

XXVII. MAINSTREAM VOUCHER PROGRAM

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Reference: NOFA Fr-6100-N-43

Award: CDC was awarded 19 Mainstream Vouchers under the above listed NOFA.

The Mainstream Voucher Program (MS5) provides rental assistance to non-elderly persons with disabilities

All provisions of the Housing Choice Voucher Administrative Plan apply to the Mainstream Voucher participants, unless otherwise specified, exempted by regulation or by this Mainstream Voucher Chapter.

1. WAITLIST MAINTENANCE AND SELECTION:

Applicants are added to the tenant based voucher waiting list by completing a pre-application and submitting the completed application to CDC when the waiting list is open as defined in Chapter III. of this Administrative Plan. If the CDC determines the applicants are Mainstream Eligible the waiting list record will be coded as such on CDC's tenant based voucher waiting list and are not maintained on separate waiting lists.

CDC may skip non-qualified families on the waiting list when a Mainstream Voucher is available.

Preferences for the Mainstream Voucher Program are the same as for the Housing Choice Voucher Program unless otherwise specified in this chapter.

Waiting List Selection:

CDC will select families in accordance with the policies set forth in Chapter III. of this Administrative plan.

Eligible families will be selected in the order they appear on the waiting list with respect to any applicable preferences.

CDC will select from the tenant based voucher waiting list in order of date and time of application and any applicable preferences. In instances where the applicant was already on the tenant based voucher wait list, CDC will follow the policies set forth in Chapter III. of this Administrative Plan.

CDC will determine if a family is Mainstream Eligible and code them as such on the 50058 when an eligible family leases a unit under HAP Contract.

2. ELIGIBILITY CRITERIA

An eligible household is a household composed of one or more non-elderly person/s with a disability (the person with the disability does not have to be the head, co-head, or spouse), which may include additional household members who do not meet the definition above, and

- Households must meet CDC's Housing Choice Voucher (HCV) program eligibility requirements, and include a
- Non-elderly person with disabilities: A person 18 years of age or older and less than 62 years of age, and who:
 - (i) Has a disability, as defined in 42 U.S.C. 426;
 - (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - (A) Is expected to be of long-continued and indefinite duration;
 - (B) Substantially impedes his or her ability to live independently, and
 - (C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
 - (iii) Has a developmental disability as defined in 42 U.S.C. 6001.

Disability must be verified by third party verification and the verifying provider must be licensed in the state to diagnose and treat that specific disability.,

CDC will identify the family as Mainstream Eligible at the time of the eligibility determination. However, the family will not be coded as such on the 50058 until they lease a unit under HAP contract, there are Mainstream Vouchers available and CDC has determined that the family remains eligible for the MS program.

A household where the sole member is an emancipated minor is not an eligible household.

Remaining Eligible through Lease-Up: The family must remain MS5-eligible through lease-up. In order to meet the definition of a MS5 –eligible family refer to the definition above. If the family no longer meets the eligibility criteria, the family is no longer eligible for the MS5 Program and will not be identified as such.

Denial of Eligibility:

CDC will follow the policies set forth in Chapter III. of this Administrative Plan when denying eligibility for the Mainstream Voucher Program.

3. DISABLED & HOMELESS PREFERENCE:

In order to target Mainstream eligible applicants who are homeless, CDC has elected to apply the following preference to the tenant based voucher waiting list. Households who qualify as disabled and who are;

- Transitioning out of institutional or other segregated settings, or
- At serious risk of institutionalization, or
- Homeless, or at risk of becoming homeless
- AND live/work in Mendocino County

The preference must be supported by documentation and valid at the time the applicant claims the preference and at the time of final determination of eligibility.

CDC may notify local service providers and current applicants listed on any of CDC's waiting lists if the waiting list is open for this preference.

400 preference point will be applied for this preference if the family meets the criteria listed above. The preference points will be added to any other preference points claimed.

Verification of Preference:

CDC will use the Disabled & Homeless verification form to determine eligibility for this preference and obtain required verifications listed on the form to retain in the applicants file.

4. PARTNERSHIPS:

Local service providers are partnering with CDC to use these vouchers by providing referrals, assisting with a timely transition to a unit, providing tenancy support, and providing the opportunity to mutual clients to access supportive services that may assist in the household leasing and maintaining housing with the Mainstream Voucher.

Supports may be obtained by providing a referral to an appropriate agency or by the partner agency itself.

If CDC is determining eligibility for a family for the Mainstream Voucher Program and it is determined that the family is not currently connected with a local service provider, CDC may supply the family with information regarding local service providers and resources in Mendocino County.

CDC has a Memoranda of Understanding (MOU) with the following service providers;

- Redwood Coast Regional Center
- Manzanita Services Inc.
- Mendocino county Health and Human Services Agency
- Redwood Community Services, Inc. (RCS)
- MCAVHN
- Parents and Friends Inc.
- RCHDC
- Mendocino Coast Hospitality Center

5. VOLUNTARY SUPPORTIVE SERVICES

CDC will not require participants to utilize supportive services as a condition for participation in the Mainstream Voucher program. Individuals with disabilities are not required to accept any services as a condition of housing assistance. Individuals may choose to receive services from any service provider (not limited to only those providers who have executed an MOU with CDC) or choose not to participate in services.

6. CRITERIA FOR BENEFICIARIES / ONGOING PROGRAM PARTICIPATION

This program has eligibility criteria for beneficiaries. Mainstream Voucher recipient households must include a person that meets the definition of a non-elderly person with a disability.

If the household member who qualified for the Mainstream Voucher program is no longer a member of the household and no other household member/s meet the eligibility criteria for the Mainstream Voucher, CDC may offer the family a regular Housing Choice Voucher if funding is available and the household is otherwise eligible.

7. TERMINATION OF RENTAL ASSISTANCE

Rental assistance may be terminated if the family violates conditions of occupancy in accordance with Chapter XIV of this Administrative Plan. However, prior to termination of a Mainstream Voucher household, CDC will exercise its discretion and consider all

relevant circumstances of the specific case, including granting a reasonable accommodation for a person with a disability in accordance with 24 CFR part 8, which may include;

- Including the role of a service provider and the impact that ongoing case management services can have on mitigating the conditions that led to the potential termination.
- If the family is not currently connected with a local service provider, CDC may offer the family information on local service providers who could potentially mitigate the conditions that led to the potential termination action.

Applicants and participants on the Mainstream Voucher program will be afforded the same rights as regular HCV applicants and participants to appeal a negative action taken against the family by CDC in accordance with the policies set forth in this administrative plan, Chapter XIV.

8. DEFINITIONS: NOFA Fr-6100-N-43

Eligible Household:

A household composed of one or more non-elderly person/s with a disability, which may include additional household members who do not meet the definition above and are not non-elderly persons with disabilities.

A household where the sole member is an emancipated minor is not an eligible household.

Non-elderly person with disabilities (for purposes of determining eligibility):

A person 18 years of age or older and less than 62 years of age, and who:

- (i) Has a disability, as defined in 42 U.S.C. 426;
- (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - (A) Is expected to be of long-continued and indefinite duration;
 - (B) Substantially impedes his or her ability to live independently, and
 - (C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
- (iii) Has a developmental disability as defined in 42 U.S.C. 6001.

Institutional or other segregated settings:

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.

Homeless means:

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

- (iii) 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:

- (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
- (ii) No subsequent residence has been identified; and
- (iii) 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:

- (i) 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);
- (ii) 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;
- (iii) 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
- (iv) 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:

- (i) 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;

- (ii) Has no other residence; and
- (iii) 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 becoming 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:

- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- (B) Is living in the home of another because of economic hardship;
- (C) 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;
- (D) 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;
- (E) 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;
- (F) 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

- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

9. REPORTING REQUIREMENTS

At the time a family leases a unit under HAP contract CDC may code the family as Mainstream (MS) on line 2b of the 50058 if the family is has been determined eligible for the MS program.

All mainstream vouchers (new or existing) must be coded "MS5" on line 2n of the HUD-50058. All mainstream voucher assistance must also be reported in VMS under the 5 Year Mainstream line.

If a household exercised its portability option, it is the initial PHA's responsibility to ensure that line 2n of the Family Report is properly coded, "MS5" before it is sent to the receiving PHA.

It is then the receiving PHA's responsibility to maintain the "MS5" program codes in line 2n of the Family Report, regardless of whether it absorbs the family or bills the initial PHA.

If the receiving PHA will bill the initial PHA for the portable MS5, the initial PHA must ensure that the MS5 program codes are properly maintained on the appropriate line of the family report.

10. PROJECT BASED VOUCHER

CDC may choose to assign some or all of the Mainstream Voucher allocation to a project based voucher contract.

11. PORTABILITY

A Mainstream Voucher family has the same rights under portability as a regular Housing Choice Voucher recipient.

12. TRANSFER FROM MS5 TO HCV

The CDC has the discretion to change the program for a participating MS5 family who is relocating from MS5 to a regular Housing Choice Voucher. This program change will occur on the effective date of the new Housing Assistance Payment Contract. For tracking purposes, CDC will remove the MS5 special program from line 2n of the 50058 prior to submitting the 7-Change of Unit.