

HOC is also exempted from this requirement when HOC provides assistance to low income or moderate-income families entitled to preservation assistance under the tenant-based voucher program as a result of a mortgage prepayment or opt-out.

H. INITIAL DETERMINATION OF LOCAL PREFERENCE QUALIFICATION

I. At the time of application, an applicant's entitlement to a local preference may be made on the following basis:

An applicant's certification that they qualify for a preference is accepted without verification at the pre-application. When the family is selected from the wait list for the final determination of eligibility, the preference is verified. To Qualify for the preference, an applicant must provide verification that shows he or she qualified either at the time of the pre-application or at the time of certification.

If the preference verification indicates that an applicant does not qualify for the preference, the applicant is returned to the wait list (tenant-based or project-based) without the local preference and given an opportunity for an office meeting.

J. TARGETED SELECTIONS [24 CFR 982.203]

HOC's electronic housing application is designed to gather information used to determine eligibility for criteria or preferences associated with Targeted Selection vouchers. The criteria/preferences for Targeted Selections are separate from the Local Preferences listed above, but for verification and eligibility purposes for these programs, will follow the same verification procedures for any preferences or program criteria. When HUD awards special funding for certain family types, families who qualify come to the top of the general HCV waitlist based on the information indicated on their application. When a specific type of funding becomes available, the tenant-based and project-based voucher (whichever the targeted funding applies to) wait lists are searched for the first available family meeting the targeted funding criteria. HOC reserves the right to use this assistance under the "Interim Use" policy. [See Glossary under "Interim Use" for definition].

Applicants who are admitted under targeted funding which are not identified as a Special Admission are identified by codes in the automated system and the applicant files' document their admission process.

HOC operates the following "Targeted Selections" Programs:

1. HUD 2006 Mainstream Disabled (MSD) program: 15 Units
2. HUD Veteran Vouchers (not VASH): 19 veterans and their families (18 older). Verify with list of homeless veterans provided by the county. HOC verifies eligibility by receiving referrals from the Montgomery County Department of Health and Human Services.
3. 2017/2018 Mainstream Disabled Grant Program: Preference is given to non-elderly disabled families who meet at least one of the following: Transitioning out of institutional or other segregated settings; at serious risk of institutionalization; homeless; or at risk of becoming homeless. NED is defined as disabled persons ages 18-62 and can include any member of a household. Eligibility for this funding is initially indicated based on responses to questions on HOC's waitlist, which are designed to capture these criteria. Once a NED

family is called up for a subsidy based on one or more of the criteria above, HOC staff conducts a comprehensive verification of eligibility for the qualifications for the specified criteria, as explained in section M of this chapter.

4. Moderate Rehabilitation: The moderate rehabilitation program provides project-based rental assistance for low-income families.
5. 2023 Incremental Vouchers: 42 vouchers where preference is given to individuals and families that are currently experiencing homelessness.

For any voucher allocation for Non-Elderly Persons with Disabilities (NED) in Support of Designated Housing Plans, HOC identifies a non-elderly disabled family, as defined by HUD, on HOC's wait list that will not be housed due to an approved or submitted Designated Housing Plan.

At turnover:

Re-issuance upon turnover of vouchers in the Non-Elderly Persons with Disabilities in Support of Designated Housing Plans 2008 allocation will be to Non-Elderly Persons with Disabilities on the wait list.

K. PREFERENCE AND INCOME TARGETING ELIGIBILITY [24 CFR 5.653]

- Deny any admission preference for which the applicant is currently qualified;
- Change the applicant's place on the wait list based on a preference, date of application, or other factors affecting selection under HOC's selection policy; or
- Remove the applicant from the wait list.

However, HOC may remove the applicant from the wait list for tenant-based assistance if HOC has offered the applicant assistance under the Project-Based Voucher program.

L. ORDER OF SELECTION [24 CFR 982.207(e)]

HOC's method for selecting applicants from a preference category leaves a clear audit trail which can be used to verify that each applicant was selected in accordance with the method specified in the Administrative Plan.

Tenant-Based Voucher Wait List

Local Preferences

HOC provides the following system to apply local preferences:

Each preference receives an allocation of points. The more preference points an applicant receives, the higher the applicant's position on the wait list. This point system only applies to the two Local Preferences.