request from HUD.

We do have a homeless preference. I have attached a copy of our current Housing Choice Voucher Admin Plan and our Admissions and Continued Occupancy Plan.

Please let me know if you need any additional information.