

**RESOLUTION NO. \_\_\_\_\_**

**APPROVAL OF REVISIONS TO THE HOUSING CHOICE VOUCHER PROGRAM  
ADMINISTRATIVE PLAN**

**Item No. 5k**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Housing Choice Voucher (HCV) providers adopt an Administrative Plan to set local policies for the administration of the program in accordance with HUD requirements and local priorities; and

WHEREAS, the HCV Program Administrative Plan and any revisions to said document must be formally adopted by the Louisville Metro Housing Authority (LMHA) Board of Commissioners; and

WHEREAS, LMHA finds it necessary to revise the existing HCV Program Administrative Plan to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations; and

WHEREAS, the LMHA is proposing revisions to the following sections of the HCV Program Administrative Plan: "MTW Emergency Waivers" (MTW Waivers); "Introduction" (1.C); "The Admissions Process" (4.C and 4.E); "Determining Annual Income" (5.D); "Leasing a Unit/Determining the Subsidy Standard" (6.A and 6.B); "Rent and Housing Payment Assistance" (11.B-H); "Project Based Assistance" (17.E,F,K); "Emergency Vouchers" (26); "Cost Savings Possibilities" (27), "Conflict of Interest" (28); Glossary; "Payment Standards" (Appendix 1); "Veteran's Affairs Supportive Housing" (Appendix 7); "Special Referral Programs" (Appendix 9); "Rent Schedule for the Project Based Voucher Program" (Appendix 11); "Emergency Housing Voucher and VASH Payment Standards" (Appendix 12); and

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WHEREAS, the full text of the proposed revisions is given as an attachment to this resolution; and

WHEREAS, these proposed revisions were made available for public comment from November 19, 2021 through December 20, 2021 and a public hearing was held on November 30, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Housing Choice Voucher Program Administrative Plan revisions are adopted.

**RESOLUTION BACKGROUND STATEMENT**  
**APPROVAL OF REVISIONS TO THE HOUSING CHOICE VOUCHER PROGRAM**  
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**I. STATEMENT OF FACTS:**

LMHA reviews its HCV Program Administrative Plan to ensure that the admissions and occupancy policies described therein are compliant with the latest rules and regulations issued by HUD and that the HCV Program is operated in a manner that is effective, efficient, and beneficial to participants. To that end, LMHA is now proposing the following changes to its Administrative Plan:

- The MTW Emergency Waivers are added to reflect flexibility that LMHA has and to address the expiring HUD Emergency Waivers.
- 1.C. "Introduction": Moving to Work (MTW) activity 2021-2, Emergency Waivers, was added to Table 1-1, "Moving to Work (MTW) Activities"
- 4.C and 4.E. "The Admissions Process": Changes were made to update and clarify the EHV referral process and to add referral partners for Mainstream vouchers.
- 5.D "Determining Annual Income": When itemizing the medical deduction from annual income, the deduction will no longer be limited to the amount exceeding 3% of annual income.
- 6.A-B "Rent and Housing Payment Assistance": The language on sex and gender has been updated to comply with presidential Executive Order 13988. Reference to the MTW Emergency Waiver has also been included.
- 11.B-C "Rent and Housing Assistance Payment": Updated information on rent reasonableness to incorporate Low Income Housing Tax Credit rent comparability.
- 17.E,F,K "Project Based Assistance": Language clarifying that LMHA will use the Low Income Housing Tax Credit Tenant Income Certification for both initial income determination and reexaminations. Language clarifying that certain Project Based Voucher property owners may use a site-based waiting list.

**RESOLUTION BACKGROUND STATEMENT**  
**APPROVAL OF REVISIONS TO THE HOUSING CHOICE VOUCHER PROGRAM**  
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**I. STATEMENT OF FACTS (cont'd):**

- 26. “Emergency Housing Vouchers”: In order to operate an Emergency Housing Voucher program, LMHA was required to add this new chapter to the HCV Administrative Plan.
- 27,28. Sections were renumbered to reflect the inclusion of Chapter 26.
- Glossary: Definitions regarding homelessness and human trafficking are added.
- Appendix 1 “Payment Standards”: LMHA is required to update payment standards annually when HUD issues new payment standards.
- Appendix 7 “Veterans Affairs Supportive Housing”: This section has been updated to reflect the latest HUD guidance.
- Appendix 9 “Special Referral Programs”: Added the Hope Buss and Zora’s Cradle.
- Appendix 11 “Rent Schedule for Project Based Voucher Program”: Payment standards for project based vouchers have been updated in accordance with newly-issued HUD small area fair market rates by zip code.
- Appendix 12 “Emergency Housing Voucher and VASH Payment Standards”: These have been updated to reflect the latest payment standards issued by HUD.

**II. ALTERNATIVES:**

- a. Approve all the revisions to the HCV Program Administrative Plan.
- b. Approve a portion of the revisions to the HCV Program Administrative Plan.
- c. Do not approve the revisions to the HCV Program Administrative Plan.

**RESOLUTION BACKGROUND STATEMENT**  
**APPROVAL OF REVISIONS TO THE HOUSING CHOICE VOUCHER PROGRAM**  
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**III. RECOMMENDATION:**

Staff recommends Alternative "A".

**IV. JUSTIFICATION:**

HUD requires that Housing Choice Voucher (HCV) providers adopt a written Administrative Plan that establishes local policies for administration of the program. This document guides staff in administering the HCV Program and informs participants and the general public of the Housing Authority's admissions and occupancy policies.

Submitted by: Sam Dixius  
Compliance Manager  
December 21, 2021

# STATUTORY AND REGULATORY WAIVERS

## EFFECTIVE 4/13/2020

LMHA has been authorized by HUD to use Louisville Metro Government Property Maintenance Codes in lieu of HQS<sup>1</sup>. LMHA has an intergovernmental agreement with the LMG Department of Codes and Regulations (referred to as Codes and Regulations) to inspect Housing Choice Voucher (HCV) units to meet Housing Quality Standards (HQS). Until further notice, as per Mayoral announcement<sup>2</sup>, Codes and Regulation will limit HCV HQS inspections to:

- Initial inspections
- Inspections limited to follow-up failed inspections

~~The CARES Act of 2020 put a moratorium on evictions for 120 days starting on March 27, 2020<sup>3</sup>. The moratorium applies to evictions for nonpayment of rent or other fees or charges. In addition, LMHA cannot charge fees, penalties, or other charges to the tenant related to such nonpayment of rent. Residents will still be responsible for nonpayment of rent or other fees or charges at a later date.~~

### MTW EMERGENCY WAIVERS

~~The COVID-19 outbreak threatens the lives of many Americans and the livelihoods of many more. It is an urgent health crisis of unprecedented scale, and one that is disproportionately impacting low-income families. The outbreak of COVID-19 also places additional burdens on housing authorities which are working tirelessly to respond to the needs of their participants while also maintaining compliance with program requirements.~~

~~LMHA has established the following emergency waivers in response to emergencies as declared by the applicable unit of government with jurisdiction over LMHA, including the authority to determine when to place and lift the waivers. LMHA may revise, add and/or remove waivers as needed to address the specific conditions associated with a given emergency (economic, health-related, a natural disaster, etc.). In addition to agency-specific waivers implemented through this activity, LMHA retains the right to avail itself of additional waivers, regulatory or statutory relief, or any other emergency-related provisions that may be made available by HUD or other governmental entities.~~

### MTW Waivers in Effect

- 1. Administrative Plan and Admissions and Continued Occupancy Policies:** LMHA will waive the requirement to obtain Board approval prior to adopting new and/or revised policies. LMHA will obtain formal Board approval within three months of the end of the declared emergency.

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<sup>1</sup> LMHA Administrative Plan Section 13.B., "Owner and Family Responsibility".

<sup>2</sup> March 17, 2020. "Metro Government announces changes to operations and facilities in response to COVID-19." <https://louisvilleky.gov/news/metro-government-announces-changes-operations-and-facilities-response-covid-19>. This measure is temporary and subject to change.

2. **Briefing:** LMHA will waive the requirement to conduct an oral briefing for voucher families and, as an alternative, will conduct the briefing by other means such as a webcast, video call, or expanded information packet. LMHA will ensure that the method of communication for the briefing ensures meaningful access for all invited attendees. This waiver applies to the HCV and PBV programs.
3. **Delayed Reexaminations:** LMHA will waive the requirement to conduct a reexamination of family income and composition at least annually. Currently LMHA completes reexaminations on a biennial basis for Public Housing (PH) households and on a triennial basis for PH households on flat rents. Where reexaminations have been delayed, LMHA will complete the reexamination no later than the anniversary month of the following year. The next reexamination will be scheduled on the same anniversary month using the applicable reexam frequency for the family. For example, if a biennial reexam was due on July 2020, LMHA would complete the reexam by July 2021. The next scheduled biennial reexam would take place in July 2023. This waiver applies to the PH, HCV and PBV programs.
4. **Increase in Payment Standard:** LMHA will waive the requirement to apply the increased payment standard back to the regular effective date for delayed regular reexaminations. Instead, during periods of declared emergencies, LMHA will apply the increased payment standard at the next interim reexamination (where applicable) after the effective date of the increased payment standard. If LMHA completes a reexam late, LMHA will apply the payment standard in effect on the effective date of the delayed regular reexamination. This waiver applies to the HCV program.
5. **Verification of Income:** During periods of declared emergencies, LMHA will waive the requirements of the verification hierarchy but continue to use EIV.
9. **Homeownership HQS:** LMHA will waive the requirement for the initial HQS inspection for homeownership units; however, an independent inspection performed by an American Society of Home Inspectors (ASHI) certified professional will still be required. This waiver applies to the HCV Homeownership Program.

## MTW Waivers Reserved for Future Use

6. **Delayed Regular HQS Inspections:** LMHA will waive the requirement for completion of regular HQS inspections at least biennially. Where a regular HQS inspection has been delayed, LMHA will complete the HQS inspection no later than the anniversary month of the following year. The next HQS inspection will be scheduled on the same anniversary month using the applicable inspection frequency for the unit. For example, if an HQS inspection was due on July 2020, LMHA would complete the inspection by July 2021. The next scheduled annual HQS inspection would take place in July 2022. LMHA will continue to request a self-certification from the owner that no life-threatening conditions exist in the unit. Additionally, LMHA will continue to conduct complaint inspections. This waiver applies to the HCV and PBV programs.

- 7. Interim HQS Inspections:** LMHA will waive the requirement to conduct re-inspections to confirm repair; however, LMHA will require that the owner self-certify and provide documentation that a life-threatening deficiency has been corrected within 24 hours of notification or LMHA will conduct a remote video conference within 24 hours to confirm repair. LMHA will accept an owner self-certification that non-life-threatening deficiencies have been corrected within 30 days of LMHA notification. This waiver applies to the HCV and PBV programs.
- 8. HQS QC Inspections:** LMHA will waive the requirement to conduct HQS quality control inspections and instead will suspend HQS quality control inspections until the emergency waiver has been lifted. This waiver applies to the HCV and PBV programs.
- 12. Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units:** LMHA is waiving the HQS inspection requirement and establishing an alternative requirement. Instead of conducting the pre-HAP contract HQS inspection, LMHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. LMHA will require the owner's certification. However, LMHA may add other requirements or conditions in addition to the owner's certification but is not required to do so. LMHA will conduct an HQS inspection no later than the 1-year anniversary date of the owner's certification.

When and if LMHA has imposed an additional requirement under the AHAP for newly constructed or rehabilitated projects, LMHA may choose to allow the owner to certify that the LMHA requirement has been met instead of inspecting the housing to make that determination. This waiver and alternative requirement may also be applied to LMHA-owned units if the independent entity is unable to perform the inspection. LMHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question.

- 13. PBV Turnover Unit Inspections:** LMHA is waiving the regulatory requirement to inspect PBV contract units at turnover and providing as an alternative requirement that LMHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question to allow a new family to occupy the vacated PBV unit. LMHA will require this owner certification. However, the LMHA may add other requirements or conditions in addition to the owner's certification but is not required to do so. LMHA will conduct the HQS inspection on the unit no later than the 1-year anniversary date of the owner's certification. This waiver may also be applied to LMHA-owned units if the independent entity is unable to perform the inspection.
- 14. PBV HAP Contract: HQS Inspections to Add or Substitute Units:** LMHA may amend a HAP contract to add additional PBV contract units or substitute a different unit for a previously covered contract unit. The PBV requirements include inspecting the proposed substitute or additional unit to determine that the unit meets HQS before it may be added to the HAP contract. LMHA is waiving the HQS inspection requirement. In order to substitute or add a new unit to the PBV HAP contract, LMHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question instead of conducting an initial inspection. LMHA will require the owner's certification. LMHA may add other requirements or conditions in addition to the owner's certification but is not



required to do so. This waiver may also be applied to LMHA-owned units if the independent entity is unable to perform the inspection.

**15. Mandatory Removal of a Unit from the PBV HAP Contract:** Under the PBV program, LMHA is required to remove a unit from a PBV HAP contract after 180 days of zero housing assistance payments to the unit owner on behalf of the family residing in the unit. This situation arises when the family increases its income to such an extent that it no longer requires housing assistance. LMHA is waiving this requirement and as an alternative requirement, LMHA may keep such units under contract for a period of time that exceeds 180 days but does not extend beyond the end of the LMHA emergency waiver period. LMHA may resume housing assistance payments on behalf of a family residing in such a unit should the family's income change at any point during the period of time covered by the emergency waiver and related extension.

## 1. Introduction (...)

### ***C. HCV PROGRAM FLEXIBILITIES PROVIDED THROUGH MOVING TO WORK (MTW)***

**Table 1-1: Moving to Work (MTW) Activities**

Activity #	MTW Activity
2021-2	Emergency Waivers
2021-1	Preservation of Low-Income Homeownership Units
2020-1	Rent Simplification, including newly proposed provisions as well as the following previously approved activities: <ul style="list-style-type: none"> <li>• Activity #6-2008, HCV Program - Earned Income Disregard for Elderly Families;</li> <li>• Activity #8-2008, HCV Program &amp; Public Housing - Standard Medical Deduction;</li> <li>• Activity #32-2012, HCV Program &amp; Public Housing - Elimination of the Earned Income Disregard; and</li> <li>• Activity #40-2014, HCV Program - Financial Aid Disregard in Calculation of TTP</li> </ul>
2020-2	Streamlined Flat Rent
2020-3	Local Forms
2020-4	FSS Program Enhancements
2020-5	Gap Financing
2005-1	Special Referral MTW HCV Programs (formerly Activity #44-2015), including the following previously approved activities: <ul style="list-style-type: none"> <li>• Sub-Activity #1-2005, The Villager – Center for Women and Families (CWF);</li> <li>• Sub-Activity #7-2008, Day Spring (Renewed 2012);</li> </ul>

	<ul style="list-style-type: none"> <li>• Sub-Activity #15-2009, Louisville Scholar House – Family Scholar House (formerly Project Women);</li> <li>• Sub-Activity #20-2010, Downtown Scholar House - Family Scholar House with Spalding University;</li> <li>• Sub-Activity #30-2012, 100,000 Homes Initiative;</li> <li>• Sub-Activity #31-2012, Stoddard Johnston Scholar House - Family Scholar House;</li> <li>• Sub-Activity #34-2012, Wellspring - Youngland Avenue Facility;</li> <li>• Sub-Activity #35-2012, Allocate MTW Housing Choice Vouchers to Special Referral Programs, including the following agencies: <ul style="list-style-type: none"> <li>• Catholic Charities of Louisville;</li> <li>• Center for Accessible Living;</li> <li>• Choices;</li> <li>• Coalition for the Homeless;</li> <li>• Family &amp; Children’s Place;</li> <li>• Home of the Innocents;</li> <li>• House of Ruth;</li> <li>• Joshua Community Connectors;</li> <li>• Kentucky Cabinet for Health and Family Services/Partnership for Families;</li> <li>• Kentucky Housing Corporation;</li> <li>• Kentucky Department of Behavioral Health;</li> <li>• Louisville Office of Resilience and Community Services;</li> <li>• Mattingly Edge;</li> <li>• My Chosen People;</li> <li>• Phoenix Health Center;</li> <li>• Volunteers of America Mid-States;</li> </ul> </li> <li>• Sub-Activity #36-2013, Wellspring – Bashford Manor / Newburg Facility;</li> <li>• Sub-Activity #38-2013, Parkland Scholar House - Family Scholar House;</li> <li>• Sub-Activity #42-2015, Centerstone (Formerly Seven Counties Services, Inc.) Initiative;</li> <li>• Sub-Activity #46-2017, Riverport Scholar House - Family Scholar House; and,</li> <li>• Sub-Activity #47-2017, ChooseWell Communities, Inc.</li> </ul>
2006-1	<p>MTW Homeownership Program, including the following previously approved activities:</p> <ul style="list-style-type: none"> <li>• Activity #3-2006, HCV Homeownership Program - Amount and Distribution of Homeownership Assistance;</li> <li>• Activity #11-2009, HCV Homeownership Program - Flexibility in Third-Party Verifications; and,</li> <li>• Activity #13-2009, HCV Homeownership Program – Exception Payment Standards (Revised 2016)</li> </ul>
2007-1	<p>Streamlined Recertification Process (formerly Activity #4-2007, referred to as Alternate Year Reexaminations) (Revised 2012, 2014)</p>
2008-1	<p>Occupancy at Elderly Developments, including the following previously approved activities:</p> <ul style="list-style-type: none"> <li>• Activity #10-2008, Locally Defined Definition of Elderly; and,</li> <li>• Activity #23-2010, Public Housing - Lease-up Incentives for New Residents at Dosker Manor</li> </ul>

2009-1	Streamlined Development and Acquisition, including the following previously approved activities: <ul style="list-style-type: none"> <li>• Activity #18-2009, Public Housing - Simplification of the Public Housing Development Submittal; and,</li> <li>• Activity #26-2011, Public Housing – Acquisition of Mixed-Income Sites</li> </ul>
2011-1	HCV Child Care Deductions Policy (formerly Activity #27-2011)
2014-1	Public Housing Sublease Programs, including the following previously approved activities: <ul style="list-style-type: none"> <li>• Activity #29-2015, Public Housing - Sublease Agreement with YouthBuild Louisville; and,</li> <li>• Activity #37-2014, Public Housing - Sublease Agreement with Frazier Spinal Cord Rehab Institute</li> </ul>
2014-2	HCV Program Rent Increase Limit (formerly Activity #39-2014)
2015-1	HCV Program - HUD/MDRC Rent Reform Demonstration (formerly Activity #43-2015)
2018-1	Beecher Terrace CNI Revitalization – Broader Use of Funds to Support the Development of Off-Site, Mixed-Income Replacement Housing (formerly Activity #49-2018)
2018-2	Increasing Housing Options for Relocating Beecher Terrace Families (formerly Activity #50-2018)
2019-1	Enhancements to Local Project-Based Voucher Program, including the following previously approved activities: <ul style="list-style-type: none"> <li>• Activity #48-2018, Local Project-Based Voucher Program; and,</li> <li>• Activity #51-2019, Enhancements to Local Project-Based Voucher Program</li> </ul>

## 4. THE ADMISSIONS PROCESS

(...)

### C. Waiting List Management

(...)

#### 1. Waiting List Organization

(...)

#### b. Preferences

(...)

v. Applicant Families referred by the Family Health Centers Common Assessment Team that are currently assisted through the Louisville Metro Continuum of Care **including families referred to the Emergency Housing Voucher program**. Families that believe they may qualify for this admissions preference should contact:

Family Health Centers Common Assessment Team  
1300 S. 4th St., Suite 200  
Louisville, KY 40208  
Phone: (502) 637-2080

Website: <http://www.fhclouisville.org/health-services/healthcare-for-the-homeless>

(...)

### E. NON-WAITING LIST ADMISSIONS

(...)

## 2. Special Purpose Vouchers

(...)

### Mainstream

Louisville Metro Housing Authority will provide a preference through its Mainstream Voucher Program for non-elderly persons with disabilities transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. Referral partners include The Coalition for the Homeless, Center for Accessible Living, Wellspring, **Seven Counties, and St. John Center.**

(...)

## 5. DETERMINING ANNUAL INCOME

(...)

### D. Deductions From Annual Income

(...)

3. An amount equal to the Medicare monthly premium multiplied by 12 and adjusted annually for inflation (See Appendix 6) for any Elderly Family or Disabled Family that receives income from the Social Security Administration ~~to the extent the sum exceeds 3% of annual income,~~<sup>3</sup> or the sum of the following<sup>19</sup>:
  - a. Unreimbursed Medical Expenses of any Elderly Family or Disabled Family; and
  - b. Unreimbursed reasonable attendant care and auxiliary apparatus expenses [Disability Assistance Expenses] for each Family Member who is a Person with Disabilities, to the extent necessary to enable any Family Member (including the Member who is a Person with Disabilities) to be employed. This deduction may not exceed the earned income received by Family Members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary apparatus;<sup>4</sup> and

(...)

## 6. Leasing a Unit<sup>5</sup>

### *A. DETERMINING THE SUBSIDY STANDARD<sup>6</sup>*

The Louisville Metro Housing Authority (LMHA) will issue a Housing Choice Voucher (HCV) for a particular bedroom size; the bedroom size is a factor in determining the Family's level of assistance. The following guidelines will determine the Family Unit Size without overcrowding or over-housing:

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<sup>3</sup> MTW Activity #2020-1, "Rent Simplification"

<sup>4</sup> MTW Activity #2020-1, "Rent Simplification"

<sup>5</sup> PIH 2020-13 REV-1 "COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher..." temporarily alters the administration and policies of this section. See page 1 of this plan.

<sup>6</sup> 24 CFR 982.401(d)(2)(ii), "Housing Quality Standards (HQS): Space and Security: Acceptability Criteria"; 24 CFR 982.402, "Subsidy Standards"

Number of Bedrooms	Number of Persons	
	Minimum	Maximum
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

These standards are based on the assumption that each bedroom will accommodate no more than two persons.

In determining bedroom size, the LMHA will include:

1. Children currently under a 50% or more joint custody decree or children for whom a Household Member is listed as the primary residential parent on a joint custody decree; and
2. Children who are temporarily in foster care.

A Family that consists of a pregnant ~~person~~ **woman** (and no other persons) will be treated as a two-person Family.

Sleeping arrangements within the unit are determined by the Family. The following guidelines will be used solely to establish the number of bedrooms for which the Family is eligible to receive subsidy:

1. In general, each two Household Members are eligible for no more than the subsidy provided for one-bedroom increment;
2. Each two Household Members are eligible for no more than the subsidy provided for one-bedroom increment unless they share one of the following relationships: parent/child, grandparent/grandchild, or siblings of **different gender identities** ~~the opposite sex~~;
3. Each two Minors of the **same gender identity sex**, regardless of age, are eligible for no more than one-bedroom increment;
4. Minors of ~~opposite-sex~~ **different gender identities** are eligible for separate bedroom increments;
5. Foster Children and Foster Adults will be treated in the same manner as Family Members;
6. No more than one person may live in a zero-bedroom unit; and
7. Each Live-In Aide is eligible for one, separate bedroom increment. The LMHA does not provide additional bedroom increments for members of the Live-In Aide's family.

The LMHA will grant an exception to normal Subsidy Standards by providing a Housing Choice Voucher for a larger Family Unit Size only as a Reasonable Accommodation for a Household Member with a disability (See Section 2.B of this Plan for more information about Reasonable Accommodation.).

The Family Unit Size will be determined by the LMHA in accordance with the above guidelines, and the Family Unit Size will determine the maximum rent subsidy for the Family. However, the Family may select a unit that is larger or smaller than the Family Unit Size, provided there is at least one bedroom for each two persons. If the Family selects a smaller unit, the Payment Standard for the smaller size will be used to calculate the subsidy. If the Family selects a larger size, the Payment Standard for the Family Unit Size will determine the maximum subsidy.

**Gender Identity is defined in 24 CFR 5.100 and can be found in the Glossary of this document.**

## ***B. BRIEFING<sup>7</sup>***

### **1. Overview**

At the time the LMHA is ready to issue a Housing Choice Voucher to the Family, the Family will be invited to attend a briefing explaining how the HCV Program works. The briefing may be conducted via mail, electronic mail, telephone, and video call, as appropriate.<sup>8</sup> In order to receive a Housing Choice Voucher, the Head of Household must attend a briefing. If the Head of Household cannot attend the originally scheduled briefing, they may request to attend a later session. If they fail to attend the later session, the Family will be denied admission.

The briefing will cover at least the following subjects:

- a. A description of how the HCV Program works;

(...)

## **11. RENT AND HOUSING ASSISTANCE PAYMENT<sup>9</sup>**

(...)

### **B. Comparability**

Except as provided in paragraph (C) of this section, in making a rent reasonableness determination, LMHA will compare the rent for the unit to the rent of comparable units in the same or comparable neighborhoods. The Housing Authority will consider the location, type, quality, size, number of bedrooms, age, amenities, housing services, maintenance and utilities of the unit and the comparable units. The results of this determination shall be documented in the participant's file.

LMHA will maintain current survey information on rental units in the jurisdiction. The Housing Authority will also obtain from landlord associations and management firms the value of the array of amenities. The Housing Authority will establish minimum base rent amounts for each unit type and bedroom size. To the base LMHA will be able to add or subtract the dollar value for each characteristic and amenity of a proposed unit.

Owners are invited to submit information to the survey at any time. Owners may review the determination made on their unit and may submit additional information or make improvements to the unit that will enable the Housing Authority to establish a higher value.

The Owner must certify the rents charged for other units. By accepting the Housing Assistance Payment each month, the Owner is certifying that the Rent to Owner is not more than the rent charged by the Owner for comparable unassisted units in the premises.

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<sup>7</sup> 24 CFR 982.301(a), "PHA Briefing of Family"

<sup>8</sup> MTW Activity 2021-2

<sup>9</sup> PIH 2020-13 REV-1 "COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher..." temporarily alters the administration and policies of this section. See page 1 of this plan.

### ***C. UNITS ASSISTED BY LOW-INCOME HOUSING TAX CREDITS OR ASSISTANCE UNDER HUD'S HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM<sup>10</sup>***

For a unit receiving low-income housing tax credits (LIHTCs) pursuant to section 42 of the Internal Revenue Code of 1986 or receiving assistance under HUD's HOME Program, a rent comparison with unassisted units is not required if the voucher rent does not exceed the rent for other LIHTC- or HOME-assisted units in the project that are not occupied by families with tenant-based assistance.

#### **1. LIHTC**

If the rent requested by the owner exceeds the LIHTC rents for non-voucher families, the PHA must perform a rent comparability study in accordance with program regulations and the rent shall not exceed the lesser of the:

- a. Reasonable rent as determined pursuant to a rent comparability study; and
- b. The payment standard established by the PHA for the unit size involved.

#### **2. HOME Program**

[Reserved]

### **D. Setting the Payment Standard**

(...)

### **E. Assistance and Rent Formulas**

(...)

### **F. Utility Allowance**

(...)

### **G. Distribution of Housing Assistance Payment**

(...)

### **H. Change of Ownership**

(...)

## **17. Project-Based Assistance**

(...)

### **E. The Admissions Process**

#### **1. Filling Vacant Units**

(...)

##### **c. Income Verification**

LMHA will use the LIHTC Tenant Income Certification to verify income and assets of residents for determining eligibility at admission and at all interim and annual recertifications.

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<sup>10</sup> 24 CFR 982.507(c), "Units assisted by low-income housing tax credits or assistance under HUD's HOME Investment Partnerships (HOME) Program"

(...)

## F. Leasing a Unit

(...)

### 2. Tenant Screening

#### ii. *Tenant Screening by Owner*<sup>11</sup>

During the term of the HAP contract, the Owner must lease contract units only to eligible Families selected and referred by LMHA from the Housing Authority's waiting list **or to eligible Families selected from the Owner's site-based waiting list**. The Owner is responsible for adopting written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very low-income families and reasonably related to Program eligibility and an Applicant's ability to perform the Lease obligations.

(...)

## K. Recertification

### 1. Annual and Interim Recertification

LMHA will use the LIHTC Tenant Income Certification to verify income and assets of residents for determining eligibility at all interim and annual recertifications.

# 26. EMERGENCY HOUSING VOUCHERS<sup>12</sup>

On May 5, 2021, HUD released PIH Notice 2021-15 (HA) authorizing the Emergency Housing Voucher (EHV) Program through the American Rescue Plan of 2021 (ARP). Eligibility for these EHV's is limited to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. After September 30, 2023, LMHA will not reissue any previously leased EHV, regardless of when the assistance for the formerly assisted family ends or ended.

EHVs are tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)). The ARP further provides that HUD may waive any provision of any statute or regulation used to administer the amounts made available under section 3202 (except for requirements related to fair housing, nondiscrimination, labor standards and the environment) upon a finding that any such waivers or alternative requirements are necessary to expedite or facilitate the use of amounts made available for the EHV's.

To facilitate and expedite leasing, LMHA will receive an allocation of administrative fee funding for other eligible expenses that are not normally eligible administrative expenses under the Housing Choice Voucher (HCV) program, as well as administrative fees for the cost of administering EHV's.

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<sup>11</sup> 24 CFR 983.253, "Leasing of Contract Units"

<sup>12</sup> PIH Notice 2021-15 (HA), "Emergency Housing Vouchers – Operating Requirements"



EHV Housing Assistance Payment (HAP) funding (both the initial funding allocation and subsequent renewals) and both forms of administrative fee funding have been appropriated separately and apart from the regular HCV program appropriations provided through HUD's annual appropriations acts. The ARP limits the use of all EHV funding by time and purpose. Consequently, ARP EHV HAP funding and administrative fee funding (including services fees) covered by this notice may only be used for the EHV's and may not be for LMHA's regular HCVs or other special purpose vouchers (including Mainstream vouchers)<sup>13</sup>.

#### ***A. ADMINISTRATIVE FEES AND OTHER ELIGIBLE EXPENSES<sup>14</sup>***

The ARP provides funding for fees for the costs of administering the EHV's and other eligible expenses defined by notice to prevent, prepare for and respond to coronavirus to facilitate the leasing of the emergency housing vouchers, such as security deposit assistance and other costs related to retention and support of participating owners.

The eligible uses are designed to prevent and respond to coronavirus by facilitating the leasing of the EHV's, which will provide vulnerable individuals and families a much safer housing environment to minimize the risk of coronavirus exposure or spread. Individuals and families who are homeless or at-risk of homelessness are often living in conditions that significantly increase the risk of exposure to coronavirus in addition to other health risks.

The services fees fall into four main components comprised of specific activities:

- **Housing Search Assistance.** LMHA is required to ensure housing search assistance is made available to EHV families during their initial housing search. LMHA may use the services fee funding to provide this required housing search assistance to EHV families during their initial housing search. Housing search assistance is a broad term which may include many activities such as but not limited to helping a family identify and visit potentially available units during their housing search, helping to find a unit that meets the household's disability-related needs, providing transportation and directions, assisting with the completion of rental applications and forms, and helping to expedite the EHV leasing process for the family.
  - **Security Deposit/Utility Deposit/Rental Application/Holding Fee Uses.** LMHA may choose to assist the family with application fees/non-refundable administrative or processing fees/refundable application deposit assistance.
  - **Holding fees.** In some markets, it is not uncommon for an owner to request a holding fee that is rolled into the security deposit after an application is accepted but before a lease is signed. LMHA may cover part or all of the holding fee for units where the fee is required by the owner after a tenant's application has been accepted but before the lease signing. LMHA and the owner must agree how the holding fee gets rolled into the deposit, and under what conditions the fee will be returned. In general, owners need to accept responsibility for making needed repairs to a unit required by the initial housing quality standards (HQS) inspections and can only keep the holding fee if the client is at fault for not entering into a lease.
  - **Security deposit assistance.** LMHA may provide security deposit assistance for the family. The amount of the security deposit assistance may not exceed the lesser of two months' rent to owner, the maximum security deposit allowed under applicable state and/or local law, or the actual security deposit required by the owner. LMHA may choose to pay the security

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<sup>13</sup> PIH Notice 2021-15 (HA), Section 2 :Background

<sup>14</sup> PIH Notice 2021-15 (HA), Section 6: Administrative Fees and Other Eligible Expenses

- deposit assistance directly to the owner or may pay the assistance to the family, provided LMHA verifies the family paid the security deposit. LMHA may place conditions on the security deposit assistance, such as requiring the owner or family to return the security deposit assistance to LMHA at the end of the family's tenancy (less any amounts retained by the owner in accordance with the lease). Security deposit assistance returned to LMHA must be used for either services fee eligible uses or other EHV administrative costs.
- Utility deposit assistance/utility arrears. LMHA may provide utility deposit assistance for some or all of the family's utility deposit expenses. Assistance can be provided for deposits (including connection fees) required for the utilities to be supplied by the tenant under the lease. LMHA may choose to pay the utility deposit assistance directly to the utility company or may pay the assistance to the family, provided LMHA verifies the family paid the utility deposit. In addition, some families may have large balances with gas, electric, water, sewer, or trash companies that will make it difficult if not impossible to establish services for tenant-supplied utilities. LMHA may also provide the family with assistance to help address these utility arrears to facilitate leasing.
  - Owner-related uses.
    - Owner recruitment and outreach. LMHA may use the service fee funding to conduct owner recruitment and outreach specifically for EHV's. In addition to traditional owner recruitment and outreach, activities may include conducting pre-inspections or otherwise expediting the inspection process, providing enhanced customer service, and offering owner incentive and/or retention payments.
    - Owner incentive and/or retention payments. LMHA may make incentive or retention payments to owners that agree to initially lease their unit to an EHV family and/or renew the lease of an EHV family. LMHA may design the owner incentive payment to meet its specific needs. LMHA may condition the offer of the owner incentive payment on the owner's agreement to abide by certain terms and conditions. HUD anticipates that owner incentive/retention payments would typically be made as a single payment at the beginning of the assisted lease term (or lease renewal if a retention payment). However, regardless of the frequency that LMHA chooses to make such payments, owner incentive/retentions payments are not housing assistance payments and are not part of the rent to owner. Owner incentive/retention payments are not taken into consideration when determining whether the rent for the unit is reasonable.
  - Other eligible uses.
    - Moving expenses (including move-in fees and deposits). LMHA may provide assistance for some or all of the family's reasonable moving expenses when they initially lease a unit with the EHV. LMHA may not provide moving expenses assistance for subsequent moves unless the family is required to move for reasons other than something the family did or failed to do (e.g., LMHA is terminating the HAP contract because the owner did not fulfill the owner responsibilities under the HAP contract or the owner is refusing to offer the family the opportunity to enter a new lease after the initial lease term, as opposed to the family choosing to terminate the tenancy in order to move to another unit), or a family has to move due to domestic violence, dating violence, sexual assault, or stalking, for example.
    - Tenant-readiness services. LMHA may use the services fee funding to help create customized plans to address or mitigate barriers that individual families may face in renting a unit with an EHV, such as negative credit, lack of credit, negative rental or utility history, or to connect the family to other community resources (including COVID-related resources) that can assist with rental arrears.
    - Essential Household Items. LMHA may use the services fee funding to assist the family with some or all of the costs of acquiring Essential Household Items as defined by LMHA in the glossary of this administrative plan (e.g., tableware, bedding, etc.).

- Renter's insurance if required by the lease. LMHA may use the services fee funding to assist the family with some or all of the cost of renter's insurance, but only in cases where the purchase of renter's insurance is a condition of the lease.

## **B. ELIGIBILITY<sup>15</sup>**

In order to be eligible for an EHV, an individual or family must meet one of four eligibility categories<sup>16</sup>:

- Homeless.
- At-risk of homelessness.
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking.
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

## **C. DIRECT REFERRAL**

The verification that the individual or family meets one of these four eligibility categories is conducted by the Continuum of Care (CoC), which makes direct referrals to LMHA. The CoC must provide supporting documentation to LMHA of the referring agency's verification that the family meets one of the four eligible categories for EHV assistance.<sup>17</sup>

EHVs are one of several resources that communities can use to house individuals and families who are experiencing homelessness or have unstable housing. To ensure that the EHVs assist families who are most in need, LMHA has worked with community partners to determine the best use and targeting for the vouchers along with other resources available in the community. LMHA has signed and executed a Memorandum of Understanding between the CoC to make direct referrals to LMHA.

HUD's CoC program is authorized by subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381-11389). The program is designed to promote community wide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, States, and local governments to quickly rehouse homeless individuals (including unaccompanied youth) and families, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effective utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

The CoC is organized to carry out the responsibilities required under the program and is composed of representatives of organizations, including nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons to the extent these groups are represented within the geographic area and are available to participate.

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<sup>15</sup> PIH Notice 2021-15 (HA), Section 8 :Individual and Family Eligibility under the Qualifying Categories

<sup>16</sup> Definitions of the following terms are contained within the glossary with relevant regulation cited.

<sup>17</sup> PIH Notice 2021-15 (HA), Section 8 :Individual and Family Eligibility under the Qualifying Categories

Provisions in the CoC Program Interim Rule at 24 CFR § 578.7(a)(8) require that CoCs establish a Coordinated Entry (CE) System. The CE System is a centralized or coordinated process designed to coordinate program participant intake assessment and provision of referrals. A centralized or coordinated assessment system covers the geographic area of the CoC, is easily accessed by individuals and families seeking housing or services, is well advertised, and includes a comprehensive and standardized assessment tool.<sup>18</sup>

LMHA accepts referrals for EHV directly from the CE System. Accepting direct referrals from the CE System helps ensure families are able to get assistance quickly and eliminate the administrative burden on LMHA regarding the determination as to whether the family meets the definition of a qualifying individual or family for EHV assistance. CoC partners may also support applicants through the application process and attend meetings with applicants and LMHA to aid individuals and families through the admissions process. Direct referrals for EHV are not added to LMHA's regular HCV waiting list.

In general, EHV families are issued EHV as the result of either:

- the direct referral process from the CoC CE System, or
- a situation where LMHA makes an EHV available in order to facilitate an emergency transfer in accordance with the Violence Against Women Act (VAWA) as outlined in the LMHA's Emergency Transfer Plan.

LMHA must also take direct referrals from outside the CoC CE system if:

- the CE system does not have a sufficient number of eligible families to refer to LMHA, or
- the CE system does not identify families that may be eligible for EHV assistance because they are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking.<sup>19</sup>

#### **D. WAITING LISTS AND PREFERENCES**

It is possible that the number of applicants referred by partnering agencies at a given time may exceed the EHV available for LMHA to issue to families. HUD recognizes that requiring PHAs to utilize its existing HCV waiting list to manage EHV referrals will create unnecessary administrative burden, complications, and delays. LMHA shall maintain a separate waiting list for EHV referrals/applicants to help expedite the leasing process, both at initial leasing and for any turnover vouchers that may be issued prior to the September 30, 2023 turnover voucher cut-off date.

Because the EHV waiting list is based on direct referrals or requests through LMHA's VAWA emergency transfer plan and not applications from the general public, LMHA will work directly with its CoC and other referral agency partners to manage the number of referrals and the size of the EHV waiting list.<sup>20</sup>

For EHV, the local preferences established by LMHA for HCV admissions do not apply to EHV. LMHA may choose, in coordination with the CoC and other referral partners, to establish separate local

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<sup>18</sup> PIH Notice 2021-15 (HA), Section 9b :Waivers and Alternative Requirements: Required partnerships with the CoC and other organizations for direct referrals and services.

<sup>19</sup> PIH Notice 2021-15 (HA), Section 9c :Waivers and Alternative Requirements: Admissions process – Direct Referrals from the CoC and other partnering organizations.

<sup>20</sup> PIH Notice 2021-15 (HA), Section 9e :Waivers and Alternative Requirements: Separate waiting list for EHV

preferences for EHV, or may simply choose to not establish any local preferences for the EHV waiting list.

In establishing any local preferences for the EHV waiting list, the preference may not prohibit EHV admissions from any of the four qualifying categories of eligibility. The preference system prioritizes the order in which families on the EHV waiting list are assisted but does not allow LMHA to refuse to accept a referred family that meets one of the four EHV eligibility categories, or otherwise delay issuance of an available voucher to that eligible family in order to “hold” the voucher for a future referral of a preference holder. In cases where LMHA and the referral agency partners are contemplating local preferences for the EHV waiting list, LMHA and its partners will consider designing preferences that take into consideration the comparative health risks that COVID-19 poses to the subgroup of families eligible for EHV (e.g., individuals or families living in environments where practicing social distancing or taking other preventive measures may be particularly challenging). LMHA must ensure any local preferences do not discriminate on the basis of any federally protected classes and cannot utilize criteria or methods of administration which would result in discrimination.

Given the emergency nature of these vouchers, the fact that many individuals and families in the targeted populations may not necessarily qualify as a “resident” due to their housing circumstances, it is not appropriate to apply residency preferences for EHV admission.<sup>21</sup>

LMHA has informed families on the HCV waiting list of the availability of EHV by posting the information to its website. In the posting, LMHA describes the eligible populations to which the EHV are limited and clearly states that the availability of these EHV is managed through a direct referral process.

Since LMHA has a homeless preference for the regular HCV program, LMHA must refer any applicant on the waiting list that indicated they qualified for the homeless preference to the CoC. The CoC will determine whether the family is eligible for an EHV (based on the qualifying definition for EHV assistance for homelessness or another eligible category as applicable). The CoC will also determine if the family is eligible for other homeless assistance through the CE system.<sup>22</sup>

#### ***E. REQUIRED HOUSING SEARCH ASSISTANCE<sup>23</sup>***

Housing search assistance can help EHV participants successfully move to areas of higher opportunity, as well as broaden the pool of landlords participating in the EHV program, including culturally or racially diverse landlords and landlords with smaller numbers of units. HUD has established as an alternative requirement that LMHA must ensure housing search assistance is made available to EHV families during their initial housing search. The housing search assistance may be provided directly by LMHA or through the CoC or another partnering agency or entity.

Housing search assistance is a broad term which can include many activities, but with respect to this requirement it must at a minimum:

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<sup>21</sup> PIH Notice 2021-15 (HA), Section 9f :Waivers and Alternative Requirements: Local Preferences

<sup>22</sup> PIH Notice 2021-15 (HA), Section 9c :Waivers and Alternative Requirements: Admissions process – Direct referrals from the CoC and other partnering organizations.

<sup>23</sup> PIH Notice 2021-15 (HA), Section 9d :Waivers and Alternative Requirements: Required housing search assistance.

- help individual families identify potentially available units during their housing search, including physically accessible units with features for family members with disabilities, as well as units in low-poverty neighborhoods;
- provide transportation assistance and directions to potential units;
- conduct owner outreach;
- assist with the completion of rental applications and LMHA forms; and
- help expedite the EHV leasing process for the family.

Other recommended, but not required, housing search activities include helping individual families identify barriers to leasing (e.g., low credit score, evictions history) and strategies to address these barriers, workshops on how to conduct an effective housing search, enhanced support for portability processing, regular proactive check-ins for families searching with a voucher, regular reminders to the family of their voucher expiration date and extension policies, and a dedicated landlord liaison for EHV voucher families.

#### ***F. DENIAL OF ASSISTANCE TO AN EHV APPLICANT<sup>24</sup>***

LMHA may not deny an EHV applicant admission on grounds of the following:

- Any member of the family has been evicted from federally assisted housing in the last five years;
- A PHA has ever terminated assistance under the program for any member of the family;
- The family currently owes rent or other amounts to the PHA or to another PHA in connection with Section 8 or public housing assistance under the 1937 Act;
- The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease;
- The family breached an agreement with the PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA;
- The family would otherwise be prohibited admission under alcohol abuse standards established by the PHA in accordance with §982.553(a)(3);
- The PHA determines that any household member is currently engaged in or has engaged in during a reasonable time before the admission, drug-related criminal activity.

LMHA is required to prohibit admissions to the following:

- Any household member that has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.
- Any household member that is subject to a lifetime registration requirement under a State sex offender registration program.

When adding a family member after the family has been placed under a HAP contract with EHV assistance, the regulations at § 982.551(h)(2) apply. Other than the birth, adoption or court-awarded custody of a child, LMHA must approve additional family members and may apply its regular screening criteria in doing so.

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<sup>24</sup> PIH Notice 2021-15 (HA), Section 9g :Waivers and Alternative Requirements: Restrictions on PHA denial of assistance to an EHV applicant.

LMHA must still deny admission to the program if any member of the family fails to sign and submit consent forms for obtaining information in accordance with 24 CFR part 5 as required by § 982.552(b)(3), but should notify the family of the limited EHV grounds for denial of admission first.

#### ***G. INCOME VERIFICATION AT ADMISSIONS<sup>25</sup>***

For homeless families and other EHV eligible families, documentation may not be readily on-hand and may be difficult to obtain quickly. Accepting self-certifications and allowing for the delay of receipt of documentation and/or third-party verification will allow the CoC/partnering agency to assist the family in obtaining the necessary documentation without unduly delaying the family's housing assistance.

LMHA will consider self-certification as the highest form of income verification at admission. Applicants must submit an affidavit attesting to reported income, assets, expenses and other factors which would affect an income eligibility determination. Additionally, applicants may provide third-party documentation which represents the applicant's income within the 60-day period prior to admission or voucher issuance but is not dated within 60 days of LMHA's request.

For example, a Supplemental Security Income (SSI) benefit letter that was issued in November 2020 to represent the applicant's benefit amount for 2021 and was provided to LMHA in September 2021 would be an acceptable form of income verification. As a reminder, LMHA may also use the SSI benefit letter as proof of disability.

Once HUD makes the EIV data available to LMHA under this waiver and alternative requirement, LMHA must: review the EIV Income and Income Validation Tool (IVT) Reports to confirm/validate family-reported income within 90 days of LMIC-NG submission date; print and maintain copies of the EIV Income and IVT Reports in the tenant file; and resolve any income discrepancy with the family within 60 days of the EIV Income or IVT Report dates.

Prior to admission, LMHA must continue to use HUD's EIV system to search for all household members using the Existing Tenant Search. LMHA may be required to deny assistance to household members already receiving assistance from another program.

LMHA may incorporate additional procedures to remind families of the obligation to provide true and complete information. LMHA will be responsible for addressing any material discrepancies (i.e., unreported income or a substantial difference in reported income) that may arise later and must take necessary enforcement actions if the tenant was never eligible due to their income, as well as initiate HUD-compliant payment plans for those whose unreported income was unintentional and do not make the tenant ineligible for the program accordingly. The adoption of this waiver does not authorize any ineligible family to receive assistance under these programs. If LMHA later determines that an ineligible family received assistance, LMHA must take steps to terminate that family from the program.

#### ***H. SOCIAL SECURITY NUMBER AND CITIZENSHIP VERIFICATION<sup>26</sup>***

Generally, HCV applicants must disclose and document the social security numbers (SSN) of each applicant, evidence of U.S. citizenship or eligible immigration status for noncitizens claiming eligibility

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<sup>25</sup> PIH Notice 2021-15 (HA), Section 9h :Waivers and Alternative Requirements: Income verification at admissions

<sup>26</sup> PIH Notice 2021-15 (HA), Section 9i :Waivers and Alternative Requirements: Eligibility determination: Social Security Number and Citizenship Verification.



for assistance, each family member's date of birth to verify identity and determine age, and disability status, if claimed.

This documentation may not be readily on hand and may be difficult to obtain for individuals and families experiencing homelessness. Accepting self-certifications and delaying the receipt of documentation and/or third-party verification will allow LMHA to assist EHV families more quickly and provide time for the family (with assistance from the CoC or other partnering agencies) to obtain the necessary documentation. As an alternative requirement, such individuals must provide the required documentation within 180 days of admission to be eligible for continued assistance, pending verification, unless LMHA provides an extension based on evidence from the family or confirmation from the CoC or other partnering agency that the family has made a good-faith effort to obtain the documentation.

If a family member appeals secondary verification of immigration documents, LMHA may not delay, deny, reduce, or terminate on the basis of immigration status pending the completion of the appeal as described in § 5.514(e).

LMHA may accept self-certification of date of birth and disability status if a higher level of verification is not immediately available. If self-certification is used, LMHA must obtain a higher level of verification within 90 days of admission or verify the information in EIV.

LMHA may incorporate additional procedures to remind families of the obligation to provide true and complete information. LMHA will be responsible for addressing any material discrepancies (i.e., erroneous SSNs) that may arise later and must take necessary enforcement actions accordingly. The adoption of this waiver does not authorize any ineligible family to receive assistance under these programs. If LMHA determines that an ineligible family received assistance, LMHA must take steps to terminate that family from the program.

#### ***I. INAPPLICABILITY OF INCOME TARGETING REQUIREMENTS<sup>27</sup>***

LMHA must determine income eligibility for EHV families in accordance with § 982.201. However, the income targeting requirements of section 16(b) of the United States Housing Act of 1937 and § 982.201(b)(2) are waived and do not apply for EHV families so that LMHA can effectively serve individuals and families in all the eligibility categories under the ARP who may be at a variety of income levels, including low-income families. LMHA may still choose to include the admission of extremely low-income EHV families in its income targeting numbers for the fiscal year in which these families are admitted. In conformance with normal program rules, LMHA may not deny admission to a family with zero income and must consider hardship circumstances before charging a minimum rent in accordance with § 5.630(b).

#### ***J. USE OF RECENTLY CONDUCTED INITIAL INCOME DETERMINATIONS AND VERIFICATIONS AT ADMISSION<sup>28</sup>***

Some families who were recently homeless but are now currently residing in rapid rehousing or are receiving other time-limited housing assistance may have had their income recently verified under that housing assistance program. Furthermore, families who are eligible for EHV assistance as victims

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<sup>27</sup> PIH Notice 2021-15 (HA), Section 9j :Waivers and Alternative Requirements: Inapplicability of income targeting requirements

<sup>28</sup> PIH Notice 2021-15 (HA), Section 9k :Waivers and Alternative Requirements: Use of recently conducted initial income determinations and verifications at admission



of domestic violence, dating violence, sexual assault, stalking, or human trafficking may be currently assisted through other subsidized housing programs such as public housing. LMHA may accept income calculations and verifications from third-party providers or from an examination that LMHA conducted on behalf of the family for another subsidized housing program in lieu of conducting an initial examination of income as long as the income was (1) calculated in accordance with rules outlined at 24 CFR Part 5 and within the last six months and (2) the family certifies there has been no change in income or family composition in the interim. At the time of the family's annual reexamination LMHA must conduct the annual reexamination of income as outlined at 24 CFR § 982.516.

For each new admission under this waiver and alternative requirement, LMHA must:

- review the EIV Income and IVT Reports to confirm/validate family-reported income within 90 days of PIC-NG submission date;
- print and maintain copies of the EIV Income and IVT Reports in the tenant file; and
- resolve any income discrepancy with the family within 60 days of the EIV Income or IVT Report dates.

#### ***K. PRE-INSPECTION OF HQS UNITS<sup>29</sup>***

To expedite the leasing process, LMHA may pre-inspect available units that EHV families may be interested in leasing in order to maintain a pool of eligible units. If an EHV family selects a unit that passed a HQS inspection (without intervening occupancy) within 45 days of the date of the Request for Tenancy Approval (form HUD-52517), the unit may be approved as long as it meets all other conditions under § 982.305. However, the family must be free to select their unit and cannot be required to accept a pre-screened unit.

#### ***L. INITIAL SEARCH TERM<sup>30</sup>***

While the EHV program provides LMHA with funding designed to help increase the success rate of EHV families in obtaining housing (such as security deposit assistance, landlord incentives, and housing search assistance), these families may still face significant challenges with their housing search. An initial search term of 60 days may be inadequate for EHV families. Consequently, HUD is waiving § 982.303(a), which provides that the initial search term must be at least 60 days and is establishing an alternative requirement that the initial term for an EHV must be at least 120 days. Any extensions, suspensions, and progress reports will remain under the policies in the administrative plan (reference current chapter in admin plan) but will apply after the minimum 120-day initial search term.

LMHA must grant reasonable accommodation requests to extend the housing search term that may be necessary for individuals with disabilities to find a unit that meets their disability-related needs. For example, it may be challenging to find a unit that includes specific accessibility features, is close to accessible transportation, or close to supportive services or medical facilities.

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<sup>29</sup> PIH Notice 2021-15 (HA), Section 9I :Waivers and Alternative Requirements: Pre-inspection of HQS units

<sup>30</sup> PIH Notice 2021-15 (HA), Section 9m :Waivers and Alternative Requirements: Initial search term

### ***M. INITIAL LEASE TERM<sup>31</sup>***

Under the HCV program, the family must enter into an initial lease with the owner for at least one year, unless a shorter term would improve housing opportunities for the tenant and the shorter term is a prevailing market practice. To provide a greater range of housing opportunities for EHV families, HUD is waiving Section 8(o)(7)(A) of the United States Housing Act of 1937 and § 982.309(a)(2)(ii). The initial lease term for an EHV family may be less than 12 months regardless of whether the shorter term is a prevailing market practice.

### ***N. PORTABILITY<sup>32</sup>***

The normal HCV portability procedures and requirements generally apply to EHV families with the following exceptions:

#### ***Non-resident applicants***

If neither the household head nor spouse of an assisted family already had a “domicile” (legal residence) in the jurisdiction of LMHA at the time the family first submitted an application for participation in the program, a family is a “non-resident applicant.”

In order to provide maximum housing choice for the targeted populations, HUD is removing the restriction for EHV nonresident applicants to allow all EHV families to immediately move under portability. Accordingly, HUD is waiving section 8(r)(1)(B)(i) of the United States Housing Act of 1937 and § 982.353(c). LMHA may not restrict an EHV family from exercising portability because they are a non-resident applicant.

#### ***Billing and absorption***

A receiving PHA cannot refuse to assist an incoming EHV family, regardless of whether LMHA does or does not currently administer EHV programs under its own ACC.

If the EHV family moves under portability to another PHA that administers EHV programs under its own ACC:

- The receiving PHA may only absorb the incoming EHV family with an EHV (assuming it has an EHV voucher available to do). If LMHA does not have an EHV available to absorb the family, it must bill the initial PHA. The receiving PHA must allow the family to lease the unit with EHV assistance and may not absorb the family with a regular HCV when the family leases the unit.
- Regardless of whether the receiving PHA absorbs or bills the initial PHA for the family’s EHV assistance, the EHV administration of the voucher is in accordance with the receiving PHA’s EHV policies, although neighboring PHAs and PHAs in the same metro area or region are strongly encouraged to work collaboratively with one another to align EHV policies and help facilitate EHV portability moves between their jurisdictions.

If the EHV family moves under portability to another PHA that does not administer EHV programs under its own ACC, the receiving PHA may absorb the family into its regular HCV program or may bill the initial PHA.

#### ***Family briefing/initial PHA and receiving PHA coordination on services***

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<sup>31</sup> PIH Notice 2021-15 (HA), Section 9n :Waivers and Alternative Requirements: Initial lease term

<sup>32</sup> PIH Notice 2021-15 (HA), Section 9o :Waivers and Alternative Requirements: Portability

In addition to the applicable family briefing requirements at § 982.301(a)(2) as to how portability works and how portability may affect the family's assistance, the initial PHA must inform the family how portability may impact the special EHV services and assistance that may be available to the family.

The initial PHA is required to help facilitate the family's portability move to the receiving PHA and inform the family of this requirement in writing taking reasonable steps to ensure meaningful access for persons with limited English proficiency (LEP). If the portability move is in connection with the EHV family's initial lease-up, the receiving PHA and the initial PHA must consult and coordinate on the EHV services and assistance that will be made available to the family. The primary purpose of this communication is to ensure there is no duplication of EHV services and assistance provided to the family and that the receiving PHA is aware of the maximum amount of services fee funding that the initial PHA may provide to the receiving PHA on behalf of the family.

#### *HAP and EHV administrative fees*

##### HAP and ongoing fees

The requirements at 982.355(e) apply to portability billing arrangements on behalf of an EHV family:

- The initial PHA must promptly reimburse the receiving PHA for the full amount of the housing assistance payments made by the receiving PHA for the family.
- The initial PHA must promptly reimburse the receiving PHA for the lesser of 80 percent of the initial PHA's EHV ongoing administrative fee or 100 percent of the receiving PHA's ongoing administrative fee (or the receiving PHA's EHV ongoing administrative fee if the receiving PHA administers the EHV program). If both PHAs agree, LMHA may negotiate a different amount of reimbursement.

##### Services Fee Funding

If the receiving PHA, in consultation and coordination with the initial PHA, will provide eligible services or assistance to the incoming EHV family, the receiving PHA may be compensated for those costs by the initial PHA. This is the case regardless of whether the receiving PHA bills the initial PHA or absorbs the family into its own program at initial lease-up.

If the receiving PHA administers EHV's under its CACC, the receiving PHA may use its own services fee and may be reimbursed by the initial PHA, or the initial PHA may provide the services funding upfront to the receiving PHA for those fees and assistance. If the receiving PHA does not administer EHV's under its CACC, the initial PHA must provide the services funding upfront to the receiving PHA. Any amounts provided to the receiving PHA that are not used for services or assistance on behalf of the EHV family must promptly be returned by the receiving PHA to the initial PHA.

The amount of the service fee provided by the initial PHA may not exceed the lesser of the actual cost of the services and assistance provided to the family by the receiving PHA or \$1750, unless the initial PHA and receiving PHA mutually agree to change the \$1750 cap.

##### Placement fee/issuance reporting fee

If the portability lease-up qualifies for the placement fee/issuance reporting fee, the receiving PHA receives the full amount of the placement component of the placement/issuing reporting fee. The receiving PHA is eligible for the placement fee regardless of whether the receiving PHA bills the initial PHA or absorbs the family into its own program at initial lease-up. The initial PHA qualifies for the issuance reporting component of the placement fee, as applicable.

Note that the entire preliminary fee is always paid to and retained by the initial PHA and is not impacted by an EHV portability move.

#### ***O. PAYMENT STANDARD AMOUNTS<sup>33</sup>***

Many rental markets with a high need for the EHV are very competitive with a shortage of affordable rental units. EHV recipients who are homeless or at risk of homelessness may have relatively lower incomes than regular HCV recipients, limiting their ability to rent units with rents above the payment standard. In addition, landlords may be more reluctant to rent to homeless individuals who may have limited or poor credit history, a limited established rental history, or other issues. LMHA has established separate higher payment standards for the EHV in order to increase the potential pool of available units for EHV families.

Establishing a separate EHV payment standard is at the discretion of LMHA, and LMHA is not required to do so. LMHA is not permitted to establish a separate payment standard for the EHV that is lower than the regular HCV payment standard. If LMHA increases the regular HCV payment standard, LMHA must also increase the EHV payment standard if it would be otherwise lower than the new regular HCV payment standard.

The separate EHV payment standard must comply with all other HCV requirements under § 983.503 with the exception of the waivers of § 982.503(b)(i) and § 982.503(b)(iii) discussed below:

In addition, HUD is waiving § 982.503(b)(1)(i) and establishing an alternative requirement to allow LMHA to establish a payment standard amount for a unit size at any level between 90 percent and 120 percent (as opposed to 110 percent) of the published FMR for that unit size.

Furthermore, HUD is waiving § 982.503(b)(1)(iii) and establishing an alternative requirement that since LMHA has not opted to voluntarily implement Small Area FMRs under 24 CFR 888.113(c)(3), LMHA may establish exception payment standards for a ZIP code area above the basic range for the metropolitan FMR based on the HUD published Small Area FMRs. LMHA may establish an exception payment standard up to 120 percent (as opposed to 110 percent) of the HUD published Small Area FMR for that ZIP code area. As is the case for the regular HCV program, LMHA must notify HUD if it establishes an EHV exception payment standard based on the Small Area FMR. The exception payment standard must apply to the entire ZIP code area. LMHA has established an exception payment standard of 120 percent of the HUD published Small Area FMR for each ZIP code area within its jurisdiction. LMHA may also still request approval for exception EHV payment standards above 120% of the applicable FMR/SAFMR from HUD in accordance with § 982.503(b)(1)(iv) or § 982.503(c) if needed.

All rent reasonableness requirements at § 982.507 continue to apply to EHV units, regardless of whether LMHA has established an alternative or exception EHV payment standard. LMHA may provide EHV owner incentive payments to recruit and retain owners, but the rent charged for the unit must be a reasonable rent in comparison to rent for other comparable units.

The payment standards for EHV are listed in Appendix 12.

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<sup>33</sup> PIH Notice 2021-15 (HA), Section 9p :Waivers and Alternative Requirements: Payment standard amounts

#### ***P. INCREASE IN PAYMENT STANDARD DURING HAP CONTRACT TERM<sup>34</sup>***

LMHA has elected to place a 2% cap on annual increases in the Rent to Owner for units where the Family is already receiving a voucher rental assistance and is electing to stay in the unit.<sup>35</sup> The increased payment standard applies after the effective date of the increase in the payment standard amount, provided the increased payment standard is used to calculate the HAP no later than the effective date of the family's first regular reexamination following the change. All other policies apply as per Chapter 11 of the Administrative Plan.

At Housing Assistance Payments (HAP) contract renewal, LMHA limits the Rent to Owner to whichever is least:

1. The Owner requested Rent to Owner;
2. 102% of the previous Rent to Owner;
3. The (Exception) Payment Standard; or
4. The Reasonable Rent.

#### ***Q. COVID-19 WAIVERS<sup>36</sup>***

HUD is exercising its waiver authority under the ARP to provide some of the same menu of HCV-applicable CARES Act waivers to PHAs for administration of the EHV assistance. COVID-19 waivers have limited periods of availability that currently match the same periods of availability for the CARES Act waivers (See "Statutory and Regulatory Waivers Effective 4/13/2020" section at the beginning of this plan). Below is a list of COVID-19 related waivers that LMHA is using regarding EHV:

- PH and HCV-4 Family Income and Composition: Interim Examinations
- PH and HCV-5 Enterprise Income Verification (EIV) Monitoring
- HQS-1 Initial Inspection Requirements
- HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option
- HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option
- HQS-6 HQS Interim Inspections
- HQS-9 HQS Quality Control Inspections
- HQS-10 Housing Quality Standards: Space and Security
- HCV-1 Administrative Plan
- HCV-2 Information When Family is Selected: PHA Oral Briefing
- HCV-3 Term of Voucher: Extensions of Term
- HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed
- HCV-5 Absence from Unit
- HCV-6 Automatic Termination of HAP Contract

#### ***R. MOVING-TO-WORK (MTW) AGENCIES<sup>37</sup>***

MTW agencies such as LMHA that administer EHV are bound by the terms and conditions of PIH Notice 2021-15. All HCV statutory and regulatory requirements and HUD directives are applicable to

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<sup>34</sup> PIH Notice 2021-15 (HA), Section 9q :Waivers and Alternative Requirements: Increase in payment standard during HAP contract term.

<sup>35</sup> MTW Activity #2014-2, "HCV Program – Rent Increase Limit"

<sup>36</sup> PIH Notice 2021-15 (HA), Section 9a :Waivers and Alternative Requirements

<sup>37</sup> PIH Notice 2021-15 (HA), Section 10 :Moving-to-Work agencies

EHVs unless waived. However, MTW agencies may request approval from HUD's Office of Housing Voucher Programs to administer EHVs in accordance with the HCV programmatic flexibilities approved under LMHA's Annual MTW Plan or MTW Supplement to LMHA Plan, as permitted by its MTW Agreement or the MTW Operations Notice. The Office of Housing Voucher Programs may approve LMHA's request provided it determines the requested MTW flexibility is not in direct conflict with an EHV waiver or alternative requirement and its application would not have a detrimental impact on EHV families. LMHA must submit such requests with supporting justification through their local Field Office.

LMHA has received HUD approval to use the following MTW flexibilities in its EHV Program:

- Activity #2020-1, Rent Simplification (except the portion of the activity that deals with the elimination of the Earned Income Disregard);
- Activity #2020-3, Local Forms
- Activity #2020-4, FSS Program Enhancements (except the portion of the activity that places a cap on participant escrow)
- Activity #2011-1, HCV Child Care Deductions Policy
- Activity #2007-1, Streamlined Recertifications

EHV funding is not eligible for MTW fungibility but must only be used for EHV eligibility activities and to assist EHV eligible families. This applies to EHV HAP funding and to all forms of EHV administrative fees.

#### ***S. NONDISCRIMINATION AND EQUAL OPPORTUNITY REQUIREMENTS<sup>38</sup>***

LMHA must follow all applicable nondiscrimination and equal opportunity requirements outlined in Section 2.A. of the administrative plan.

#### ***T. INAPPLICABILITY OF PROJECT-BASED VOUCHER ASSISTANCE<sup>39</sup>***

LMHA will not project-base EHVs but must administer these vouchers exclusively as tenant-based assistance. Section 3202(b)(1) of the ARP provides that the EHVs "shall be tenant-based assistance under section 8(o) of the United States Housing Act of 1937."

#### ***U. TERMINATION OF VOUCHERS UPON TURNOVER<sup>40</sup>***

The ARP provides that after September 30, 2023, LMHA may not reissue the EHV when assistance for an assisted family ends. This means that when an EHV participant (a family that is receiving rental assistance under a HAP contract) leaves the program for any reason, LMHA may not reissue that EHV to another family unless it does so no later than September 30, 2023.

#### ***V. EARNED INCOME DISALLOWANCE (EID)<sup>41</sup>***

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<sup>38</sup> PIH Notice 2021-15 (HA), Section 11 :Nondiscrimination and Equal Opportunity requirements

<sup>39</sup> PIH Notice 2021-15 (HA), Section 12 :Inapplicability of Project-based Voucher Assistance

<sup>40</sup> PIH Notice 2021-15 (HA), Section 13 :Termination of Vouchers upon turnover after Sept 30, 2023

<sup>41</sup> 24 CFR 5.617, "Self-sufficiency incentives for persons with disabilities – Disallowance of increase in annual income"

For persons with disabilities already participating in the program who meet certain requirements, increases in income are excluded from annual income for a 24-month period.

**Eligibility** – To be eligible an EHV family must experience an increase in annual income that is the result of **one** of the three following events:

1. New employment by a family member who is a person with disabilities and who was previously unemployed for one or more years prior to employment
  - a. Previously unemployed includes a person who did not earn more money than a person working 10 hours a week for 50 weeks at minimum wage would have made.
2. Increased earnings by a family member who is a person with disabilities and whose earnings increased during participation in an economic self-sufficiency program or other job-training program
3. New employment or increased earning by a family member who is a person with disabilities and who has received TANF benefits or services within the past 6 months.
  - a. If the TANF is received in monthly maintenance, there is no minimum amount
  - b. If the TANF is received in another form, the total over the 6 month period must be at least \$500.

The disallowance of increases in income as a result of employment of persons with disabilities does not apply for purposes of admission to the program (including the determination of income eligibility or any income targeting that may be applicable).

#### **24-Month Exclusion Period**

During the 24-month period beginning on the first of the month following the date the family member who is a person with disabilities of a qualified family is first employed or the family first experiences an increase in annual income attributable to employment, LMHA will exclude from the annual income of a qualified family any increase in income of the family member who is a person with disabilities as a result of employment over prior income of that family member.

#### **Lifetime Maximum Disallowance**

The disallowance of increased income of an individual family member who is a person with disabilities is limited to a lifetime, consecutive 24-month period.

## **27. COST SAVING POSSIBILITIES**

(...)

## **28. CONFLICT OF INTEREST/CODE OF CONDUCT**

(...)

# GLOSSARY

(...)

***At risk of homelessness.***

(1) An individual or family who:

- i. Has an annual income below 30 percent of median family income for the area, as determined by HUD;
- ii. 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; **AND**
- iii. 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, as identified in the recipient's approved consolidated plan.

(2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); **OR**

(3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

(24 CFR 578.3)



(...)

**Homeless:**

- (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.
- (24 CFR 578.3) Also see **Homeless**. (Louisville Metro Council Ordinance §92.02)

(...)

**Human Trafficking.** Includes sex and labor trafficking:

- *Sex trafficking* is the recruitment, harboring, transportation, provision, obtaining, patronizing, or soliciting of a person for the purpose of a commercial sex act, in which the commercial sex act is

induced by force, fraud, or coercion, or in which the person induced to perform such act has not attained 18 years of age; and

- *Labor trafficking* is the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery. (Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. § 7102))

(...)

**Recently Homeless.** Individuals and families who have previously been classified by a member agency of the CoC as homeless but are not currently homeless as a result of homeless assistance (financial assistance or services), temporary rental assistance or some type of other assistance, and where the CoC or its designee determines that the loss of such assistance would result in a return to homelessness or the family having a high risk of housing instability. Examples of households that may be defined as recently homeless by the CoC include, but are not limited to, participants in rapid rehousing, and permanent supportive housing. Individuals and families classified as recently homeless must be referred by the CoC or its designee. (PIH HUD Notice 2021-15).

(...)

## APPENDIX 1: PAYMENT STANDARDS (INCLUDING MAPS)

### Louisville Metro Housing Authority

### Housing Choice Voucher Program

### Payment Standards for Fiscal Year 2022 (Effective October 1, 2021)

Bedroom Size	Fair Market Rent (FMR) FY2022	Rental		Homeownership	
		Payment Standard Regular 100% FMR	Payment Standard Exception 110% FMR	Payment Standard Regular 110% FMR	Payment Standard Exception 120% FMR
0	\$689	\$689	\$758	\$758	\$827
1	\$798	\$798	\$878	\$878	\$958
2	\$958	\$958	\$1,054	\$1,054	\$1,150

3	\$1,276	\$1,276	\$1,404	\$1,404	\$1,531
4	\$1,465	\$1,465	\$1,612	\$1,612	\$1,758
5	\$1,685	\$1,685	\$1,853	\$1,853	\$2,022
6	\$1,905	\$1,905	\$2,095	\$2,095	\$2,285
7	\$2,124	\$2,124	\$2,337	\$2,337	\$2,549
8	\$2,344	\$2,344	\$2,578	\$2,578	\$2,813

(...)

## **APPENDIX 7: VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)<sup>1</sup>**

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<sup>1</sup>Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, 53207-53213 <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

## ***A. VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM BACKGROUND<sup>2</sup>***

The Veterans Affairs Supportive Housing (VASH) Program has two primary goals:

1. To end veteran homelessness; and
2. To obtain and sustain the veteran in permanent housing.

In order to achieve these goals, participating homeless veterans are provided:

1. Housing Choice Voucher (HCV) rental assistance;
2. Case management; and
3. Clinical services.

The Department of Housing and Urban Development (HUD) awards vouchers to Public Housing Agencies, so they can provide rental assistance, while the Department of Veterans Affairs provides case management and clinical services.

The Louisville Metro Housing Authority (LMHA) currently administers 470 vouchers through the VASH Program.

## ***B. APPLYING TO THE VASH PROGRAM<sup>3</sup>***

Any homeless veteran interested in participating in the VASH Program should contact their local Veterans Affairs Medical Center (VAMC) directly or call the National Call Center for Homeless Veterans telephone hotline at 1-877-424-3838 (1-877-4-AID-VET). (LMHA can act in the role of the local VAMC if pre-approved by HUD. )

A Case Manager with the Department of Veterans Affairs will determine whether the Applicant meets the following eligibility requirements:

1. Eligible for Department of Veterans Affairs Health Care;
2. Meets the McKinney Vento definition of Homeless (see subsection (J) below);
3. Has an identified need for case management to successfully live in community housing; and
4. Agrees to participate in a program of recovery and in case management.

Once the Case Manager has determined that the Applicant meets the eligibility requirements listed above, the Department of Veterans Affairs will refer the veteran to the LMHA.

Before issuing an HCV voucher, the LMHA will verify that the Applicant meets the HCV Program's income requirements and that the Applicant is not a lifetime registered sex offender under a state sex offender registration program.

If the LMHA decides the veteran's application to the VASH Program should be denied, the Applicant may request an informal review in accordance with Section 4(F) of this Plan.

Regarding verification of SSNs and proof of age for homeless veterans and their Family members, an original document issued by a state or federal government agency which contains the SSN and name of the individual along with other unique identifying information is acceptable. In the case of the homeless veteran, LMHA will accept the *Certificate of Release or Discharge from Active Duty* (DD-214), the VA-verified *Application for Health Benefits* (10-10-EZ), or a VA-issued photo identification card

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<sup>2</sup> HUD – VASH 101: An Introduction to the Program. Prepared by the HUD-VASH National Team, 24 January 2012. [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/hcv/vash](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/vash)

<sup>3</sup> Ibid.

At its discretion, LMHA may include the admission of extremely low income VASH families in its income targeting numbers

### ***C. INITIAL SEARCH TERM FOR THE VOUCHER<sup>4</sup>***

The initial VASH voucher term will be 120 days.

### ***D. INITIAL LEASE TERM<sup>5</sup>***

To provide a greater range of housing opportunities for VASH voucher holders, initial leases may be less than 12 months

### ***E. CASE MANAGEMENT REQUIREMENTS<sup>6</sup>***

1. The VAMC or DSP is responsible for:
  - a. Screening of homeless veterans to determine whether they meet the HUD-VASH program participation criteria established by the VA national office
  - b. Assisting veterans with the PHA application and assisting the veteran family with obtaining needed PHA documentation to ensure rapid voucher issuance
  - c. Referrals of homeless veterans to the PHA
  - d. Providing case management and supportive service to VASH program participants, as needed, prior to PHA issuance of rental vouchers
  - e. Providing housing search assistance to VASH participants with rental vouchers
  - f. Identifying the social service and medical needs of VASH participants and providing or ensuring the provision of, regular ongoing case management, outpatient health services, hospitalization, and other supportive services as needed throughout this initiative
  - g. Maintaining records and providing information for evaluation purposes as required by HUD and the VA
2. As a condition of HCV rental assistance, a VASH eligible veteran must receive case management services listed above, as needed
  - a. VAMC or DSP, in consultation with the veteran, is responsible for determining if case management is required and if the case management requirement is satisfied.
  - b. If the veteran no longer requires case management, but maintains their VASH voucher assistance, the VAMC or DSP will maintain contact with the veteran family to provide support and planning assistance with the recertification and reinspection process.

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<sup>4</sup>Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, II.C p. 53210 <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

<sup>5</sup> Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, II.d <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

<sup>6</sup> <sup>6</sup> Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, II.g <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

## ***F. EXCEPTION PAYMENT STANDARDS<sup>7</sup>***

LMHA has adopted exception payment standards equal to 120% of SAFMR for its VASH Program.

## **G. Special Housing Types<sup>8</sup>**

A VASH voucher holder may use the voucher in single room occupancy (SRO) units, congregate housing, group homes, shared housing, and cooperative housing.

VASH families are also permitted to live on the grounds of a VA facility in units developed to house homeless veterans.

## ***H. PORTABILITY<sup>9</sup>***

Because eligible families issued a VASH voucher must receive case management services provided by the partnering VAMC or DSP, special mobility and portability procedures must be established. VASH families may only reside in those jurisdictional areas that are accessible to case management services as determined by the VAMC or DSP.

1. Portability Moves Within the Same Catchment Area (or area of operation)
  - a. If the family initially leases up, or moves, under portability provisions, but the initial PHA's partnering VAMC or DSP will still be able to provide the necessary case management services, the PHA must process the move in accordance with the portability procedures of 24 CFR 982.355.
  - b. The initial PHA must maintain records on all VASH families receiving case management services from its partnering VAMC or DSP. Receiving PHAs without a VASH program must bill the initial PHA. The receiving PHA cannot absorb the family.
2. Portability Moves Within the Same Catchment Area Where Both PHAs Have Received VASH vouchers
  - a. The receiving PHA may bill the initial PHA or absorb the family into its own program if the VAMC or DSP providing the initial case management agrees to the absorption by the receiving PHA and the transfer of case management.

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<sup>7 7</sup> Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, II.o <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

<sup>8 8</sup> Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, II.p <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

<sup>9 9</sup> Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, II.f <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

- b. The absorption will also entail the availability of a VASH voucher and case management provision by the receiving PHA's partnering VAMC or DSP
- 3. Portability Moves Where Receiving PHA is Beyond Catchment Area
  - a. If a family wants to move to another jurisdiction where it will not be possible for the initial PHA's partnering VAMC or DSP to provide case management services, the VAMC or DSP must first determine:
    - i. The VASH family could be served by another VAMC or DSP that is participating in the program; and
    - ii. The receiving PHA must have an available VASH voucher for the family
  - b. The family must be absorbed by the receiving PHA as either a new admission or as a portability move-in and
    - i. Upon absorption the initial PHA will be able to lease to a new VASH eligible family
    - ii. The absorbed family will count toward the number of VASH spots awarded to the receiving PHA
- 4. Portability Moves Where Receiving PHA is Beyond Catchment Area for Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking
  - a. Veterans who request to port beyond the catchment area of the VAMC or DSP where they are receiving case management to protect the health or safety of a person who is or has been the victim of domestic violence, dating violence, sexual assault, or stalking and who reasonably believes themselves to be threatened with imminent harm from further violence by remaining in the dwelling unit may port prior to receiving approval from the receiving VAMC or DSP.
    - i. Family members who have been the victim of sexual assault that occurred on the premises during the 90 calendar day period preceding the family's move or request to move are also applicable for this exception
  - b. In this case, LMHA will follow its emergency transfer plan
  - c. LMHA may require verbal self-certification or a written request from a participant seeking to move beyond the catchment area of the VAMC or DSP
    - i. This must include either:
      - 1. A statement expressing why the participant reasonably believes there is a threat of imminent harm from further violence if the participant remains in the in the same dwelling unit assisted under LMHA, or
      - 2. A statement that the tenant was a sexual assault victim and that sexual assault occurred on the premises during the 90 day period preceding the participant's request for the move
  - d. The veteran must be admitted to the VAMC or DSP's caseload
  - e. The participant must still port to a PHA that has a VASH program
    - i. If there is no VASH voucher available at the receiving PHA, the receiving PHA can bill the initial PHA until a voucher is available
    - ii. Once a voucher is available, the receiving PHA will absorb the porting veteran
- 5. Portability Moves when Case Management is No Longer Required
  - a. There are no special restrictions.
  - b. LMHA will follow the generally applicable provisions for portability.



## ***I. TERMINATION<sup>10</sup>***

1. There are two alternative requirements for terminations of VASH participants:
  - a. If the VAMC or DSP determine that a veteran is not participating in required case management without good cause then LMHA must terminate the family from the VASH program.
  - b. LMHA may terminate a family evicted from housing assisted under the program for a serious violation of the lease.
    - i. LMHA can only terminate a family's assistance in this program for violations that occur after the family's admission to the program.
2. If the VAMC or DSP determine that a veteran does not require or no longer requires case management, that is not grounds to terminate the VASH assistance.
  - a. LMHA may offer continued assistance through a regular voucher.
  - b. If a regular voucher is not available, then assistance will continue under the VASH voucher until there is an available regular voucher.
3. Generally, in the case of family breakup, the VASH voucher must stay with the VASH veteran.
  - a. If the VASH veteran is the perpetrator of domestic violence, dating violence, sexual assault, or stalking, then the victim will continue to receive assistance from LMHA.
  - b. In cases of domestic violence, dating violence, sexual assault, or stalking, when the perpetrator's voucher is terminated, the victim will be offered a regular HCV if available.
    - i. In the event that the perpetrator is terminated from assistance for the above reasons and a regular HCV is not available, the victim will continue to receive assistance under the VASH voucher.

## ***J. THE MCKINNEY-VENTO DEFINITION OF HOMELESS***

As indicated in subsection (B) above, in order to qualify for the VASH Program, a veteran must meet the definition of Homeless included in the McKinney-Vento Homeless Assistance Act.

Note: The McKinney-Vento definition of Homeless is NOT the same as the definition of Homeless provided in the Glossary of this Administrative Plan.

According to the McKinney-Vento Act, the "General Definition of Homeless Individual" is as follows:<sup>11</sup>

"(a) IN GENERAL. -For purposes of this Act, the term 'homeless,' 'homeless individual,' and 'homeless person' means-

- (1) an individual or Family who lacks a fixed, regular, and adequate nighttime residence;
- (2) 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;
- (3) an individual or Family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);

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<sup>10</sup> <sup>10</sup> Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program Federal Register Vol. 86, No. 184, II.h <https://www.govinfo.gov/content/pkg/FR-2021-09-27/pdf/2021-20734.pdf>

<sup>11</sup> 42 USC 11302

(4) an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided;

(5) an individual or Family who —

(A) will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels not paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, as evidenced by—

(i) a court order resulting from an eviction action that notifies the individual or Family that they must leave within 14 days;

(ii) the individual or Family having a primary nighttime residence that is a room in a hotel or motel and where they lack the resources necessary to reside there for more than 14 days; or

(iii) credible evidence indicating that the Owner or renter of the housing will not allow the individual or Family to stay for more than 14 days, and any oral statement from an individual or Family seeking homeless assistance that is found to be credible shall be considered credible evidence for purposes of this clause;

(B) has no subsequent residence identified; and

(C) lacks the resources or support networks needed to obtain other permanent housing; and

(6) unaccompanied youth and homeless Families with children and youth defined as homeless under other Federal statutes who—

(A) have experienced a long-term period without living independently in permanent housing,

(B) have experienced persistent instability as measured by frequent moves over such period, and

(C) 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, the presence of a child or youth with a disability, or multiple barriers to employment.

(b) Domestic violence and other dangerous or life-threatening conditions

Notwithstanding any other provision of this section, the Secretary shall consider to be homeless any individual or Family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions in the individual's or Family's current housing situation, including where the health and safety of children are jeopardized, and who have no other residence and lack the resources or support networks to obtain other permanent housing.

(c) Income eligibility

(1) In general

A homeless individual shall be eligible for assistance under any program provided by this chapter, only if the individual complies with the income eligibility requirements otherwise applicable to such program.

(2) Exception

Notwithstanding paragraph (1), a homeless individual shall be eligible for assistance under title I of the Workforce Investment Act of 1998 [29 U.S.C. 2801 et seq.].

(d) Exclusion

For purposes of this chapter, the term “homeless” or “homeless individual” does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law.

(e) Persons experiencing homelessness

Any references in this chapter to homeless individuals (including homeless persons) or homeless groups (including homeless persons) shall be considered to include, and to refer to, individuals experiencing homelessness or groups experiencing homelessness, respectively.”

## ***K. CONTINUED ASSISTANCE FOR VASH FAMILIES THAT NO LONGER REQUIRE CASE MANAGEMENT OR THE VETERAN DIES***

The death of the VASH veteran is not grounds for termination of assistance. In such cases, the LMHA will offer the Remaining Members of a Tenant Family continued assistance through one of its tenant-based HCV vouchers in order to free up a VASH voucher for another eligible Family referred by the Department of Veterans Affairs Medical Center. If the Housing Authority has no tenant-based HCV voucher to offer the Family, the Family will retain their VASH voucher until such time as the LMHA has an available tenant-based HCV voucher to offer the Family.

## **APPENDIX 9: SPECIAL REFERRAL PROGRAMS**

(...)

Goodwill Industries of Kentucky	Youth ages 18-24 at risk of homelessness	909 E Broadway; Louisville, KY 40204	585-5221 x2057	goodwillky.org	10
Home of the Innocents	Homeless youth ages 18-24 & their dependents	1100 E. Market St., 40206	596-1000	www.homeoftheinnocents.org	20
The Hope Buss Inc	Families in crisis	3131 S. 2 <sup>nd</sup> St. Suite 352 Louisville, KY 40208		<a href="https://thehopebuss.org/">https://thehopebuss.org/</a>	10
St. John Center	Individuals aged 24-55 experiencing homelessness	700 E Muhammad Ali Blvd; Louisville, KY 40202	568-6758	stjohncenter.org	10
Volunteers of America Mid-States	Women recovering from substance abuse disorders and who are pregnant and/or parenting and who are referred by VOA's Living for Woman program	4303 West Broadway, 40211	636-4649	www.voamid.org	50
Wellspring	Individuals with severe & persistent psychiatric illness or intellectual disabilities	PO Box 1927, 40201	753-1456	www.wellspring-house.org	33
Zora's Cradle	Pregnant or post-partum women who are currently or are at risk for homelessness	3934 Dixie Highway, Suite 350, Louisville, KY 40216	502-830-9460	Zorascradle.org	10

(...)

## **APPENDIX 11: RENT SCHEDULE FOR THE PROJECT BASED VOUCHER PROGRAM**

Louisville Metro Housing Authority 2022 PBV Rents

Zip Code	2022 Efficiency		PBV Rent	
	110% SAFMR	110% LAFMR		
40018	\$770	\$758	\$770	
40023	\$1,133	\$758	\$1,133	
40025	\$913	\$758	\$913	
40027	\$770	\$758	\$770	
40041	\$770	\$758	\$770	
40059	\$1,144	\$758	\$1,144	
40118	\$781	\$758	\$781	
40177	\$649	\$758	\$758	
40201	\$770	\$758	\$770	
40202	\$693	\$758	\$758	Russell
40203	\$649	\$758	\$758	Russell
40204	\$891	\$758	\$891	
40205	\$814	\$758	\$814	
40206	\$803	\$758	\$803	
40207	\$902	\$758	\$902	
40208	\$748	\$758	\$758	
40209	\$737	\$758	\$758	
40210	\$660	\$758	\$758	
40211	\$693	\$758	\$758	Russell
40212	\$660	\$758	\$758	Russell
40213	\$748	\$758	\$758	
40214	\$715	\$758	\$758	
40215	\$715	\$758	\$758	
40216	\$649	\$758	\$758	
40217	\$759	\$758	\$759	
40218	\$759	\$758	\$759	
40219	\$693	\$758	\$758	
40220	\$748	\$758	\$758	
40221	\$770	\$758	\$770	
40222	\$913	\$758	\$913	
40223	\$979	\$758	\$979	
40228	\$825	\$758	\$825	
40229	\$880	\$758	\$880	
40231	\$770	\$758	\$770	
40232	\$770	\$758	\$770	
40233	\$770	\$758	\$770	
40241	\$1,023	\$758	\$1,023	
40242	\$935	\$758	\$935	
40243	\$1,001	\$758	\$1,001	
40245	\$1,089	\$758	\$1,089	
40250	\$770	\$758	\$770	
40251	\$770	\$758	\$770	
40252	\$770	\$758	\$770	
40253	\$770	\$758	\$770	
40255	\$770	\$758	\$770	
40256	\$770	\$758	\$770	
40257	\$770	\$758	\$770	
40258	\$748	\$758	\$758	
40259	\$770	\$758	\$770	
40261	\$770	\$758	\$770	
40268	\$770	\$758	\$770	
40269	\$770	\$758	\$770	
40270	\$770	\$758	\$770	
40272	\$836	\$758	\$836	
40280	\$858	\$758	\$858	
40285	\$770	\$758	\$770	
40291	\$836	\$758	\$836	
40299	\$891	\$758	\$891	

Louisville Metro Housing Authority 2022 PBV Rents

2022 One (1) Bedroom			
Zip Code	110% SAFMR	110% LAFMR	PBV Rent
40018	\$891	\$878	\$891
40023	\$1,309	\$878	\$1,309
40025	\$1,056	\$878	\$1,056
40027	\$891	\$878	\$891
40041	\$891	\$878	\$891
40059	\$1,320	\$878	\$1,320
40118	\$913	\$878	\$913
40177	\$759	\$878	\$878
40201	\$891	\$878	\$891
40202	\$803	\$878	\$878
40203	\$759	\$878	\$878
40204	\$1,023	\$878	\$1,023
40205	\$946	\$878	\$946
40206	\$935	\$878	\$935
40207	\$1,045	\$878	\$1,045
40208	\$858	\$878	\$878
40209	\$858	\$878	\$878
40210	\$759	\$878	\$878
40211	\$803	\$878	\$878
40212	\$770	\$878	\$878
40213	\$869	\$878	\$878
40214	\$825	\$878	\$878
40215	\$825	\$878	\$878
40216	\$759	\$878	\$878
40217	\$880	\$878	\$880
40218	\$880	\$878	\$880
40219	\$803	\$878	\$878
40220	\$869	\$878	\$878
40221	\$891	\$878	\$891
40222	\$1,056	\$878	\$1,056
40223	\$1,133	\$878	\$1,133
40228	\$957	\$878	\$957
40229	\$1,023	\$878	\$1,023
40231	\$891	\$878	\$891
40232	\$891	\$878	\$891
40233	\$891	\$878	\$891
40241	\$1,188	\$878	\$1,188
40242	\$1,078	\$878	\$1,078
40243	\$1,166	\$878	\$1,166
40245	\$1,254	\$878	\$1,254
40250	\$891	\$878	\$891
40251	\$891	\$878	\$891
40252	\$891	\$878	\$891
40253	\$891	\$878	\$891
40255	\$891	\$878	\$891
40256	\$891	\$878	\$891
40257	\$891	\$878	\$891
40258	\$869	\$878	\$878
40259	\$891	\$878	\$891
40261	\$891	\$878	\$891
40268	\$891	\$878	\$891
40269	\$891	\$878	\$891
40270	\$891	\$878	\$891
40272	\$968	\$878	\$968
40280	\$1,001	\$878	\$1,001
40285	\$891	\$878	\$891
40291	\$968	\$878	\$968
40299	\$1,023	\$878	\$1,023

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Louisville Metro Housing Authority 2022 PBV Rents

2022 Two (2) Bedroom			
Zip Code	110% SAFMR	110% LAFMR	PBV Rent
40018	\$1,067	\$1,054	\$1,067
40023	\$1,573	\$1,054	\$1,573
40025	\$1,265	\$1,054	\$1,265
40027	\$1,067	\$1,054	\$1,067
40041	\$1,067	\$1,054	\$1,067
40059	\$1,584	\$1,054	\$1,584
40118	\$1,089	\$1,054	\$1,089
40177	\$913	\$1,054	\$1,054
40201	\$1,067	\$1,054	\$1,067
40202	\$968	\$1,054	\$1,054
40203	\$913	\$1,054	\$1,054
40204	\$1,232	\$1,054	\$1,232
40205	\$1,133	\$1,054	\$1,133
40206	\$1,122	\$1,054	\$1,122
40207	\$1,254	\$1,054	\$1,254
40208	\$1,034	\$1,054	\$1,054
40209	\$1,034	\$1,054	\$1,054
40210	\$913	\$1,054	\$1,054
40211	\$968	\$1,054	\$1,054
40212	\$924	\$1,054	\$1,054
40213	\$1,045	\$1,054	\$1,054
40214	\$990	\$1,054	\$1,054
40215	\$990	\$1,054	\$1,054
40216	\$913	\$1,054	\$1,054
40217	\$1,056	\$1,054	\$1,056
40218	\$1,056	\$1,054	\$1,056
40219	\$957	\$1,054	\$1,054
40220	\$1,045	\$1,054	\$1,054
40221	\$1,067	\$1,054	\$1,067
40222	\$1,265	\$1,054	\$1,265
40223	\$1,364	\$1,054	\$1,364
40228	\$1,144	\$1,054	\$1,144
40229	\$1,221	\$1,054	\$1,221
40231	\$1,067	\$1,054	\$1,067
40232	\$1,067	\$1,054	\$1,067
40233	\$1,067	\$1,054	\$1,067
40241	\$1,419	\$1,054	\$1,419
40242	\$1,298	\$1,054	\$1,298
40243	\$1,397	\$1,054	\$1,397
40245	\$1,507	\$1,054	\$1,507
40250	\$1,067	\$1,054	\$1,067
40251	\$1,067	\$1,054	\$1,067
40252	\$1,067	\$1,054	\$1,067
40253	\$1,067	\$1,054	\$1,067
40255	\$1,067	\$1,054	\$1,067
40256	\$1,067	\$1,054	\$1,067
40257	\$1,067	\$1,054	\$1,067
40258	\$1,045	\$1,054	\$1,054
40259	\$1,067	\$1,054	\$1,067
40261	\$1,067	\$1,054	\$1,067
40268	\$1,067	\$1,054	\$1,067
40269	\$1,067	\$1,054	\$1,067
40270	\$1,067	\$1,054	\$1,067
40272	\$1,166	\$1,054	\$1,166
40280	\$1,199	\$1,054	\$1,199
40285	\$1,067	\$1,054	\$1,067
40291	\$1,166	\$1,054	\$1,166
40299	\$1,232	\$1,054	\$1,232

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Louisville Metro Housing Authority 2022 PBV Rents

2022 Three (3) Bedroom			
Zip Code	110% SAFMR	110% LAFMR	PBV Rent
40018	\$1,419	\$1,404	\$1,419
40023	\$2,090	\$1,404	\$2,090
40025	\$1,683	\$1,404	\$1,683
40027	\$1,419	\$1,404	\$1,419
40041	\$1,419	\$1,404	\$1,419
40059	\$2,112	\$1,404	\$2,112
40118	\$1,452	\$1,404	\$1,452
40177	\$1,221	\$1,404	\$1,404
40201	\$1,419	\$1,404	\$1,419
40202	\$1,287	\$1,404	\$1,404
40203	\$1,221	\$1,404	\$1,404
40204	\$1,639	\$1,404	\$1,639
40205	\$1,507	\$1,404	\$1,507
40206	\$1,496	\$1,404	\$1,496
40207	\$1,672	\$1,404	\$1,672
40208	\$1,375	\$1,404	\$1,404
40209	\$1,375	\$1,404	\$1,404
40210	\$1,221	\$1,404	\$1,404
40211	\$1,287	\$1,404	\$1,404
40212	\$1,232	\$1,404	\$1,404
40213	\$1,397	\$1,404	\$1,404
40214	\$1,320	\$1,404	\$1,404
40215	\$1,320	\$1,404	\$1,404
40216	\$1,221	\$1,404	\$1,404
40217	\$1,408	\$1,404	\$1,408
40218	\$1,408	\$1,404	\$1,408
40219	\$1,276	\$1,404	\$1,404
40220	\$1,397	\$1,404	\$1,404
40221	\$1,419	\$1,404	\$1,419
40222	\$1,683	\$1,404	\$1,683
40223	\$1,815	\$1,404	\$1,815
40228	\$1,529	\$1,404	\$1,529
40229	\$1,628	\$1,404	\$1,628
40231	\$1,419	\$1,404	\$1,419
40232	\$1,419	\$1,404	\$1,419
40233	\$1,419	\$1,404	\$1,419
40241	\$1,892	\$1,404	\$1,892
40242	\$1,727	\$1,404	\$1,727
40243	\$1,859	\$1,404	\$1,859
40245	\$2,013	\$1,404	\$2,013
40250	\$1,419	\$1,404	\$1,419
40251	\$1,419	\$1,404	\$1,419
40252	\$1,419	\$1,404	\$1,419
40253	\$1,419	\$1,404	\$1,419
40255	\$1,419	\$1,404	\$1,419
40256	\$1,419	\$1,404	\$1,419
40257	\$1,419	\$1,404	\$1,419
40258	\$1,397	\$1,404	\$1,404
40259	\$1,419	\$1,404	\$1,419
40261	\$1,419	\$1,404	\$1,419
40268	\$1,419	\$1,404	\$1,419
40269	\$1,419	\$1,404	\$1,419
40270	\$1,419	\$1,404	\$1,419
40272	\$1,551	\$1,404	\$1,551
40280	\$1,595	\$1,404	\$1,595
40285	\$1,419	\$1,404	\$1,419
40291	\$1,551	\$1,404	\$1,551
40299	\$1,639	\$1,404	\$1,639

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Louisville Metro Housing Authority 2022 PBV Rents

2022 Four (4) Bedroom			
Zip Code	110% SAFMR	110% LAFMR	PBV Rent
40018	\$1,628	\$1,612	\$1,628
40023	\$2,409	\$1,612	\$2,409
40025	\$1,936	\$1,612	\$1,936
40027	\$1,628	\$1,612	\$1,628
40041	\$1,628	\$1,612	\$1,628
40059	\$2,420	\$1,612	\$2,420
40118	\$1,661	\$1,612	\$1,661
40177	\$1,452	\$1,612	\$1,612
40201	\$1,628	\$1,612	\$1,628
40202	\$1,485	\$1,612	\$1,612
40203	\$1,397	\$1,612	\$1,612
40204	\$1,881	\$1,612	\$1,881
40205	\$1,738	\$1,612	\$1,738
40206	\$1,716	\$1,612	\$1,716
40207	\$1,914	\$1,612	\$1,914
40208	\$1,584	\$1,612	\$1,612
40209	\$1,584	\$1,612	\$1,612
40210	\$1,397	\$1,612	\$1,612
40211	\$1,485	\$1,612	\$1,612
40212	\$1,408	\$1,612	\$1,612
40213	\$1,595	\$1,612	\$1,612
40214	\$1,518	\$1,612	\$1,612
40215	\$1,518	\$1,612	\$1,612
40216	\$1,397	\$1,612	\$1,612
40217	\$1,617	\$1,612	\$1,617
40218	\$1,617	\$1,612	\$1,617
40219	\$1,463	\$1,612	\$1,612
40220	\$1,595	\$1,612	\$1,612
40221	\$1,628	\$1,612	\$1,628
40222	\$1,936	\$1,612	\$1,936
40223	\$2,090	\$1,612	\$2,090
40228	\$1,749	\$1,612	\$1,749
40229	\$1,870	\$1,612	\$1,870
40231	\$1,628	\$1,612	\$1,628
40232	\$1,628	\$1,612	\$1,628
40233	\$1,628	\$1,612	\$1,628
40241	\$2,167	\$1,612	\$2,167
40242	\$1,980	\$1,612	\$1,980
40243	\$2,134	\$1,612	\$2,134
40245	\$2,310	\$1,612	\$2,310
40250	\$1,628	\$1,612	\$1,628
40251	\$1,628	\$1,612	\$1,628
40252	\$1,628	\$1,612	\$1,628
40253	\$1,628	\$1,612	\$1,628
40255	\$1,628	\$1,612	\$1,628
40256	\$1,628	\$1,612	\$1,628
40257	\$1,628	\$1,612	\$1,628
40258	\$1,595	\$1,612	\$1,612
40259	\$1,628	\$1,612	\$1,628
40261	\$1,628	\$1,612	\$1,628
40268	\$1,628	\$1,612	\$1,628
40269	\$1,628	\$1,612	\$1,628
40270	\$1,628	\$1,612	\$1,628
40272	\$1,782	\$1,612	\$1,782
40280	\$1,837	\$1,612	\$1,837
40285	\$1,628	\$1,612	\$1,628
40291	\$1,782	\$1,612	\$1,782
40299	\$1,881	\$1,612	\$1,881

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# APPENDIX 12: EMERGENCY HOUSING VOUCHER (EHV) AND VASH PAYMENT STANDARDS

**Louisville Metro Housing Authority**  
**Emergency Housing Voucher Program and VASH**  
**Payment Standards for Fiscal Year 2022 (Effective October 1, 2021)**

ZIP Code	Small Area FMRs					EHV Payment Standards				
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
40018	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40023	\$1,030	\$1,190	\$1,430	\$1,900	\$2,190	\$1,236	\$1,428	\$1,716	\$2,280	\$2,628
40025	\$830	\$960	\$1,150	\$1,530	\$1,760	\$996	\$1,152	\$1,380	\$1,836	\$2,112
40027	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40041	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40059	\$1,040	\$1,200	\$1,440	\$1,920	\$2,200	\$1,248	\$1,440	\$1,728	\$2,304	\$2,640
40118	\$710	\$830	\$990	\$1,320	\$1,510	\$852	\$996	\$1,188	\$1,584	\$1,812
40177	\$590	\$690	\$830	\$1,110	\$1,320	\$708	\$828	\$996	\$1,332	\$1,584
40201	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40202	\$630	\$730	\$880	\$1,170	\$1,350	\$756	\$876	\$1,056	\$1,404	\$1,620
40203	\$590	\$690	\$830	\$1,110	\$1,270	\$708	\$828	\$996	\$1,332	\$1,524
40204	\$810	\$930	\$1,120	\$1,490	\$1,710	\$972	\$1,116	\$1,344	\$1,788	\$2,052
40205	\$740	\$860	\$1,030	\$1,370	\$1,580	\$888	\$1,032	\$1,236	\$1,644	\$1,896
40206	\$730	\$850	\$1,020	\$1,360	\$1,560	\$876	\$1,020	\$1,224	\$1,632	\$1,872
40207	\$820	\$950	\$1,140	\$1,520	\$1,740	\$984	\$1,140	\$1,368	\$1,824	\$2,088
40208	\$680	\$780	\$940	\$1,250	\$1,440	\$816	\$936	\$1,128	\$1,500	\$1,728
40209	\$670	\$780	\$940	\$1,250	\$1,440	\$804	\$936	\$1,128	\$1,500	\$1,728
40210	\$600	\$690	\$830	\$1,110	\$1,270	\$720	\$828	\$996	\$1,332	\$1,524
40211	\$630	\$730	\$880	\$1,170	\$1,350	\$756	\$876	\$1,056	\$1,404	\$1,620
40212	\$600	\$700	\$840	\$1,120	\$1,280	\$720	\$840	\$1,008	\$1,344	\$1,536
40213	\$680	\$790	\$950	\$1,270	\$1,450	\$816	\$948	\$1,140	\$1,524	\$1,740
40214	\$650	\$750	\$900	\$1,200	\$1,380	\$780	\$900	\$1,080	\$1,440	\$1,656
40215	\$650	\$750	\$900	\$1,200	\$1,380	\$780	\$900	\$1,080	\$1,440	\$1,656
40216	\$590	\$690	\$830	\$1,110	\$1,270	\$708	\$828	\$996	\$1,332	\$1,524
40217	\$690	\$800	\$960	\$1,280	\$1,470	\$828	\$960	\$1,152	\$1,536	\$1,764
40218	\$690	\$800	\$960	\$1,280	\$1,470	\$828	\$960	\$1,152	\$1,536	\$1,764
40219	\$630	\$730	\$870	\$1,160	\$1,330	\$756	\$876	\$1,044	\$1,392	\$1,596
40220	\$680	\$790	\$950	\$1,270	\$1,450	\$816	\$948	\$1,140	\$1,524	\$1,740

**Louisville Metro Housing Authority**  
**Emergency Housing Voucher Program and VASH**  
**Payment Standards for Fiscal Year 2022 (Effective October 1, 2021)**

ZIP Code	Small Area FMRs					EHV Payment Standards				
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
40221	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40222	\$830	\$960	\$1,150	\$1,530	\$1,760	\$996	\$1,152	\$1,380	\$1,836	\$2,112
40223	\$890	\$1,030	\$1,240	\$1,650	\$1,900	\$1,068	\$1,236	\$1,488	\$1,980	\$2,280
40228	\$750	\$870	\$1,040	\$1,390	\$1,590	\$900	\$1,044	\$1,248	\$1,668	\$1,908
40229	\$800	\$930	\$1,110	\$1,480	\$1,700	\$960	\$1,116	\$1,332	\$1,776	\$2,040
40231	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40232	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40233	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40241	\$930	\$1,080	\$1,290	\$1,720	\$1,970	\$1,116	\$1,296	\$1,548	\$2,064	\$2,364
40242	\$850	\$980	\$1,180	\$1,570	\$1,800	\$1,020	\$1,176	\$1,416	\$1,884	\$2,160
40243	\$910	\$1,060	\$1,270	\$1,690	\$1,940	\$1,092	\$1,272	\$1,524	\$2,028	\$2,328
40245	\$990	\$1,140	\$1,370	\$1,830	\$2,100	\$1,188	\$1,368	\$1,644	\$2,196	\$2,520
40250	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40251	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40252	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40253	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40255	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40256	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40257	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40258	\$680	\$790	\$950	\$1,270	\$1,450	\$816	\$948	\$1,140	\$1,524	\$1,740
40259	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40261	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40268	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40269	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40270	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40272	\$760	\$880	\$1,060	\$1,410	\$1,620	\$912	\$1,056	\$1,272	\$1,692	\$1,944
40280	\$780	\$910	\$1,090	\$1,450	\$1,670	\$936	\$1,092	\$1,308	\$1,740	\$2,004
40285	\$700	\$810	\$970	\$1,290	\$1,480	\$840	\$972	\$1,164	\$1,548	\$1,776
40291	\$760	\$880	\$1,060	\$1,410	\$1,620	\$912	\$1,056	\$1,272	\$1,692	\$1,944
40299	\$810	\$930	\$1,120	\$1,490	\$1,710	\$972	\$1,116	\$1,344	\$1,788	\$2,052