



New Hampshire Housing Finance Authority

Proposed Changes to the Housing Choice Voucher Administrative Plan

Published December 3, 2020

The following revisions to the Housing Choice Voucher Administrative Plan will be presented at the PHA Public Hearing on January 20, 2021. The changes are in bold italic and the language being removed has a line through it. A copy of the Administrative Plan can be found on NHHFA's website. <https://www.nhhfa.org/wp-content/uploads/2019/08/Admin-Plan-2020.pdf>

Chapter 3 - Family Break-up – Clarified the policy for victims of domestic violence.

If a family breakup occurs and one party is staying in the assisted unit, the person staying in the unit retains the voucher as a “surviving member” unless covered under the VAWA law, in which case the voucher is awarded to the victim of domestic violence as supported by the required documentation. ***The occurrence of domestic violence, dating violence, sexual assault, or stalking may lead to the break-up of the assisted family in many instances. Family break-up involves terminating the assistance of the perpetrator while continuing the assistance to the victim.*** NHHFA will abide by any court determinations of which family members receive the original voucher. Any court determination does not waive the requirement that the assisted family members must continue to meet NHHFA and Housing Choice Voucher program screening requirements and eligibility criteria.

If the court does not or will not make a determination, both parties are leaving the unit, or due to other circumstances that do not fall under any of these situations, NHHFA has discretion to determine who keeps the subsidy considering the following factors:

1. Domestic violence situations where family members were forced to leave the unit as a result of actual or threatened physical violence by a spouse or other member of the household, to include consideration of the protections of the VAWA law.
2. Evaluating any possible risks to family members as a result of because of domestic violence, sexual violence, dating violence, stalking or criminal activity. ***If there is conflicting information, NHHFA will use its discretion and may grant a voucher to both parties.***
3. Head of household on the application or lease.
4. Documentation of an agreement among the original family members.
5. The interests of minor children, including custody arrangements.
6. The interests of elderly or disabled family members.
7. The recommendation of social service professionals.

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

32 Constitution Drive, Bedford, NH 03110
Mail: PO Box 5087, Manchester, NH 03108

603.472.8623
NHHFA.org





Chapter 6 – Preference Selection Method

Removed Singles Preference because it is no longer relevant. Added a new preference for the Moving On Program under the definition of Homeless preference.

(a) ~~**Singles Preference:** Singles have equal status preference with all other applicants.~~

Homeless: A preference is given to applicants who are:

(1) Lacking a fixed, regular, and adequate nighttime residence.

(2) Residing in Permanent Supportive Housing and qualify for the Moving On Initiative. This program is designed to support the ‘moving on’ of permanent supportive housing tenants who are capable of living in independent community-based housing.

Rent Burdened/At Risk of Becoming Homeless: A preference is given to applicants who are:

1. Paying more than 50% of their gross income for rent and utilities.
2. ~~Lacking a fixed, regular and adequate nighttime residence.~~
3. Temporarily living with friends or relatives.
4. Living in a substandard living situation or other temporary placement.
5. Victims of domestic violence, dating violence, sexual assault or stalking who are eligible for protections under VAWA.

Chapter 11 – Housing Quality Standards. Added option to conduct remote virtual inspections as part of the inspection protocol in accordance with HUD Notice PIH-2020-31.

NHHFA may conduct a Remote Virtual Inspection under the following circumstances:

1. *Properties that receive Low Income Housing Tax Credits, Federal HOME funds, or financed by Rural Development.*
2. *Properties that do not have children under the age of 6 unless the property was constructed after 1978.*
3. *Reinspection of items that failed previously on an initial inspection.*
4. *Stay-at-home orders issued by a government agency.*

Chapter 13 – Mainstream Housing Program – proposed two additional preference options:

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

32 Constitution Drive, Bedford, NH 03110
Mail: PO Box 5087, Manchester, NH 03108

603.472.8623
NHHFA.org





Preference for placement on the sub-list will be given to individuals who qualify for the Mainstream Program preference. Sub-lists will be maintained by date time of application. NHHFA will provide a preference for non-elderly persons with disabilities who are:

- a. Transitioning out of institutional and other segregated settings
- b. At serious risk of institutionalization
- c. *Homeless*
- d. *Previously experienced homelessness and is a resident of permanent supportive housing or a rapid rehousing program.*

The NOFA definitions will be used to determine the eligibility of applicants for this preference.

Chapter 17 – Informal Hearing. Added option to conduct a remote hearing.

NHHFA may conduct a remote hearing if social distancing requirements present significant challenges to conduct in-person hearings. NHHFA will comply with HUD guidance to make reasonable accommodations in policies, practices, and procedures to ensure persons with disabilities have a full and equal opportunity to participate in and benefit from all aspects of the hearing process. If no method of conducting a remote hearing is available to the individual, NHHFA will postpone the hearing to a later date that is appropriate.