

4-III.B. 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.

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)].

PHA Policy

The PHA will use the following local preferences and each preference will receive an allocation of points. The more preference points an applicant has, the higher the applicant's place on the waiting list.

- 1) **Veterans/Family of a Veteran**- The veteran or serviceman must reside in the household, be assigned to active duty or be deceased for the family to receive this preference. **Point Value-1000**
- 2) **Employed/Full Time Student**-Families whose head, spouse, co-head, or sole member is employed at least twenty hours per week or attending school full time in Butler County. **Point Value-800**
- 3) **Domestic Violence**- A family that includes a family member who is a victim of domestic violence, dating violence, sexual assault and/or stalking. Actual or threatened physical violence directed against the applicant or the applicant's family by a spouse or other household member who lives in the unit with the family must have occurred within the past sixty days or be of a continuing nature. The family must have been displaced as a result of fleeing violence in the home or they are currently living in a situation where they are being subjected to or victimized by violence in the home. The applicant must certify that the abuser will not reside with the applicant unless the PHA gives prior written approval. **Point Value-700**
- 4) **Elderly/Disabled** -Families whose head, spouse, co-head, or sole member is disabled or has a family member who is disabled and their source of income reflects this disability or is verified disabled according to the HUD definition of disabled. To qualify for the elderly preference head, spouse or co-head must be 62 years of age or older. **Point Value- 600**
- 5) **Homeless/Substandard**-Families who lack a fixed, regular and adequate nighttime residence that is a supervised shelter providing nighttime accommodations (including welfare hotels, congregate shelters and transitional housing), or an institution providing temporary residence intended to be institutionalized or a public or private place not ordinarily used as a sleeping accommodation for human beings. **Point Value-500**
- 6) **Residency**-Applicants who reside in Butler County or non-residents who work in Butler County or have been notified they have been hired to work a minimum of twenty hours per

week or attend school full time in Butler County, shall be determined as residents of the County. Verification of employment or school enrollment is required. **Point Value- 400**

If two applicants have similar preferences, date and time of application will be deciding factor. Applicants can qualify for more than one preference.

Special conditions for applicants at the Beacon Pointe Mixed Finance Development

In accordance with the Consent Decree in Givens vs. BMHA, and the MOU executed by BMHA and the Bambo Harris and Riverside Homes Resident Council on January 31, 2007, residents of Bambo Harris Homes on or after January 1, 2000, shall be given preference for units at Beacon Pointe Townhomes. This preference will supersede all other preferences for applications considered for the Beacon Pointe Mixed Finance Development.

Income Targeting Requirement [24 CFR 960.202(b)] In order to bring higher income families into public housing, the PHA will establish a preference for “working” families, where the head, spouse, cohead, 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

HUD requires that extremely low-income (ELI) families make up at least 40% of the families admitted to public housing during the PHA’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, the PHA may skip non-ELI families on the waiting list in order to select an ELI family.

If a PHA also operates a housing choice voucher (HCV) program, admissions of extremely low-income families to the PHA’s HCV program during a PHA fiscal year that exceed the 75% minimum target requirement for the voucher program, shall be credited against the PHA’s basic targeting requirement in the public housing program for the same fiscal year. However, under these circumstances the fiscal year credit to the public housing program must not exceed the lower of: (1) ten percent of public housing waiting list admissions during the PHA fiscal year; (2) ten percent of waiting list admissions to the PHA’s housing choice voucher program during the PHA fiscal year; or (3) the number of qualifying low-income families who commence occupancy during the fiscal year of PHA public housing units located in census tracts with a poverty rate of 30 percent or more. For this purpose, qualifying low-income family means a low-income family other than an extremely low-income family.

PHA Policy

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