



HOUSING CHOICE VOUCHER [HCV] PROGRAM
Summary of Proposed Changes to the 2019-2020 Administrative Plan

1. Chapter 2 – Part H Applying for Admission

Added language to clarify that a full application has to be completed prior to final determination of eligibility.

A full application must be completed prior to final determination of eligibility for the HCV program.

2. Chapter 4 – Part H Local Preferences

Language added for preference for Mainstream Vouchers.

- **Mainstream Preference - Referrals or direct applications from families who are composed of one or more non-elderly person with disabilities (which may include additional members who are not non-elderly persons with disabilities) who are:**
 - **Transitioning out of institutional and other segregated settings**
 - **At serious risk of institutionalization**
 - **Currently experiencing homelessness**
- **Previously experienced homelessness AND currently a client in a permanent supportive housing or rapid rehousing projector at risk of experiencing homelessness up to referrals**
Displaced preference for Asset Management/LIPH families in a hard to house situation, RAD conversion of AM/LIPH unit or due to demo/disposition of units. ** 80 points

Language added for preference for Foster Youth Independent Vouchers.

- **Foster Youth Independence Initiative: The population eligible to be assisted with funding under this notice are youth certified by Ohio Jobs and Family Services as meeting the following conditions:**
 - **Has attained at least 18 years and not more than 24 years of age;**
 - **Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act at age 16 or older; and**
 - **Is homeless^[1] or is at risk of becoming homeless^[2]. ** 40 points**

^[1] **Homeless** refers to the population included in the definition of this term at 24 CFR 578.3. ² **At Risk of Becoming Homeless** means the population defined as “At Risk of Homelessness” at 24 CFR 576.2.

****Referrals will be accepted from CMHA Special Admissions, Mainstream Vouchers, CMHA’s Asset Management/LIPH, DHAP, HUD funded FUP, Foster Youth Independence Initiative; Youths Aging Out of Foster Care, LADD, HUD VASH, Strategies to End Homelessness, CILO and Families referred from the regardless of whether a family is on the CMHA regular voucher wait list, regardless of whether the regular CMHA voucher wait list is open or closed, consistent with 24 CFR 982.206 (c).**

3. Chapter 6 Verification of Wait List Preferences

Language added to clarify eligibility for Foster Youth Independence ad Mainstream preference.

Referral for Mainstream Voucher: This preference applies to a family composed of one or more non-elderly person with disabilities, which may include additional members who are not non-elderly persons with disabilities. A family where the sole member is an emancipated minor is not an eligible family.

Institutional or other segregated settings include, but are not limited to: (1) congregate settings populated exclusively or primarily with individuals with disabilities; (2) congregate settings characterized by regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, or limits on individuals' ability to engage freely in community activities and to manage their own activities of daily living; or (3) settings that provide for daytime activities primarily with other individuals with disabilities.

At serious risk of institutionalization: Includes an individual with a disability who as a result of a public entity's failure to provide community services or its cut to such services will likely cause a decline in health, safety, or welfare that would lead to the individual's eventual placement in an institution. This includes individuals experiencing lack of access to supportive services for independent living, long waiting lists for or lack of access to housing combined with community-based services, individuals currently living under poor housing conditions or homeless with barriers to geographic mobility, and/or currently living alone but requiring supportive services for independent living. A person cannot be considered at serious risk of institutionalization unless the person has a disability. An individual may be designated as at serious risk of institutionalization either by a health and human services agency, by a community-based organization, or by self-identification.

Persons currently experiencing homelessness means:

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, State, or local government programs for low-income individuals); or
- An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

- The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and
- The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

- Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
- Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
- Can be expected to continue in such status for an extended period of time because of chronic disabilities; chronic physical health or mental health conditions; substance addiction; histories of domestic violence or childhood abuse (including neglect); the presence of a child or youth with a disability; or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- Has no other residence; and
- Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.

At risk of experiencing homeless: An individual or family who:

(i) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "Homeless" definition in this section; and

(ii) Meets one of the following conditions:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

Permanent supportive housing means permanent housing in which voluntary supportive services are provided to assist homeless persons with a disability to live independently.

Foster Youth Independence Initiative: The population eligible to be assisted with funding under this notice are youth certified by Ohio Jobs and Family Services as meeting the following conditions:

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4. **Chapter 11 Housing Quality Standards**

Language added to include items under Emergency Repair items section J.

- Smoke detector missing, damaged, or missing battery.
- Fire damage leaving the unit inhabitable.

5. **Chapter 12 Owner rents, rent reasonableness, and Payment Standards**

Language added to clarify Lowering of the Payment Standard.

In any case, the Payment Standard will not be set below 90 percent of the FMR without authorization from HUD. If there is a decrease in a payment standard as a result in published FMRs, CMHA will continue to use the higher payment standard used to calculate subsidy as long as the family continues to receive voucher assistance in the current unit and the payment standard does not exceed 120 percent of published FMR. The decreased payment standard will be applied for subsidy calculation when the family moves to a new unit.

The lowered payment standards will be applied as of the effective date for all new admissions and other change of units (transfer) clients.