

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 HACC 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 HACC 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.

Income Targeting Requirement [24 CFR 982.201(b)(2)]

HUD requires that extremely low-income (ELI) families make up at least 75% of the families admitted to the HCV program during the HACC's fiscal year. ELI families are those with annual incomes at or below 30% of the area median income. To ensure this requirement is met a PHA may skip non-ELI families on the waiting list in order to select an ELI family.

Low income families admitted to the program that are "continuously assisted" under the 1937 Housing Act [24 CFR 982.4(b)], as well as low-income or moderate-income families admitted to the program that are displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing, are not counted for income targeting purposes [24 CFR 982.201(b)(2)(v)].

HACC Policy

The HACC will monitor progress in meeting the ELI requirement throughout the fiscal year. Extremely low-income families will be selected ahead of other eligible families on an as-needed basis to ensure the income targeting requirement is met.

Order of Selection

The PHA system of preferences may select families either according to the date and time of application or by a random selection process [24 CFR 982.207(c)]. When selecting families from the waiting list PHAs are required to use targeted funding to assist only those families who meet the specified criteria, and PHAs are not permitted to skip down the waiting list to a family that it can afford to subsidize when there are not sufficient funds to subsidize the family at the top of the waiting list [24 CFR 982.204(d) and (e)].

HACC Policy

Randomization – A computer randomization process will be used to assign a lottery number to applications received. HACC will select a predetermined number of applicants that will be placed on the waiting list from the randomization process. Applicants placed on the waiting list will be eligible to certify to a preference as defined below. Applicants will be selected from the waiting list in order of highest preference points and lowest lottery number.

Preferences - HACC will offer the following preferences:

1. Previous HACC Housing Choice Voucher participants that were terminated from HACC's HCV program due to insufficient program funding.
2. Applicants that are involuntarily displaced from their permanent residence by a Federal, State or local governmental action such as code enforcement, public improvements (not including a resident-caused code violation), or development program in Champaign County; or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.
3. Veterans that have been discharged or released from active duty in the Armed Forces under honorable conditions (i.e., with an Honorable, Medical or General Discharge, as defined in 5 U.S.C. 2101 (2), "Armed Forces" means the Army, Navy, Air Force, Marine Corps and Coast Guard. If a veteran receives a Dishonorable Discharge (DD) and/or a Bad Conduct Discharge (BCD), and those discharges have not been ungraded to Honorable or General Discharge, he/she is ineligible for the Veteran's Preference.
4. Victims of Domestic Violence, Dating Violence, or Stalking that meet the following definitions:

Domestic Violence includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating Violence means violence committed by a person: (A) who is or has been in a social relationship of a romantic or intimate nature with the victim, and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relations; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.

Stalking means (A)(i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and (B) in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person.

Member of the Immediate Family means, with respect to a person: (a) a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or (B) any other person living in the household of that person and related to that person by blood or marriage.

5. Applicants living or working in Champaign County (but living in another county) or who have been hired to work in Champaign County.
6. Applicant with a disability or disabilities.

Qualifying for a Preference - Applicants may qualify for a preference at any time while they are on the waiting list by certifying to the preference. HACC will verify the preference at the time applicants are selected to be processed for eligibility. If an applicant is unable to verify preferences when he/she is selected from the waiting list, he/she will be placed back on the waiting list with no preference points in order of lottery number only.

Ranking Preferences: Preference points will be assigned as listed below. Preference points will be aggregated and applicants will be selected from the waiting list in order of the highest total number of preference points and lowest lottery number.

PREFERENCE	POINTS
1. HACC HCV participants terminated due to insufficient funding	3
2. Applicants involuntarily displaced by government action.	1
3. Veterans	1
4. Victims of domestic violence	1
5. Applicants living or working in Champaign County	1
6. Applicant with a disability or disabilities	1

Notification of Availability of Preferences - HACC will advise all applicants on current HCV waiting lists of the availability of preferences and allow them to certify to applicable preference(s) at any time and move up accordingly on the wait list. HACC may choose to open the waiting list only for applicants that qualify for preferences and notification of the availability of preferences would be included in the public announcement to open the waiting list.