

Attachment #2 – Move-On Multifamily Preference

In this zip file, there are 4 documents containing PHA letters and/or administration plans or ACOP plans verifying the Move-on Strategy. There is 1 letter from a non-profit organization confirming the move on strategy.

Appleton Housing Authority – Letter and Admin Plan

Brown County Housing Authority – Letter and Admin Plan

Couleecap – Letter

Eau Claire County Housing Authority – Letter, Admin Plan, PHA Plan Update & Resolution

Green Bay Housing Authority – ACOP



925 W. Northland Avenue Appleton, WI 54914
Phone (920) 739-6811 Fax: 739-6817 TDD: 731-2406

August 6, 2019

Nikki Gerhard
Community Development Specialist
City of Appleton-Community & Economic Development Dept.
100 N Appleton Street
Appleton, WI 54911

Dear Ms. Gerhard,

The Appleton Housing Authority had 72 new admissions to the Housing Choice Voucher Program between 10/01/2017 and 09/30/2018. Of that number above 21 were homeless veterans.

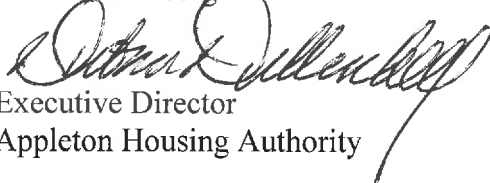
We do not use the term “move on” vouchers or “move on” preference. However, we provide a preference to families/individuals who are homeless veterans under the VA VASH Program and under transitional housing and formerly homeless families successfully graduating from the HOME TBRA Program. Under the TBRA Program, we work collaboratively with the Salvation Army, Pillars, and ADVOCAP.

We also provide 10 units that are set aside for homeless families at Grandview Townhomes which is a Tax Credit Property.

In essence, The Appleton Housing Authority provides housing services to homeless population through a variety of programs. We also know, that the best method of housing for the homeless population is supportive housing that focuses on housing stability into the future.

If you require any other information, please feel free to reach out to us.

Debra Dillenberg



Executive Director
Appleton Housing Authority



2605 S. Oneida St. Suite 106, WI 54304 Telephone 920-498-3737 or fax 920-498-3738

To Whom It May Concern:

August 8th, 2019

Integrated Community Solutions, as the subcontractor to the Brown County Housing Authority, is providing the following information as has been requested by the Brown County Homeless and Housing Coalition.

- The Brown County Housing Authority currently has a General Preference in place.
- The Brown County Housing Authority currently has a Move on Strategy in place.
- The Brown County Housing Authority had 259 New Admissions to the program between the dates of October 1st, 2017 and September 30th, 2018.
- Of those 259 New Admissions, 55 New Admissions reported being homeless upon entry in to the program. These 55 New Admissions account for approximately 21% of the all program New Admissions during the requested timeframe.

Attached is a copy of the preferences cited within the Brown County Housing Authority's Administrative Plan as requested.

If you have further questions, please contact Integrated Community Solutions at 920-498-3737.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Leifker". The signature is stylized with a large, looped initial "P" and a long, horizontal stroke extending to the right.

Patrick Leifker
Director of Operations
Integrated Community Solutions
2605 S. Oneida St Ste 106
Green Bay, WI 54304
920-498-3737

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

PHA Policy (Eff. 10/1/08)

Families claiming a preference are required to provide acceptable documentation of the preference when submitting a preliminary application.

Brown County residency includes any families who live, work, or are hired to work in Brown County. In order to verify the applicant qualifies for a residency preference the PHA will require a minimum of 1 of the following documents: **Driver's License/State ID, employer or agency record, check stub from a local employer, school records, or voter registration record.**

Non-resident applicants who change and verify their residence status following application and become residents will have their priority status re-designated.

Any applicants not claiming a preference will be placed on the waiting list with non-preference status.

The PHA will offer the following preference: **Brown County Residence**

The ranking order under the Residence Preference will be:

1st preference: Brown County Resident Families who have been Involuntarily Displaced: Families who claim they have been displaced due either to disaster or government action must provide written verification from the displacing agency of government or by a service agency such as the Red Cross.

A disaster is defined as a fire, flood, earthquake etc that has caused the unit to be uninhabitable. Government action is defined as federal, state, or local government action related to public improvement or development. In order to meet the displacement preference, applicants who have been displaced must not be living in standard replacement housing.

Standard replacement housing is defined as housing that is decent, safe, and sanitary according to HQS standards and is adequate for the family size according to HQS standards, and that the family is occupying pursuant to a written or oral lease or occupancy agreement. Standard replacement housing does not include transient facilities, hotels, motels, temporary shelters, and (in the case of domestic violence) housing occupied by the individual who engages in such violence.

It does not include any individual imprisoned or detained pursuant to State Law or an Act of Congress. Shared housing with family or friends is considered temporary and is not considered standard replacement housing. An applicant who lives in a violent neighborhood or is fearful of violence outside the household is not considered involuntarily displaced.

2nd preference: Brown County resident referred by an approved agency as a participant of a Permanent Supportive Housing (PSH) program who no longer requires the intensive services of the PSH program but only needs the rental subsidy. (09/2018)

3rd preference: Brown County resident Elderly, Disabled, Veteran, Homeless residents with children in the household or any other homeless residents. Proof of age, disability, veteran or homeless status is required (03/2015)

An elderly family includes a family whose head, spouse or sole member is at least 62 years of age, two or more persons at least 62 years of age living together or one or more persons at least 62 years of age living with one or more live-in aides. Proof of age is required. This may include a birth certificate or baptismal certificate.

A disabled family includes a family whose head, spouse, or sole member is a person with disabilities, two or more persons with disabilities living together or one or more persons with disabilities living with one or more live-in aides. Verification of disability must be in receipt of SSI or SS disability payments under Section 223 of the Social Security Act or 102 (7) of the Development Disabilities Assistance and Bill of Rights Act (42 U.S.C. 5001 (7) or verified by appropriate diagnosticians such as a physician, psychiatrist, psychologist, therapist, rehab. specialist or licensed social worker using the HUD language as the verification format.

A veteran family includes a family who has at least one member who is a veteran. Families claiming this preference must document service participation through service discharge papers or a statement from the veteran service officer.

A minor is defined as a family member other than the head, spouse or co-head who is under 18 years of age. Proof of age is required which may include a birth certificate, baptismal certificate, or school records.

The HUD definition of homelessness includes: Inhabit places not meant for human habitation (car, parks, deserted buildings), living in housing for the homeless, living on the street.

4th preference: Brown County residents with minor children in the household who are not displaced, elderly, disabled, or veterans.

A minor is defined as a family member other than the head, spouse or co-head who is under 18 years of age. Proof of age is required which may include a birth certificate, baptismal certificate, or school records.

5th preference: Brown County residents who are not displaced, elderly, disabled, veterans or families with minor children in the household.



September 11, 2019

Carrie Poser, Director
Wisconsin Balance of State COC

Dear Carrie:

The local coalition, in partnership with the City of La Crosse CDBG program, has partnered with two housing developers of LIHTC developments to develop set aside units for people who are homeless or who are leaving transitional or permanent supportive housing programs. The first project, 2219 Lofts, was developed in 2016 in conjunction with the City of La Crosse, Metro Plains (developer) and Couleecap. The developer received funding through the City of La Crosse to renovate a historical building into loft units. This was a mixed income development that allowed for 1, 2 and 3 bedroom units to be developed. In the initial agreement with the developer and the city, they allowed for six units to be set aside for those who are currently homeless or "graduating" from transitional or permanent supportive housing. The management company at 2219 Lofts continues to work with Couleecap, as the liaison to the homeless community, to fill vacancies in the six units that have been set aside to serve those who are homeless or who may be leaving or ready to leave Rapid Rehousing or Permanent Supportive Housing Programs.

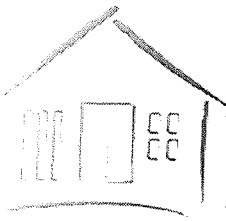
The second project is the Kane Street development project where the City of La Crosse has been working with Impact Seven to develop mixed income housing development with 15 single units set aside for homeless veterans who will receive a project based Section 8 voucher. The developer has signed MOU's with the Veterans Administration and Couleecap to provide referral services for veterans who are homeless or ready to move out of permanent supportive housing programs. This site is currently close to be finished with lease up dates of 8/1/19. The project based VASH Vouchers are managed by the City of La Crosse Housing Authority and units will be occupied by homeless veterans who are eligible for VASH. The VASH units are a combination of 1, 2 and 3 bedroom units.

Sincerely,

Kim Cable, Director
Housing & Community Services Department



700 N. Third St., Suite 202B, La Crosse, WI 54601 • Phone 608.782.4877 • Fax 608.782.4822 • www.couleecap.org
An equal opportunity employer and service provider. Auxiliary aids and services available upon request.



Eau Claire County Housing Authority

EAU CLAIRE COUNTY AG & RESOURCE CENTER
227 1ST STREET WEST
ALTOONA WI 54720
(715) 839-6240

Georgia Crownhart, PHM
Executive Director
georgia.crownhart@co.eau-claire.wi.us

August 14, 2019

Jeanne Semb
Housing Services Coordinator
Western Dairyland Economic Opportunity Council, Inc.
P. O. Box 125,
Independence, WI 54747

Dear Jeanne:

Please find attached copies of the Preference page from our Housing Choice Voucher Program Administrative Plan along with updates per our 2019 Annual PHA Plan. The plan was approved effective for 2019; however, the Resolutions are considered attachments to our Administrative Plan and have not yet been incorporated into the document itself.

Our Agency does have a Moving Up program as approved with Resolution #18-05, copy attached.

From October 1, 2017 – September 30, 2018, we had a total of 19 new Housing Choice Voucher admissions, of those, 8 were homeless.

We are happy to support other agencies and coordinate resources in order that those in need can secure the necessary help and supportive services.

Sincerely,


Georgia Crownhart
Executive Director

4. Selecting Families for Housing Vouchers

A. Preference in the Selection of Participants

In selecting eligible families, the HA may have more applicants than vouchers available. In such cases, preferences are applied based on information included in the application. First priority shall be given to households that will occupy Fairchild Senior Living units, second priority shall be given to homeless households, and third priority shall be given to ELI households (households whose incomes do not exceed the higher of the Federal Poverty level or 30% of AMI [11/17/2014]). At least 75% of Voucher Program participants will have incomes at or below ELI pursuant to HUD's income targeting guidelines. In all cases, preference shall be given to current residents of Eau Claire County. Ten percent of applications pulled from the waiting list for assistance shall be local households with the longest tenure on the waiting list. Household placement on the waiting list shall be by date and time of application.

NOTE: Families requiring immediate relocation due to extreme health and safety issues at their current dwelling unit (such as a family referred by the City-County Health Department due to a child with high blood levels of lead caused by the current dwelling unit) and families from federally declared disaster areas who are Section 8 voucher holders or public housing residents in another jurisdiction may receive preference over other waiting list placeholders, as determined by the HA executive director.

If a family living in a multi-family living arrangement wishes to discontinue this joint tenancy, only the income of the family applying for assistance will be considered. If said families wish to stay together as one unit, all income and all expenses shall be considered.

Upon revisions to the preference system, the waiting list will be updated to reflect application of the revisions to each household's status, effective immediately.

All preferences claimed by applicants are verified and documented in client files according to established HA policy before final eligibility is established.

B. Waiting Lists and Tenant Selection

The HA will receive and file applications as submitted; initial review shall be for completeness only. Staff shall review applications when received to determine placement on waiting lists for which they qualify, which shall be maintained in accordance with HUD regulations.

Waiting lists shall be maintained without regard to bedroom size. Subsidy standards which determine the number of bedrooms required for families of different sizes and compositions will be in compliance with HA-adopted subsidy standards (the same subsidy standards used for applications) and Housing Quality Standards concerning space requirements for the particular type of unit. Exceptions to HA-adopted subsidy

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|-----|--|
| 6.0 | <p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 6.0(b)(1) below.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Eau Claire County Housing Authority, Eau Claire County Government Center, Room 1219, 721 Oxford Avenue, Eau Claire, WI 54703</p> <p>(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. The PHA's Public Housing Admissions & Continued Occupancy Policy and Housing Choice Voucher Program Administrative Plan definitions of family have been revised as follows:</p> <ol style="list-style-type: none"> 1) ACOP was updated to incorporate HUD's No Smoking Rule effective 7/31/2018. Public Housing residents are not allowed to smoke within 25 feet of the building. 2) HCV Admin Plan updated to incorporate administration of 5 VASH Vouchers. 3) HCV Admin Plan updated to incorporate waiting list preference(s) if we are funded for Mainstream HCV, as follows: <ul style="list-style-type: none"> -Non-Elderly, disabled persons/households -Non-elderly persons/households with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. 4) HCV Admin Plan updated to incorporate waiting list preference(s) if we are funded for Family Unification HCV. <ul style="list-style-type: none"> -Families with child/children without adequate housing – where child is in imminent danger of placement in out-of-home care -Families with children where child/children have been placed in out-of-home placement and may be reunited with family if the family can secure adequate housing -Youth between ages of 16-24 transitioning out of foster care, or have left, or will leave foster care within 90 days, and are homeless or at risk of becoming homeless. 5) HCV Admin Plan was updated with Board Resolution #18-05 establishing the Moving Up Program. Ten HCV will be set aside and made available to Permanent Supportive Housing (PSH) participants who are needing rent assistance to move on from the PSH program from Western Dairyland. 6) If we are not funded for either Mainstream or FUP HCV's, we will incorporate the following to update our Local Preference for both HCV Admin Plan and PH ACOP: <ul style="list-style-type: none"> -Involuntary Displacement (24CFR for definition) -Working Family (24CFR for definition) |
| 7.0 | <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> |
| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> |
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> |

Resolution# 18-05
Eau Claire County Housing Authority
Proposed Update to Housing Choice Voucher Administrative Plan

Moving Up Program

EC Co HA is establishing a program in Eau Claire County, Wisconsin to be called the Moving Up Program. EC Co HA is designating the use of a limited number of its own HCV vouchers for this program.

EC Co HA will begin administering the Moving Up Program after their public hearing on October 15, 2018.

- The EC Co HA and the Dairyland local homeless coalition will be partnering in this program preferencing individuals and families transitioning, or "moving up", from Permanent Supportive Housing (PSH) units. These are persons that were previously homeless prior to entry in to the PSH program and who continue to need a housing subsidy, but no longer need the level of supportive services PSH provides.
- The referral agency for these Housing Choice Vouchers will be Dairyland Permanent Supportive Housing (PSH) providers.
- Dairyland PSH providers will determine when individuals and families have reached a level of stability that makes them a good candidate for a successful transition to a Housing Choice Voucher. Those individuals and families will receive a targeted Moving Up preference.
- The EC Co HA will initially allocate up to 10 Housing Choice Vouchers from their existing HCV program toward the Moving Up Program.
- As the Program moves forward, the EC Co HA may consider allocating additional HCV's toward this program as needed.

WHEREAS, the Board has adopted the above Targeted preference for HCV Program applicants,

NOW THEREFORE BE IT RESOLVED, The Eau Claire County Housing Authority Board of Commissioners does hereby adopt Resolution # 18-05 I hereby certify that the foregoing correctly represents the actions taken by the undersigned committee on Ju37 23, 2018, by a vote of 4 for, 0 against.



Robin J. Leary, Chairperson
Eau Claire County Housing Authority

Eau Claire County Housing Authority Moving Up Plan

A. PHA/CoC “Moving Up” Plan

The Eau Claire County Housing Authority (“PHA”), administrator of a Housing Choice Voucher (“HCV”) Program, has partnered with Western Dairyland EOC, Inc., a member of the Dairyland local homeless coalition, to identify individuals and families ready to transition or “move up” from Permanent Supportive Housing (“PSH”) into the HCV Program (“Moving Up Plan”). These are persons that were homeless prior to entry into the PSH program and who continue to need a rental subsidy but no longer require intensive supportive services.

The PHA has incorporated a Moving Up Preference into its HCV Administrative Plan (“MU Preference”), and has allocated up to ten (10) HCVs specifically for targeted households under the MU Preference. The PHA in its sole discretion may allocate additional HCVs.

- A HCV provides tenant-based rental assistance towards a private market rental unit and follows the HCV holder if they choose to move to a new unit following the end of a lease term. Households admitted to the HCV Program through the MU Preference will be eligible for other PHA programs and services offered to all other HCV participants (i.e. Family Self-Sufficiency (FSS) Program, etc.).
- The PHA will accept referrals from Dairyland’s Permanent Supportive Housing Program (PSH) case management team who will identify those individuals and families that are good candidates for a successful transition from PSH to a HCV.
- Qualifying applicants will be given absolute priority over other applicants until the number of HCVs allocated under the MU Preference is reached, taking into account any additional preferences for which they qualify. Once these vouchers have been utilized, no additional priority will be given under the MU Preference until a participating “move up” household ends participation in the HCV program, at which point the PHA will select an additional “move up” eligible family for the next available voucher. The PHA will continue to accept additional referrals and the PHA may at its discretion allocate additional vouchers based on funding availability, community need and the length of the current waiting list.

B. About This Plan

The policies and procedures set forth in this Moving Up Plan are not intended to be incorporated into and/or supplant any part of the PHA’s Administrative Plan governing the administration of its HCV Program. These policies and procedures relate solely to coordination between the CoC PSH providers and the PHA in support of the Moving Up Plan. In the event of any conflict between policies and/or procedures set forth in the PHA HCV Administrative Plan and this Moving Up Plan, the HCV Administrative Plan shall prevail.

C. Eligibility for Targeted Moving Up Preference

The eligibility criteria for the Targeted MU Preference is:

1. The individual/family currently enrolled in PSH, as evidenced by records in the Continuum of Care (CoC) Homeless Management Information System (HMIS), an information technology system used to collect client-level data on the provision of housing and services to homeless individuals and families;
2. The individual/family has a stable housing history and no longer needs the intensive support of PSH as determined by the Moving Up Assessment;
3. The individual/ family is willing to participate in the “move-up” plan voluntarily, understands the nature of the HQS tenant-based program, and provides a written request for Housing Choice Voucher assistance; and
4. The individual/family is a low-income family and otherwise eligible for the Housing Choice Voucher Program.

D. PHA – CoC Coordination Process

1. Referral Process

- Prior to seeking a referral, PSH providers must pre-screen their PSH participant to determine if the PSH participant is a good candidate for the HCV Program.
- The PSH provider must submit a request for referral on behalf of their PSH participant to the EC Co HA Eligibility Specialist by completing a Moving Up Referral form which must be signed by both the PSH participant and the PSH provider.
- The Moving Up Referral will include an Applicant Acknowledgment setting forth that: (a) the applicant understands the nature of the HCV Program; (b) once participating in the HCV Voucher Program they may not return to PSH; and (c) they are voluntarily applying to transition from PSH to the HCV Program;

2. Moving Up Preference Waitlist

The PHA will utilize policies and processes set forth in its HCV Administrative Plan to create and manage a waitlist of persons referred for admission under the Targeted MU Preference. The PHA will provide an explanation of these policies and processes to the Dairyland PSH provider.

3. HCV Application Assistance

- The PSH provider shall be notified in advance that their participant is being scheduled for an HCV eligibility interview. As may be needed, the PSH provider will assist their participant in completing the HCV application and gathering required documentation prior to the interview.
- The HCV application package must include a Supplement to Application for Federally Assisted Housing (HUD Form 92006) from applicant listing PSH provider.

4. HCV Eligibility Determination

PHA will notify the PSH provider whether the PSH participant has been approved for HCV participation.

- If approved, the PSH provider will start to assist the participant with the transition to the HCV Program.
- If rejected, the PSH provider may assist their participant in requesting a review of the decision in accordance with the HCV Program's administrative rules if they chose to exercise their right to do so.

5. PSH Provider Support During Transition

PSH providers who request a referral under the Moving Up Preference on behalf of their participant will be required to:

- Assist their participant in completing HCV paperwork.
- Provide the PSH participant with housing navigation services as may be necessary to identify a HCV-suitable unit;
- As needed, assist the participant in securing security deposit and moving assistance, including resources for furnishings. The PSH provider will ensure that utilities have been placed in the participant's name and turned on before a participant moves into the unit.
- Support participant in establishing and acclimating to community-based services and support independent from the PSH provider's case management and other program support services;
- Assist with owner conflict resolution for up to 60 days after HCV participants signs lease.
- Follow up with the participant 30 and 60 days after the household has been housed in a HCV-subsidized unit.
- During the first 60 days following the start of HCV assistance, provide support as needed to ensure that participant maintains housing stability during their transition to the HCV Program.

E. Follow-Up and Reporting

- The PHA and the PSH provider will participate in monthly referral status update conference calls when needed.
- The PHA and the PSH provider will conduct follow-up reporting as requested by MDHT to track housing stability rates and support during transition.

F. PSH Turnover

Once a participant's HCV rental assistance commences, their PSH unit will become available for a new homeless individual/household experiencing homelessness in accordance with the Balance of State COC Coordinated Entry policies. Such PSH unit will be targeted to a homeless household in accordance with the Dairyland Continuum of Care's Orders of Priority.

G. Applicant Withdrawal Prior to HCV Rent Assistance Start

Applicants can withdraw from the HCV Program under the MU Preference prior to commencement of HCV rental assistance by submitting a written request. PSH providers may assist the participant in submitting a Withdrawal Request.

H. Participant HCV Program Termination and Referral for Assistance

The PHA may terminate a participant from the HCV Program when the participant violates the Family Obligations Policy or when the participant is no longer eligible for assistance (see PHA's HCV Administrative Plan).

- The PHA will send the participant a Termination Notice. The PSH provider will also receive a copy of the notice for participants who are within one year of moving on from PSH as long as a HUD Form 92006 is on file. Participants may request an Informal Hearing to appeal the termination in accordance with the HCV Program's administrative rules.
- If the participant is ultimately terminated from the HCV Program, the PHA will notify the PSH provider. The PSH provider may offer the terminated participant referral to CoC prevention or diversion assistance as may be appropriate or other CoC assistance if the participant returns to homelessness.

GBHA Policy

When an applicant or resident family requests a copy of the GBHA's tenant selection policies, the GBHA will provide copies to them free of charge.

4-III.B. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting lists, including the system of admission preferences that the PHA will use.

Local Preferences [24 CFR 960.206]

The GBHA is permitted to establish local preferences and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the GBHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the GBHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources [24 CFR 960.206(a)].

GBHA Policy

The GBHA defines Brown County residency as any family who lives, works, or is hired to work in Brown County. In order to verify the applicant qualifies for a residency preference, the GBHA will require a minimum of one of the following documents: Driver's license/state ID, employer or agency record, check stub from a local employer, school records, a utility bill from the local Wisconsin Public Service (WPS) agency or voter registration record.

The GBHA will use the following local preferences:

1st Preference: Brown County Resident Families who have been Involuntarily Displaced:

Families who claim they have been displaced due either to disaster or government action must provide written verification from the displacing agency of government or by a service agency such as the Red Cross.

A disaster is defined as a fire, flood, earthquake, etc that has caused the unit to be uninhabitable. Government action is defined as federal, state, or local government action related to public improvement or development. In order to meet the displacement preference, applicants who have been displaced must not be living in standard replacement housing. Standard replacement housing is defined as housing that is decent, safe, and sanitary according to HQS standards and is adequate for the family size according to HQS standards, and that the family is occupying pursuant to a written or oral lease or occupancy agreement. Standard replacement housing does not include transient facilities, hotels, motels, temporary shelters, and (in the case of domestic violence) housing occupied by the individual who engages in such violence.

It does not include any individual imprisoned or detained pursuant to State Law or an Act of Congress. Shared housing with family or friends is considered temporary and is not considered standard replacement housing. An applicant who lives in a violent neighborhood or is fearful of violence outside the household is not considered involuntarily displaced.

2nd Preference: Brown County Resident PSH participant:

Brown County resident referred by Newcap, Inc. as a participant of Newcap's Permanent Supportive Housing (PSH) program who no longer requires the intensive services of the PSH program but only needs the rental subsidy. (08/2018)

2nd Preference: Brown County Resident domestic violence victims and homeless families:
A minor is defined as a family member other than the head, spouse, or co-head who is under 18 years of age. Proof of age is required.

The HUD definition of homelessness includes: Inhabit places not meant for human inhabitation (car, parks, deserted buildings), living in housing for the homeless, living on the street.

3rd Preference: Brown County Resident elderly, disabled, veteran families, or working families:

An elderly family includes a family whose head, spouse or sole member is at least 62 years of age, two or more persons at least 62 years of age living together or one or more persons at least 62 years of age living with one or more live-in aides. Proof of age is required.

A disabled family includes a family whose head, spouse, or sole member is a person with disabilities, two or more persons with disabilities living together or one or more persons in receipt of SSI or SS disability payments under Section 223 of the Social Security Act or 102(7) of the Development Disabilities Assistance and Bill of Rights Act (42 U.S.C. 5001(7)) or verified by appropriate diagnosticians such as a physician, psychiatrist, psychologist, therapist, rehab, specialist, or licensed social worker using the HUD language as the verification format.

A veteran family includes a family who has at least one member who is a veteran. Families claiming this preference must document service participation through service discharge papers or a statement from the veteran service officer.

In order to bring higher income families into public housing, the GBHA will establish a preference for working families, where the head, spouse, or co-head, or sole member is employed at least 20 hours per week. As required by HUD, families where the head and spouse or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference [24 CFR 960.20(b)(2)].

4th Preference: Brown County residents who have completed or are active in educational or training programs:

Families whose head of household or other adult have completed educational and training programs in the past 12 months or are active participants in educational and training programs designed to prepare persons for the job market. These training and educational programs must be approved by the Housing Authority.

5th Preference: Non-Brown County resident

Income Targeting Requirement [24 CFR 960.202(b)]

HUD requires that extremely low-income families make up at least 40 percent of the families admitted to public housing during the GBHA's fiscal year. Extremely low-income families are those with annual incomes at or below the federal poverty level or 30 percent of the area median income, whichever number is higher [*Federal Register* notice 06/24/14]. To ensure this requirement is met, the GBHA may skip non-extremely low-income families on the waiting lists in order to select an extremely low-income family.

If the GBHA also operates a housing choice voucher program, admissions of extremely low-income families to the GBHA's HCV program during the GBHA fiscal year that exceed the 75 percent minimum target requirement for the voucher program, shall be credited against the GBHA's basic targeting