

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

VSHA will offer public notice when changing its preference system. The notice will be publicized using the same guidelines as those followed for amending the agency's PHA plan or opening and closing the waiting list, depending on when the change is planned to occur. VSHA uses the following local preference system:

Disaster Preference: This preference is available to families who are displaced due to fire, flood, natural disaster, or condemnation by a local, State, or Federal Agency.

Transitional Housing Preference: This preference is available to individuals and families who are Transitioning from one of the following programs administered by the Vermont State Housing Authority:

- HUD's Family Unification program for Youth In Transition;
- The **Vermont Rental Subsidy Program (a rapid rehousing initiative administered by the Vermont Agency of Human Services)**. ~~State of Vermont's Housing Assistance Subsidy Program (administered by the Vermont Agency of Human Services).~~
 - Individuals/families transitioning from a Domestic Violence Transitional Housing Program (currently on or eligible to be on the Continuum of Care Homeless Inventory Chart for homeless beds).
 - *HUD's ~~McKinney-Vento Shelter Plus Care Program~~ **Continuum of Care Programs administered by VSHA (Shelter plus Care and Rapid Rehousing)**;

~~1. Individuals transitioning from VSHA's Section 811 PRA program — up to a maximum of 33 Housing Choice Vouchers. To be considered for this preference, individuals must have been in occupancy for at least twelve consecutive months, be a tenant in good standing and otherwise in compliance with their lease.~~

To be considered for this preference, applicants **must** meet the following additional criteria:

1. Actively participating in a case-management plan – which includes **an exit discharge** plan with an appropriate organization providing these services; **and**
2. Be in compliance with any lease agreement (verbal or written). Families must be current in their rent and any other conditions of tenancy. Families ~~can not~~ **cannot** be subject to an eviction action. VSHA will require Certification from the applicant's current landlord stating they are *in good standing and in compliance with their lease agreement*.

Applicants transitioning from HUD's/VSHA's Shelter plus Care program MUST provide certification from the (Shelter plus Care) Sponsoring Organization that the applicant has participated in the Shelter plus Care program for no less than 36 months and has met the goals of their ~~Individual Service~~ **case management Pplan. (ISP).*

Preference for Homeless Families with Case Management Support:

Preference will be limited to no more than 100 applicants / fiscal year (10/1 – 9/30).

Preference will be provided to families (with one or more minor children) who are homeless as defined by HUD's Category 1 definition of homelessness (see definition below) **and** who will be receiving regular on-site case management support from a local homeless services, social services or mental health agency for at least one year after moving into a voucher-assisted unit. Status will be verified through the agency providing case management.

Category 1: 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; or 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”.