This Notice was posted in the library listed below, on both the City of Alexandria and ARHA’s websites, as well as, posted in the lobby of ARHA. Resident Associations were contacted either via mailed notice or directly contacted in person.

Notice:

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
PUBLIC NOTICE

DATE: February 6, 2020
TO: GENERAL PUBLIC AND INTERESTED PARTIES
SUBJECT: PUBLIC HEARING ON DRAFT OF AMENDMENT TO ARHA’S 2020 ANNUAL AGENCY PLAN

A Public hearing will be held on Tuesday, February 19th, 2020 for the purpose of obtaining public comments on the Alexandria Redevelopment & Housing Authority’s (ARHA) amendment to the FY 2020 Annual Agency Plan. Three (3) amendments are being proposed; two (2) amendments to ARHA’s Housing Choice Voucher (HCVP) Administrative Plan include, a new chapter adding the Mainstream Voucher Program, and an amendment to update the HCVP waiting list preferences. In addition, there is one (1) amendment to ARHA’s Admissions and Continued Occupancy Program (ACOP) Plan to update the Public Housing waiting list preferences.

The February 19th public hearing will be held at the Alexandria Redevelopment & Housing Authority, at 401 Wythe Street, Alexandria, VA 22314. The meeting will be from 5:00 p.m. to 6:00 p.m. Written comments may be submitted to ARHA at 401 Wythe Street, Alexandria, VA 22314 or emailed to dkaffka@arha.us or jdiaz@arha.us through March 20th, 2020.

A hard copy of the amendment to the Annual Agency Plan Draft and attached amendments can be obtained at 401 Wythe Street, Alexandria, VA 22314. Copies will also be available starting February 10th, 2020 at the following library and websites:

BEATLEY CENTRAL LIBRARY 5005 Duke Street
ARHA www.arha.us
City of Alexandria www.alexandriava.gov

During the public hearing, ARHA staff members will be available to answer questions and receive public comments. Written comments received by 5:00 p.m., March 20th, 2020, will, as appropriate, be addressed in the final version, and/or taken into account in the development of the next Five-Year Action Plan and/or One-Year Agency Plan. Interested parties will have an additional opportunity to comment on the Plan during the March 23rd, 2020 ARHA Board of Commissioners meeting before the Board takes official action on the document.

For further information or requests for reasonable accommodations, please email Denise Kaffka, Quality Assurance Specialist II @ dkaffka@arha.us or call, (703) 549-7115 extension 176.
**Annual PHA Plan**

*(Standard PHAs and Troubled PHAs)*

| Purpose. | The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. |
| --- |
| Applicability. | Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. |
| Definitions. | (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing. (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550. (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing. (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments. (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent. (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled. |

**A. PHA Information.**

| PHA Name: | Alexandria Redevelopment & Housing Authority |
| PHA Code: | VA0004 |
| PHA Type: | ☑ Standard PHA ☐ Troubled PHA |
| PHA Plan for Fiscal Year Beginning: | (MM/YYYY): 01/2020 |
| PHA Inventory: | Based on Annual Contributions Contract (ACC) units at time of FY beginning, above |
| Number of Public Housing (PH) Units: | 754 | Number of Housing Choice Vouchers (HCVs): | 1971 |
| Total Combined Units/Vouchers: | 2725 |
| PHA Plan Submission Type: | ☑ Revised Annual Submission |

**Availability of Information.** PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.
ARHA’s Public Outreach:

This Notice was posted in the library listed below, on both the City of Alexandria and ARHA’s websites, as well as, posted in the lobby of ARHA. Resident Associations were contacted either via mailed notice or directly contacted in person.

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During the public hearing, ARHA staff members will be available to answer questions and receive public comments. Written comments received by 5:00 p.m., March 20th, 2020, and will, as appropriate, be addressed in the final version, and/or taken into account in the development of the next Five-Year Action Plan and/or One-Year Agency Plan. Interested parties will have an additional opportunity to comment on the Plan during the March 23rd, 2020 ARHA Board of Commissioners meeting before the Board takes official action on the document.

For further information or requests for reasonable accommodations, please email Denise Kaffka, Quality Assurance Specialist II @ dkaffka@arha.us or call, (703) 549-7115 extension 176.
PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
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<tr>
<td>Lead PHA:</td>
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B. **Annual Plan Elements**

B.1 **Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

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</table>

□ Statement of Housing Needs and Strategy for Addressing Housing Needs
□ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
□ Financial Resources.
□ Rent Determination.
□ Operation and Management.
□ Grievance Procedures.
□ Homeownership Programs.
□ Community Service and Self-Sufficiency Programs.
□ Safety and Crime Prevention.
□ Pet Policy.
□ Asset Management.
□ Substantial Deviation.
□ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.**

**MAINSTREAM HOUSING CHOICE VOUCHER PROGRAM (MHCVP)** (See Attachment I for complete HCVP Administrative Plan Mainstream Program Amendment)

The Asset Management Department is amending the Housing Choice Voucher Program (HCVP) Administrative Plan to include the allocation of thirty-six (36) new Mainstream vouchers which were awarded to ARHA via NOFA, FR-6300-N-43 (FY 2019). ARHA will work directly with local social services, these partners include but are not limited to; the City of Alexandria’s Department of Housing, Department of Community & Health Services (DCHS) and the local Continuum of Care (CoC). ARHA will meet regularly with these local partners to discuss and implement strategies for potential Mainstream voucher referrals (once waiting list is opened), as well as, case management and ongoing services for Mainstream voucher holders (on a voluntary basis).
Mainstream voucher applicants/holders are subject to the same laws and regulations governing disability, equal access, non-discrimination, fair housing, and reasonable accommodation listed in ARHA’s HCVP Administrative Plan for all HCVP applicants/holders.


**The Waiting List** (24 CFR §982.206, Subpart E)

ARHA must maintain one waiting list for all tenant-based voucher assistance. This includes applicants for the Mainstream Housing Choice Voucher Program (MHCVP). In addition, ARHA must follow its waiting list policies and select eligible families in the order they appear with respect to any applicable preferences.

To meet HUD requirements, ARHA has amended the HCVP Administrative Plan to include an amendment on the MHCVP (see attached Amendment I, “Mainstream Housing Choice Voucher Program”). The amendment includes the method for selecting applicant families from the waiting list, including the system of admission preferences ARHA will use to allow families that meet Mainstream voucher criteria to move up the waiting list.

**Adopted Preferences/Applicant Selection**

In order to meet the eligibility criteria needed to administer the Mainstream vouchers, ARHA is adding the following equally weighted local preferences:

1) Non-elderly disabled person who is currently experiencing homelessness

2) Non-elderly disabled persons who is currently a client in a permanent supportive housing or rapid rehousing project

ARHA will select applicants first by preference and then, if applicants have the same preferences, by date and time of the application submitted to ARHA.

**Updating/Opening the Waiting List**

ARHA’s Asset Management Department, will be responsible for notifying all currently active HCVP waiting list applicants that new preferences have been added. The notice will include information on how to successfully apply and establish their preference status. In addition, ARHA will provide with each notice, a preference update form which, may be directly (in office) or indirectly (mail, email) submitted to ARHA. ARHA will also make available preference update forms for partnering local agencies with whom ARHA may be working to receive referrals or determine preference eligibility.

ARHA will not open its HCVP waiting list if it is confirmed that there is a suitable amount of Mainstream voucher eligible families on the waiting list that meet the preference categories; a client in a permanent supportive housing program/residence or rapid rehousing project, or are currently experiencing homelessness.

If there is not a suitable amount of Mainstream voucher eligible families on the waiting list that meet the preference categories, ARHA will open its waiting list specifically for non-elderly disabled applicants who are claiming Mainstream preferences. ARHA will comply with the
requirements for opening the waiting list under, 24 CFR §982.206, including the requirement to provide public notice and to accept applications from families for whom the list is open.

**Voucher Utilization** [24 CFR §982.]

Once a Mainstream eligible applicant is pulled from the waiting list they are subject to the same regulations and policies governing all tenant-based housing choice voucher holders. This includes but is not limited to, verification of eligibility, voucher utilization, leasing, income/subsidy determination & verification, annual re-examinations, and all other regulations and policies that are applied to tenant based voucher holders in this Plan (ARHA, HCVP Administrative Plan), unless noted otherwise.

**Portability**

Portability is a required feature of the housing choice voucher program (Section 8(r) of the U.S. Housing Act of 1937). However, ARHA will not allow Mainstream voucher portability for Mainstream voucher holders where the head, co-head, or spouse did not have legal domicile in the ARHA’s jurisdiction at the time the family first submitted their application until they have leased a unit in the jurisdiction for at least twelve (12) months. ARHA may allow portability for Mainstream voucher holders as a reasonable accommodation before the twelve (12) month period on a case-by-case basis.

**PUBLIC HOUSING LOCAL PREFERENCE AMENDMENT** (24 CFR §960.206)

The Asset Management Department is amending the Public Housing, Admissions & Continued Occupancy Plan (ACOP) in order to bring higher income families into Public Housing. The amendment will change established “working” local preferences and their assigned points. In doing so, ARHA will lessen the distinction between working in the “resident” jurisdiction and working outside of it, therefore allowing all working families to move up more rapidly on Public Housing waiting lists. (See Attachment II, Amendment to ACOP/Local Preferences)

**Local Preferences** (24 CFR §960.206(b) (2)).

The Authority will use the following local preferences:

a. In order to bring higher income families into Public Housing, ARHA will establish preferences for “working” families, where the head, spouse, co-head, or sole member is employed.

   b. 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.

   c. Addition of a preference for families requiring units pursuant to the Uniforms Federal Accessibility Standards (UFAS)

   d. Applicants who are working or who have been notified that they are hired to work in a residency preference area must be treated as residents of the residency preference area.

   e. As such, the proposed amended will reflect the following preferences and their assigned waiting list points:
General Public Housing List: Andrew Adkins/Samuel Madden/Ramsey Homes/Saxony Square & Scattered Site I, II, III, Ramsey:

1) UFAS (Uniform Federal Accessibility Standards) - For those needing an accessible unit (4 points)
2) Live/do not work in the City of Alexandria (2 points)
3) Live & Work in the City of Alexandria (4 points)
4) Work in the City of Alexandria (4 points)
5) Work outside the City of Alexandria (2 points)

Site Based Lists: Braddock/Whiting/Reynolds, West Glebe/Old Dominion, Chatham Square, Old Town Commons (James Bland) I, II, IV

1) UFAS (Uniform Federal Accessibility Standards) - For those needing an accessible unit (4 points)
2) Live/do not work in the City of Alexandria (2 points)
3) Live & Work in the City of Alexandria (4 points)
4) Work in the City of Alexandria (4 points)
5) Work outside the City of Alexandria (2 points)

Elderly/Disabled (Ladrey Hi-Rise)
To meet HUD non-discrimination requirements, all disabled and/or elderly applicants receive the “working” preference which is an additional two (2) preference points.

1) Elderly (62 years of age or more) (7 points, 5 + 2 working)
2) Disabled (6 points, 4 + 2 working)
3) Live in the City of Alexandria (2 points)

f. ARHA will select applicants first by the highest amount of preference points and then, if applicants have the same preference point total, by date and time of the application submitted to ARHA.

HOUSING CHOICE VOUCHER LOCAL PREFERENCE AMENDMENT (4 CFR §982.207)
ARHA is now also amending the HCVP Administrative Plan to include updates to facilitate the Mainstream Voucher Program (see Attachment I) and local “working” preferences to increase the number of higher income applicants on the HCVP waiting list. (See Attachment III, Amendment to HCVP Admin. Plan/Local Preferences)
The following preferences have been added and then the points “weighted” to facilitate eligible Mainstream applicants coming to the top of the waiting list. However, these preferences are open to all on the HCV list.

- Currently experiencing homelessness (6 points)
- Currently a client in a permanent supportive housing or rapid rehousing project (6 points)

**Local preferences**

ARHA has established the following local preferences and associated waiting lists points:

- In order to bring higher income families into the HCVP, ARHA will establish preferences for “working” families, where the head, spouse, co-head, or sole member is employed.

- 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

- Applicants who are working or who have been notified that they are hired to work in a residency preference area must be treated as residents of the residency preference area.

The following preferences and their associated waiting list points are as follows:

- Elderly- must be 62 years of age or older (6 points = 4 + 2 for working)
- Disabled (7 points = 5 + 2 for working)
- Live/ in the City of Alexandria (2 points)

For those not Elderly or Disabled (to avoid duplicate working preference points), the following local residency/working preferences apply:

- Live/do not work in the City of Alexandria (2 points)
- Live & Work in the City of Alexandria (4 points)
- Work in the City of Alexandria (4 points)
- Work outside the City of Alexandria (2 points)

ARHA will select applicants based on ARHA’s hierarchy of preferences first and then, if applicants have the same preference point total, by date and time of the application submitted to ARHA (24 CFR §982.204).

**Updating the Public Housing and HCVP Waiting Lists**

ARHA’s Asset Management Department will notify all currently active HCVP and Public Housing waiting list applicants that local preferences have been amended. The notice will include information on how to successfully apply and establish their preference status. In addition, ARHA will provide with each notice, a preference update form which, may be directly (in office) or indirectly (mail, email) submitted to ARHA.
ARHA will also make available preference update forms for partnering local agencies with whom ARHA may be working to receive referrals or determine preference eligibility.

**Significant Amendment/Modification**

HUD requires that PHA’s update their administrative plans if there is a change to waiting list preferences. ARHA has done this via amendment. Please see the following attached Amendments:

- Attachment I, Amendment I to ARHA’s HCVP Administrative Plan, Chapter 20, “Mainstream Housing Choice Voucher Program”
- Attachment II, Amendment I, to ARHA’s ACOP, Chapter 4, “Applications, Waiting Lists, and Tenant Selection”
- Attachment III, Amendment II to ARHA’s HCVP Administrative Plan, Chapter 4, “Applications, Waiting Lists, and Tenant Selection”.

In addition, any update to waiting list policies and/or practices, including the adding of new preferences, constitutes a significant change and therefore, the most recent Annual Agency Plan must be modified. This includes both public notice of the changes, and a public hearing convened to discuss the addition of the Mainstream Program and changes to the Public Housing and HCVP local waiting list preferences. Via the public notice and during the public hearing, ARHA will be soliciting comment from ARHA’s resident associations, local partners, and the public before submitting this amended Annual Agency Plan to ARHA’s Board of Commissioners for approval on March 30th, 2020.

### B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

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- ☒ Hope VI or Choice Neighborhoods.
- ☒ Mixed Finance Modernization or Development.
- ☒ Demolition and/or Disposition.
- ☒ Designated Housing for Elderly and/or Disabled Families.
- ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☒ Occupancy by Over-Income Families.
- ☒ Occupancy by Police Officers.
- ☒ Non-Smoking Policies.
- ☒ Project-Based Vouchers.
- ☒ Units with Approved Vacancies for Modernization.
- ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
### B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

### B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

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(b) If yes, please describe:

### B.5 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

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### Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

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(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

### B.7 Certification by State or Local Officials.

*Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

### B.8 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

<table>
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<th>N/A</th>
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</table>

(b) If yes, please describe:
<table>
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<tr>
<th>C.</th>
<th><strong>Statement of Capital Improvements.</strong> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</th>
</tr>
</thead>
</table>
| **C.1** | **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.  
See HUD Form 50075.2 approved by HUD 9/06/2018. |

See Attachment I (Amendment to HCVP Plan/Mainstream Program), Attachment II (Amendment to Public Housing ACOP/Local Preferences) & Attachment III (Amendment to HCVP Admn. Plan/Local Preferences)

**PUBLIC COMMENTS**

*The Ladrey Resident Advisory Board (RAB):*
Submitted:

Dear Sirs and Madams,

Secretary of Ladrey Advisory Board/ Resident

*ARHA Resident Association (ARA) Comments*
Submitted:

Kevin Harris  
ARA President/Resident

**ARHA Response to Comments:**
ATTACHMENT I
(ARHA HCVP ADMINISTRATIVE PLAN)

MAINSTREAM HOUSING CHOICE VOUCHER PROGRAM
(24 CFR §982.207, 24 CFR 982.204(e), (Notice PIH 2020-01), (NOFA FR-6300-N-43)

INTRODUCTION

The Alexandria Redevelopment & Housing Authority (ARHA) must ensure compliance with federal laws, regulations and notices and must establish policy and procedures to clarify federal requirements and to ensure consistency in program operation. This amendment to ARHA’s HCVP Administrative Plan describes HUD regulations and ARHA policies related to the Mainstream Housing Choice Voucher Program (MHCVP) in six (6) parts.

Part I: The Mainstream Housing Choice Voucher Program. This part includes program background information and a description of the purpose of the MHCVP, the awarding of vouchers, general eligibility, and working with local partners.

Part II: Eligibility. This part describes the general eligibility requirements and definitions for Mainstream Voucher applicants. In addition, this section discusses, non-discrimination & fair housing, and the denial of assistance.

Part III: Waiting List & Preference Administration. This part describes HUD regulations and ARHA policies that govern the waiting list, and new preferences added.

Part IV: Opening the Waiting List & Applicant Selection. The part describes the HUD regulations and ARHA policy for opening the waiting list, notifying the public and selecting applicants for Mainstream Vouchers.

Part V: Mainstream Voucher Utilization. This section describes HUD regulations and ARHA policy on the leasing, continued occupancy, income determination, verification, and portability of Mainstream Voucher holders.

Part VI: Administering the Mainstream Housing Choice Voucher Program. This part describes HUD regulations for administering and reporting on the MHCVP to HUD, including SEMAP.
PART I: THE MAINSTREAM HOUSING CHOICE VOUCHER PROGRAM


The Mainstream Voucher Program, (previously referred to as the Mainstream 5-Year Program and/or the Section 811 Voucher Program) was originally authorized under the National Affordable Housing Act of 1990 (Pub.L. 101-625). The Mainstream Voucher Program provides tenant-based assistance to persons with disabilities. Until the passage of the Frank Melville Supportive Housing Investment Act of 2010 (Pub.L. 111-374) (Melville Act), the program operated as a separate program distinct from the regular tenant-based Housing Choice Voucher Program. The Melville Act converted the Mainstream 5-Year Program to the Housing Choice Voucher (HCV) Program under 8(o) of the U.S. Housing Act of 1937.

Under the Melville Act, except for serving a specific population, Mainstream Vouchers are to be treated the same as regular voucher assistance. In other words, the same regulations at 24 CFR Part 982 (Section 8 Tenant-Based Assistance: Housing Choice Voucher Program) apply to Mainstream Vouchers. There is no authority to treat families that receive a Mainstream Voucher differently from other applicants and participants of the HCV program.

The Consolidated Appropriations Act, 2018 and the Consolidated Appropriations Act, 2019 (“2019 Act”) provided funding for incremental Mainstream Vouchers for non-elderly persons with disabilities, in addition to renewal and administrative fee funding.

In 2019, ARHA applied to participate in the Mainstream Housing Choice Voucher Program via NOFA FR-6300-N-43. In November, 2019 ARHA was awarded thirty-six (36) Mainstream Vouchers. Additional Mainstream Vouchers will be available through future NOFAs. ARHA will begin leasing for the program by April, 1st, 2020.


The purpose of the Mainstream Housing Choice Voucher Program (MHCVP) is to provide funding to housing agencies to assist non-elderly persons with disabilities, particularly those who are transitioning out of institutional or other separated settings; at serious risk of institutionalization; currently experiencing homelessness; previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project; or at risk of becoming homeless.

The MHCVP encourages partnerships with local health and human service agencies with a demonstrated capacity to coordinate voluntary services and support to enable individuals to live independently in the community.

A major aspect of the administration of the Mainstream Voucher Program is the PHAs commitment to work with local partners to expand opportunities for individuals and families to access quality affordable rental housing.

ARHA has a history of successful collaborations with local partners which includes; the City of Alexandria’s, Department of Community and Health Services (DCHS), Department of Housing, and Continuum of Care (CoC) which utilizes community resources to prevent homelessness in the City of Alexandria. ARHA currently administers a voucher referral program with DCHS (see Chapter 4, Applications, Waiting List and Tenant Selection, 4-III.C. Selection Method).

In administering the MHCVP, ARHA will work directly with local partners who will be assisting with coordinating outreach and referral of eligible persons that meet the PHA’s waiting list preference criteria, as well as, assist persons with disabilities to apply to and obtain acceptance in housing programs. In addition, ARHA and local partners will work together to provide ongoing behavioral health and social services to ARHA’s Mainstream Voucher holders (on a voluntary basis).

ARHA Policy

ARHA will meet regularly with local agencies to ensure that partnerships remain viable. These local agency partners include but are not limited to; City of Alexandria’s Department of Housing, Department of Community & Health Services (DCHS) and the local Continuum of Care (CoC). Meetings will be held to develop plans and discuss potential referrals (once waiting list is opened), continued case management, and available services for Mainstream Vouchers holders.
PART II ELIGIBILITY


The eligible population for vouchers awarded under the Mainstream Program are families that include a non-elderly person (under age 62) with disabilities. This includes, non-elderly disabled who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

ARHA Policy

ARHA has been approved for two (2) of the newly available mainstream preferences; currently experiencing homelessness and currently a client in a permanent supportive housing/rapid rehousing project, ARHA will use the following definitions when discussing Mainstream Voucher Program eligibility (see following section for preferences being added for the Mainstream Program):

1. **Eligible Family**: A family composed of one or more non-elderly persons with disabilities, which may include additional members who are not elderly persons with disabilities.

2. **Disability**: ARHA will use the definition of disability which is used in the Housing Choice Voucher Program. (42 U.S. Code §423) for Mainstream eligibility.

3. A Mainstream eligible non-elderly disabled family is:

   a. A person 18 years of age or older and less than 62 years of age, and who has a disability and is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration and;
      - Substantially impedes his or her ability to live independently, and:
      - Is of such a nature that the ability to live independently could be improved by more suitable housing conditions or;
      - Has a development disability as defined in 42 U.S.C. 6001.

4. Persons currently experiencing homelessness (NOTICE PIH 2013-15 (HA) is an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

   a. 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;

b. 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

c. 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;

d. 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;
   - 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;
   - 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:
   - 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 education.
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:
h. 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;
i. Has no other residence; and
j. Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.

5. Currently a client in Permanent Supportive Housing & Rapid Rehousing Projects/programs

- Permanent Supportive Housing (PSH) is built on the premise that housing and services need to be connected in order to ensure the stability of housing for those experiencing homelessness. Permanent Supportive Housing Programs assist individuals and families experiencing homelessness by providing services needed to obtain greater self-sufficiency thus helping individuals and families move into permanent housing, with the goal of long-term stability (McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a), Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009).

- Rapid Re-Housing programs rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. Rapid rehousing programs help families and individuals living on the streets or in emergency shelters solve the practical and immediate challenges to obtaining permanent housing while reducing the amount of time they experience homelessness, avoiding a near-term return to homelessness, and linking to community resources that enable them to achieve housing stability in the long-term (Continuum of Care (CoC) Program interim Rule - Federal Register April 1, 2017).
II-B. ELIGIBILITY, NON-DISCRIMINATION & FAIR HOUSING (ARHA HCVP Administrative Plan, Chapter 2, Fair Housing and Equal Opportunity)

Federal laws require that ARHA treat all applicants and participants equally, providing the same quality of service, regardless of family characteristics and background. Federal law prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, age, familial status, and disability. ARHA will comply fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including:

- Title VI of the Civil Rights Act of 1964
- Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)
- Executive Order 11063
- Section 504 of the Rehabilitation Act of 1973
- The Age Discrimination Act of 1975
- Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)
- Violence Against Women Reauthorization Act of 2005 (VAWA)
- When more than one civil rights law applies to a situation, the laws will be read and applied together.
- Any applicable state laws or local ordinances and any legislation protecting individual rights of tenants, applicants, or staff that may subsequently be enacted.

**ARHA Policy**

ARHA will treat all Mainstream applicants and voucher holders with the same service, laws, and regulations as all other ARHA HCV applicants and participants.
II-C. REASONABLE ACCOMMODATION (ARHA HCVP Administrative Plan, Chapter 2, Fair Housing and Equal Opportunity)

Request for an Accommodation

If an applicant or participant in any Federal housing program administered by ARHA, including the Mainstream Voucher Program, indicates that an exception, change, or adjustment to a rule, policy, practice, or service is needed because of a disability, HUD requires that the ARHA treat the information as a request for a reasonable accommodation, even if no formal request is made [Joint Statement of the Departments of HUD and Justice: Reasonable Accommodations under the Fair Housing Act].

The family must explain what type of accommodation is needed to provide the person with the disability full access to the ARHA’s programs and services.

If the need for the accommodation is not readily apparent or known to the ARHA, the family must explain the relationship between the requested accommodation and the disability. There must be an identifiable relationship, or nexus, between the requested accommodation and the individual’s disability.

ARHA Policy

ARHA will follow all regulations and policies governing reasonable accommodation listed in the current HCVP Administrative Plan, Chapter 2, Fair Housing and Equal Opportunity, Part II: Policies Related to Persons with Disabilities.

II-D. ELIGIBILITY VERIFICATION

Mainstream “eligible families” must meet the same HUD eligibility verification requirements as any other tenant based voucher applicant.

To be eligible for the Mainstream Housing Choice Voucher Program:

- The applicant family (single or multiple household members) must;
  - Qualify as a family as defined by HUD and ARHA.
  - Have income at or below HUD-specified income limits.
  - Qualify on the basis of citizenship or the eligible immigrant status of
family members.
- Provide social security number information and birth certificates for family members as required.
- Consent to the ARHA’s collection and use of family information as provided for in ARHA-provided consent forms.

ARHA Policy
When determining the eligibility of Mainstream applicants, ARHA will follow the regulations and policies governing the verification of eligibility which is listed in detail in the current HCVP Administrative Plan, Chapter 3 Eligibility.

II-E DENIAL OF ASSISTANCE

ARHA Policy
ARHA will follow the regulations and policies governing the denial of assistance as listed in in the current HCVP Administrative Plan, Chapter 3, Eligibility, Part III.
PART III: WAITING LIST, APPLICANT SELECTION & PREFERENCE ADMINISTRATION


The PHA must maintain one waiting list for all tenant-based voucher assistance. This includes applicants for the Mainstream Housing Choice Voucher Program (MHCVP). In addition, the PHA must follow its waiting list policies and select eligible families in the order they appear with respect to any applicable preferences.

ARHA Policy

ARHA will maintain only one tenant-based voucher assistance waiting list from which Mainstream Program applicants will be pulled. ARHA will apply all required HUD regulations governing the administration of ARHA’s Housing Choice Voucher waiting list to the MHCVP.


PHAs may use preferences that allow families that meet Mainstream Voucher criteria to move up the waiting list. However, these newly added preferences are available to all applicable HCV waiting list applicants, not only Mainstream eligible families. The PHA must describe in their administrative plan, the method for selecting applicant families from the waiting list, including the system of admission preferences that the ARHA will use [24 CFR 982.202(d)]. The PHA must also have a policy for how families with the same preference will be selected – either in order by the date and time of their application or a random choice technique (24 CFR §982.207(c)).

ARHA Policy

ARHA has added two equally weighted preferences to the HCV waiting list that will facilitate the selection of “non-elderly disabled” applicants eligible for the Mainstream Voucher Program. These preferences are:

(1) Currently experiencing homelessness

(2) Currently a client in a permanent supportive housing or rapid rehousing project

ARHA will select applicants first by preference and then, if applicants have the same preferences, by date and time of the application submitted to ARHA.

Waiting list administration is up to the PHA and there is no requirement to open the waiting list to administer Mainstream Vouchers if it is confirmed that there is a suitable amount of Mainstream Voucher eligible families on the waiting list that meet the preference category claimed.

ARHA Policy

ARHA will not open the tenant-based HCV waiting list if it is confirmed that there is a suitable amount of Mainstream Voucher eligible families on the waiting list that meet the preference categories; a client in a permanent supportive housing program/residence or rapid rehousing project, or are currently experiencing homelessness.

If the waiting list does not have a suitable number of Mainstream Voucher eligible applicants the PHA may update the waiting list.

Updating Waiting List for change in eligible population: PHAs may choose to do a full waiting list update if there is not a suitable number of Mainstream eligible applicants. A full update may be done regardless of whether a PHA will be opening the waiting list or not.

A Full Waiting List Update is performed on the entire existing waiting list to determine if all current applicants meet the eligibility criteria for Mainstream Vouchers and the new preferences that were adopted. This also ensures that the PHA is offering the opportunity for current applicants on the waiting list who qualify for the Mainstream preferences to receive the benefit of the preference and move up on the waiting list accordingly.

ARHA Policy

When performing a full waiting list update, ARHA will notify all currently active tenant-based HCV waiting list applicants that new preferences have been added. The notice will include information on how to successfully apply and establish their preference status. In addition, ARHA will provide with each notice, a preference update form which, may be directly (in office) or indirectly (mail, email) submitted to ARHA.

ARHA will also make available preference update forms for partnering agencies with whom ARHA may be working with in order to identify current waiting list applicants eligible for newly adopted Mainstream preferences.
PART IV: OPENING THE WAITING LIST


The PHA may adopt criteria defining what families apply for assistance when opening its waiting list (24 CFR §982.206(b)(1)). For example, with respect to eligible applicants under the Mainstream Program, if the PHA opens its waiting list for solely these applicants, the PHA must provide public notice that it is opening its waiting list specifically for non-elderly persons with disabilities who are eligible for at least one Mainstream specific preferences.

ARHA Policy

If there is not a suitable amount of Mainstream Voucher eligible families on the waiting list that meet the preference categories, ARHA will open its waiting list specifically for non-elderly disabled applicants who are claiming Mainstream preferences. ARHA will comply with the requirements for opening the waiting list under 24 CFR §982.206, including the requirement to provide public notice and to accept applications from families for whom the list is open.

When ARHA opens the waiting list, ARHA will provide public notification to our local social services partners (and ask that they post the notification) and, will provide notification at the following locations:

- ARHA web site
- City of Alexandria’s web site
- ARHA’s main office
- Local partnering agencies
PART V: MAINSTREAM VOUCHER UTILIZATION


Once a Mainstream eligible applicant is pulled from the waiting list they are subject to the same regulations and policies governing all tenant-based housing choice applicants and voucher holders. This includes but is not limited to, verification of eligibility, voucher utilization, leasing, income/subsidy determination & verification, annual re-examinations, and all other regulations and policies that are applied to tenant based voucher holders in this Plan (ARHA, HCVP Administrative Plan), unless noted otherwise.

Once a Mainstream voucher is issued to a non-elderly, disabled Mainstream eligible family, they cannot “age-out” of the Mainstream subsidy.

V-B. PORTABILITY

Portability is a required feature of the Housing Choice Voucher Program (§8(r) of the U.S. Housing Act of 1937). Applicants where the head, co-head, or spouse did not have legal domicile in the PHA’s jurisdiction at the time the family first submitted their application do not have the right to portability until they have leased a unit in the jurisdiction for 12 months, however, the PHA may choose to allow portability during this period (CFR §982.353(c)(2)). PHAs must keep in mind that persons with disabilities may request a reasonable accommodation to port out before meeting the one-year residency requirement if there is a nexus between the person’s disability and their need to move out of the jurisdiction.

If a Mainstream Voucher participant ports to another PHA and the receiving PHA chooses to bill the initial PHA, then the voucher will remain a Mainstream Voucher. If the PHA chooses to absorb the voucher, the voucher will be considered a regular Housing Choice Voucher, or a Mainstream Voucher if the receiving PHA has a Mainstream Voucher available, and the Mainstream Voucher at the initial PHA will be freed up to lease to another Mainstream-eligible family.

ARHA Policy

ARHA will not permit Mainstream Voucher portability for voucher holders where the head, co-head, or spouse did not have legal domicile in the PHA’s jurisdiction at the time the family first submitted their application until they leased a unit in the jurisdiction for at least twelve (12) months.

ARHA may allow portability for Mainstream Voucher holders as a reasonable accommodation before the twelve (12) month period on a case-by case basis.
PART VI: ADMINISTERING THE MAINSTREAM PROGRAM


In November, 2019, ARHA was awarded thirty six (36) Mainstream Vouchers with the opportunity to apply for additional vouchers via HUD grants in the future. HUD expects that PHAs will make every effort to utilize at least 80% of awarded vouchers within the first year of receiving them. After the first year of program administration, HUD reserves the right to recapture and reallocate funding if the PHA does not comply with the terms of an 80% leasing rate. In addition, if the PHA does not maintain a leasing rate of at least 80% after the first year, HUD may recapture and reallocate the funding.

VI- B. HUD PIC & VOUCHER MANAGEMENT SYSTEM (VMS) REPORTING (Notice PIH 2020-01, NOFA, FR-6300-N-43, HUD PIH-REAC: PHA Finance Accounting Brief, #25, HUD Mainstream Program Implementation FAQ)

PIC Management

Mainstream Voucher assistance will use the HUD-50058 to submit tenant information to PIC just as it does for all other vouchers. However, to distinguish the Mainstream Vouchers from regular tenant based vouchers, the PHA must code Section 2 of the HUD-50058 differently. In addition, for PIC to receive and count the HUD-50058 for the Mainstream Voucher transaction, at least, one family member who is non-elderly (under 62 years of age) and disabled must be indicated on the 50058.

PHAs must use line 4c “Homeless at admission? (Y or N)” of the HUD-50058 to accurately report whether the family being admitted to the program was homeless at the time of admission.

In cases of portability, the initial PHA must include “MS5”, as applicable, on the HUD-50058, Family Report sent to the receiving PHA. Receiving PHAs must maintain the “MS5” code on their Family Reports for the duration of the family’s participation in the Mainstream Voucher Program if the receiving PHA is billing the initial PHA. *The PHA should not code more families than the number of Mainstream Vouchers awarded.*

VMS Management

In order to indicate the allocation of Mainstream Vouchers, HUD requires the PHA to include the number of Mainstream Vouchers in the Voucher Management System (VMS). This includes any additional Mainstream Vouchers that may be allocated via NOFA in the future.
In the case of portability, if the PHA chooses to absorb the voucher, the voucher will be considered a regular voucher and the Mainstream Voucher at the initial PHA will be freed up to lease to another.

**VI- C. SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP Indicator 13 (Lease-up))**

For the Section Eight Management Assessment Program (SEMAP), Mainstream Vouchers, excluding all new awards for the first year, must be included in the utilization rate for the purposes of determining the PHA’s overall utilization under Indicator 13. PIC’s calculation of the Lease-up indicator incorrectly excludes Mainstream Vouchers from consideration. The Financial Management Center (FMC) determines the Indicator 13 utilization rate for all PHAs using VMS reported expenses and leasing and sends the calculations to the appropriate Field Office to distribute to the PHA. Using VMS, PHAs can approximate their overall utilization rate for SEMAP by adding the Mainstream 5-Year data to the overall HCV program data.
ATTACHMENT II

PUBLIC HOUSING WAITING LISTS

LOCAL PREFERENCES (24 CFR §960.206)

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 (24 CFR §960.206(a)).

Upon recent examination, it was determined that to bring higher income families into Public Housing, current established “working” local preferences and their assigned points could be amended. In doing so, ARHA will lessen the distinction between working in the “resident” jurisdiction and working outside of it, therefore allowing all working families to move up more rapidly on Public Housing waiting lists.

ARHA is now amending the Public Housing, Admissions & Continued Occupancy Plan (ACOP) to include the following local preference changes for the general Public Housing, Elderly/Disabled (Ladrey/Park Place), and Public Housing Site Based waiting lists.

**ARHA Policy**

The Authority will use the following local preferences:

a. In order to bring higher income families into Public Housing, the ARHA will establish preferences for “working” families, where the head, spouse, co-head, or sole member is employed.

b. 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 §960.206(b)(2)).

c. Addition of a preference for families requiring units pursuant to the Uniforms Federal Accessibility Standards (UFAS)
d. As such, the proposed amended will reflect the following preferences and their assigned waiting list points:

General Public Housing List: Andrew Adkins/Samuel Madden/Ramsey Homes/Saxony Square & Scattered Site I, II, III:

1) UFAS (Uniform Federal Accessibility Standards- For those needing an accessible unit) (4 points)
2) Live/do not work in the City of Alexandria (2 points)
3) Live & Work in the City of Alexandria (4 points)
4) Work in the City of Alexandria (4 points)
5) Work outside the City of Alexandria (2 points)

Site Based Lists: Braddock/Whiting/Reynolds, West Glebe/Old Dominion, Chatham Square, Old Town Commons (James Bland) I, II, IV

1) UFAS (Uniform Federal Accessibility Standards- For those needing an accessible unit) (4 points)
2) Live/do not work in the City of Alexandria (2 points)
3) Live & Work in the City of Alexandria (4 points)
4) Work in the City of Alexandria (4 points)
5) Work outside the City of Alexandria (2 points)

Elderly/Disabled (Ladrey Hi-Rise)

To meet HUD non-discrimination requirements, all disabled and/or elderly applicants receive the “working” preference which is an additional two (2) preference points.

1) Elderly (62 years of age or more) (7 points, 5 + 2 working)
2) Disabled (6 points, 4 + 2 working)
3) Live in the City of Alexandria (2 points)

e. ARHA will select applicants first by the highest amount of preference points and then, if applicants have the same preference point total, by date and time of the application submitted to ARHA.
ATTACHMENT III
HOUSING CHOICE VOUCHER WAITING LISTS
LOCAL PREFERENCES (24 CFR §960.206)

Local Preferences (24 CFR §982.207; HCV p. 4-16)

ARHA 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 ARHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the ARHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

Upon recent examination, it was determined that to bring higher income families into the Housing Choice Voucher Program (HCVP), current established “working” local preferences and their assigned points should be amended. In doing so, ARHA will lessen the distinction between working in the “resident” jurisdiction and working outside of it, therefore allowing all working families to move up more rapidly on the HCVP waiting list.

ARHA is now amending the HCVP Administrative Plan to include the following local preference changes for the HCVP waiting list.

ARHA Policy (24 CFR §982.207)

When voucher availability and budget allows, ARHA will offer preference to:

- Any family that has been terminated from ARHA’s HCV program due to insufficient program funding and,

- Referrals from the Department of Community and Human Services for the Family Unification Program (FUP), Mental Health, Transitional Housing, Foster Care Youth, Veterans and families that meet the standards of VAWA.

ARHA has established the following local preferences and associated waiting lists points:

- In order to bring higher income families into the HCVP, ARHA will establish preferences for “working” families, where the head, spouse, co-head, or sole member is employed.
• 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

• Applicants who are working or who have been notified that they are hired to work in a residency preference area must be treated as residents of the residency preference area.

ARHA has amended the following local preferences for “residency” and “working” are as follows:

The following preferences and their associated waiting list points are as follows:

• Elderly- must be 62 years of age or older (6 points = 4 + 2 points for working)
• Disabled (7 points = 5 + 2 points for working)
• Live/ in the City of Alexandria (2 points)

For those not Elderly or Disabled (to avoid duplicate working preference points), the following local residency/working preferences apply:

• Live/do not work in the City of Alexandria (2 points)
• Live & Work in the City of Alexandria (4 points)
• Work in the City of Alexandria (4 points)
• Work outside the City of Alexandria (2 points)

The following preferences are being added to facilitate the Mainstream voucher program. However, they are open to all that apply:

• Currently experiencing homelessness (6 points)
• Currently a client in a permanent supportive housing or rapid rehousing project (6 points)

ARHA will select applicants first by the highest amount of preference points and then, if applicants have the same preference point total, by date and time of the application submitted to ARHA (24 CFR §982.204).