

Chapter 4

APPLICATIONS, WAITING LIST AND TENANT SELECTION

INTRODUCTION

When a family wishes to receive assistance under the HCV program, the family must submit an application that provides the PHA with the information needed to determine the family's eligibility. HUD requires the PHA to place all families that apply for assistance on a waiting list. When HCV assistance becomes available, the PHA must select families from the waiting list in accordance with HUD requirements and PHA policies as stated in the administrative plan and the annual plan.

The PHA is required to adopt clear policies and procedures for accepting applications, placing families on the waiting list, and selecting families from the waiting list, and must follow these policies and procedures consistently. The actual order in which families are selected from the waiting list can be affected if a family has certain characteristics designated by HUD or the PHA that justify their selection. Examples of this are the selection of families for income targeting and the selection of families that qualify for targeted funding.

HUD regulations require that all families have an equal opportunity to apply for and receive housing assistance, and that the PHA affirmatively further fair housing goals in the administration of the program [24 CFR 982.53, HCV GB p. 4-1]. Adherence to the selection policies described in this chapter ensures that the PHA will be in compliance with all relevant fair housing requirements, as described in Chapter 2.

This chapter describes HUD and PHA policies for taking applications, managing the waiting list and selecting families for HCV assistance. The policies outlined in this chapter are organized into three sections, as follows:

Part I: The Application Process. This part provides an overview of the application process and discusses how applicants can obtain and submit applications. It also specifies how the PHA will handle the applications it receives.

Part II: Managing the Waiting List. This part presents the policies that govern how the PHA's waiting list is structured, when it is opened and closed, and how the public is notified of the opportunity to apply for assistance. It also discusses the process the PHA will use to keep the waiting list current.

Part III: Selection for HCV Assistance. This part describes the policies that guide the PHA in selecting families for HCV assistance as such assistance becomes available. It also specifies how in-person interviews will be used to ensure that the PHA has the information needed to make a final eligibility determination.

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PART I: THE APPLICATION PROCESS

4-I.A. OVERVIEW

This part describes the PHA policies for making applications available, accepting applications making preliminary determinations of eligibility, and the placement of applicants on the waiting list. This part also describes the PHA's obligation to ensure the accessibility of the application process to elderly persons, people with disabilities, and people with limited English proficiency (LEP).

4-I.B. APPLYING FOR ASSISTANCE [HCV GB, pp. 4-11 – 4-16, Notice PIH 2009-36]

Any family that wishes to receive HCV assistance must apply for admission to the program. HUD permits the PHA to determine the format and content of HCV applications, as well how such applications will be made available to interested families and how applications will be accepted by the PHA. The PHA must include Form HUD-92006, Supplement to Application for Federally Assisted Housing, as part of the PHA's application.

HACA Policy

Depending upon the length of time that applicants may need to wait to receive assistance, the PHA may use a one- or two-step application process.

A one-step process will be used when it is expected that a family will be selected from the waiting list within 60 days of the date of application. At application, the family must provide all information necessary to establish family eligibility and level of assistance.

A two-step process will be used when it is expected that a family will not be selected from the waiting list for at least 60 days from the date of application. Under the two-step application process, the PHA initially will require families to provide only the information needed to make an initial assessment of the family's eligibility, and to determine the family's placement on the waiting list. The family will be required to provide all information necessary to establish family eligibility and level of assistance when the family is selected from the waiting list.

~~The application process will be completed on-line through electronic means. Paper applications will no longer be accepted. Families with limited access to or experience with electronic devices may request and will receive assistance at the HACA admissions office. Families may obtain application forms from the PHA's office during normal business hours. Families may also request — by telephone or by mail — that an application be mailed to them via first class mail.~~

~~Completed applications must be returned to the PHA by mail, electronically, by fax, or submitted in person during normal business hours.~~ Applications must be complete in order to be accepted by the PHA for processing. If an application is incomplete, the PHA will notify the family of the additional information required.

4-I.C. ACCESSIBILITY OF THE APPLICATION PROCESS

Elderly and Disabled Populations [24 CFR 8 and HCV GB, pp. 4-11 – 4-13]

The PHA must take steps to ensure that the application process is accessible to those people who might have difficulty complying with the normal, standard PHA application process. This could include people with disabilities, certain elderly individuals, as well as persons with limited English proficiency (LEP). The PHA must provide reasonable accommodation to the needs of individuals with disabilities. The application-taking facility and the application process must be fully accessible, or the PHA must provide an alternate approach that provides full access to the application process. Chapter 2 provides a full discussion of the PHA's policies related to providing reasonable accommodations for people with disabilities.

Limited English Proficiency

PHAs are required to take reasonable steps to ensure equal access to their programs and activities by persons with limited English proficiency [24 CFR 1]. Chapter 2 provides a full discussion on the PHA's policies related to ensuring access to people with limited English proficiency (LEP).

4-I.D. PLACEMENT ON THE WAITING LIST

The PHA must review each complete application received and make a preliminary assessment of the family's eligibility. The PHA must accept applications from families for whom the list is open unless there is good cause for not accepting the application (such as denial of assistance) for the grounds stated in the regulations [24 CFR 982.206(b)(2)]. Where the family is determined to be ineligible, the PHA must notify the family in writing [24 CFR 982.201(f)]. Where the family is not determined to be ineligible, the family will be placed on a waiting list of applicants.

No applicant has a right or entitlement to be listed on the waiting list, or to any particular position on the waiting list [24 CFR 982.202(c)].

Ineligible for Placement on the Waiting List

HACA Policy

If the PHA can determine from the information provided that a family is ineligible, the family will not be placed on the waiting list. Where a family is determined to be ineligible, the PHA will send written notification of the ineligibility determination within 10 business days of receiving a complete application. The notice will specify the reasons for ineligibility and will inform the family of its right to request an informal review and explain the process for doing so (see Chapter 16).

Eligible for Placement on the Waiting List

HACA Policy

The PHA will send written notification of placement on the waiting list within 10 business days of receiving a complete application.

Placement on the waiting list does not indicate that the family is, in fact, eligible for assistance. A final determination of eligibility will be made when the family is selected from the waiting list.

Applicants will be placed on the waiting list according to any preference(s) for which they qualify, and the date and time their complete application is received by the PHA.

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PART II: MANAGING THE WAITING LIST

4-II.A. OVERVIEW

The PHA must have policies regarding various aspects of organizing and managing the waiting list of applicant families. This includes opening the list to new applicants, closing the list to new applicants, notifying the public of waiting list openings and closings, updating waiting list information, purging the list of families that are no longer interested in or eligible for assistance, as well as conducting outreach to ensure a sufficient number of applicants.

In addition, HUD imposes requirements on how a PHA may structure its waiting list and how families must be treated if they apply for assistance from a PHA that administers more than one assisted housing program.

4-II.B. ORGANIZATION OF THE WAITING LIST [24 CFR 982.204 and 205]

The PHA's HCV waiting list must be organized in such a manner to allow the PHA to accurately identify and select families for assistance in the proper order, according to the admissions policies described in this plan.

The waiting list must contain the following information for each applicant listed:

- Applicant name;
- Family unit size;
- Date and time of application;
- Qualification for any local preference;
- Racial or ethnic designation of the head of household.

HUD requires the PHA to maintain a single waiting list for the HCV program unless it serves more than one county or municipality. Such PHAs are permitted, but not required, to maintain a separate waiting list for each county or municipality served.

HACA Policy

The PHA will maintain a single waiting list for tenant-based HCVs and, consistent with 24 CFR 983.251(c)(2), will maintain separate site-based waiting lists for each project-based voucher (PBV) property. Subject to the provisions of 24 CFR 983.251(c)(7), the PHA may allow owners of non-HACA properties to maintain the waiting lists for the PBV units in their properties.

Consistent with 24 CFR 983.251, the list of HACA's site-based waiting lists, and any approved owner-based waiting lists and plans are attached as Exhibit 4-1, which may be amended from time to time with approval of the Board of Commissioners.

HUD directs that a family that applies for assistance from the HCV program must be offered the opportunity to be placed on the waiting list for any public housing, project-based voucher or moderate rehabilitation program the PHA operates if 1) the other programs' waiting lists are open, and 2) the family is qualified for the other programs.

HUD permits, but does not require, that PHAs maintain a single merged waiting list for their public housing, Section 8, and other subsidized housing programs.

A family's decision to apply for, receive, or refuse other housing assistance must not affect the family's placement on the HCV waiting list, or any preferences for which the family may qualify.

HACA Policy

The PHA will not merge the tenant-based and project-based HCV waiting lists.

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4-II.C. OPENING AND CLOSING THE WAITING LIST [24 CFR 982.206]

Closing the Waiting List

A PHA is permitted to close the waiting list if it has an adequate pool of families to use its available HCV assistance. Alternatively, the PHA may elect to continue to accept applications only from certain categories of families that meet particular preferences or funding criteria.

HACA Policy

The PHA will close the waiting list when the estimated waiting period for housing assistance for applicants on the list reaches 24 months for the most current applicants. Where the PHA has particular preferences or funding criteria that require a specific category of family, the PHA may elect to continue to accept applications from these applicants while closing the waiting list to others.

Reopening the Waiting List

If the waiting list has been closed, it cannot be reopened until the PHA publishes a notice in local newspapers of general circulation, minority media, and other suitable media outlets. The notice must comply with HUD fair housing requirements and must specify who may apply, and where and when applications will be received.

HACA Policy

The PHA will announce the reopening of the waiting list at least 10 business days prior to the date applications will first be accepted. If the list is only being reopened for certain categories of families, this information will be contained in the notice.

The PHA will give public notice by publishing the relevant information in suitable media outlets including, but not limited to:

- Asheville Citizen-Times
- HACA.org website
- [Urban News](#)
- [Mountain Xpress](#)
- [La Noticia](#)
- [WRES 100.7 FM](#)
- [WCQS 88.1 FM](#)
- [WSFM-LP 103.3](#)

○ **4-II.D. FAMILY OUTREACH [HCV GB, pp. 4-2 to 4-4]**

The PHA must conduct outreach as necessary to ensure that the PHA has a sufficient number of applicants on the waiting list to use the HCV resources it has been allotted.

Because HUD requires the PHA to admit a specified percentage of extremely low-income families to the program (see Chapter 4, Part III), the PHA may need to conduct special outreach to ensure that an adequate number of such families apply for assistance [HCV GB, p. 4-20 to 4-21].

PHA outreach efforts must comply with fair housing requirements. This includes:

- Analyzing the housing market area and the populations currently being served to identify underserved populations
- Ensuring that outreach efforts are targeted to media outlets that reach eligible populations that are underrepresented in the program
- Avoiding outreach efforts that prefer or exclude people who are members of a protected class

PHA outreach efforts must be designed to inform qualified families about the availability of assistance under the program. These efforts may include, as needed, any of the following activities:

- Submitting press releases to local newspapers, including minority newspapers
- Developing informational materials and flyers to distribute to other agencies
- Providing application forms to other public and private agencies that serve the low-income population
- Developing partnerships with other organizations that serve similar populations, including agencies that provide services for persons with disabilities

HACA Policy

The PHA will monitor the characteristics of the population being served and the characteristics of the population as a whole in the PHA's jurisdiction. Targeted outreach efforts will be undertaken if a comparison suggests that certain populations are being underserved.

4-II.E. REPORTING CHANGES IN FAMILY CIRCUMSTANCES

HACA Policy

While the family is on the waiting list, the family must immediately inform the PHA of changes in contact information, including current residence, mailing address, and phone number. The changes must be submitted in writing.

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

HUD requires the PHA to establish policies to use when removing applicant names from the waiting list.

Purging the Waiting List

The decision to withdraw an applicant family that includes a person with disabilities from the waiting list is subject to reasonable accommodation. If the applicant did not respond to a PHA request for information or updates, and the PHA determines that the family did not respond because of the family member's disability, the PHA must reinstate the applicant family to their former position on the waiting list [24 CFR 982.204(c)(2)].

HACA Policy

The waiting list will be updated as needed to ensure that all applicants and applicant information is current and timely.

To update the waiting list, the PHA will send an update request via first class mail or email to each family on the waiting list to determine whether the family continues to be interested in, and to qualify for, the program. This update request will be sent to the last address or email that the PHA has on record for the family. The update request will provide a deadline by which the family must respond and will state that failure to respond will result in the applicant's name being removed from the waiting list.

The family's response must be in writing and may be delivered in person, by mail, by email, or by fax. Responses should be postmarked or received by the PHA not later than 15 business days from the date of the PHA letter.

If the family fails to respond within 15 business days, the family will be removed from the waiting list without further notice.

If the notice is returned by the post office with no forwarding address, the applicant will be removed from the waiting list without further notice.

If the notice is returned by the post office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 15 business days to respond from the date the letter was re-sent.

If a family is removed from the waiting list for failure to respond, the PHA may reinstate the family if it is determined that the lack of response was due to PHA error, or to circumstances beyond the family's control, as a result of a family member's disability, or as a direct result of status as a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking, including an adverse factor resulting from such abuse.

Removal from the Waiting List

HACA Policy

If at any time an applicant family is on the waiting list, the PHA determines that the family is not eligible for assistance (see Chapter 3), the family will be removed from the waiting list.

If a family is removed from the waiting list because the PHA has determined the family is not eligible for assistance, a notice will be sent to the family's address of record as well as to any alternate address provided on the initial application. The notice will state the reasons the family was removed from the waiting list and will inform the family how to request an informal review regarding the PHA's decision (see Chapter 16) [24 CFR 982.201(f)].

PART III: SELECTION FOR HCV ASSISTANCE

4-III.A. OVERVIEW

As vouchers become available, families on the waiting list must be selected for assistance in accordance with the policies described in this part.

The order in which families are selected from the waiting list depends on the selection method chosen by the PHA and is impacted in part by any selection preferences for which the family qualifies. The availability of targeted funding also may affect the order in which families are selected from the waiting list.

The PHA must maintain a clear record of all information required to verify that the family is selected from the waiting list according to the PHA's selection policies [24 CFR 982.204(b) and 982.207(e)].

4-III.B. SELECTION AND HCV FUNDING SOURCES

Special Admissions [24 CFR 982.203]

HUD may award funding for specifically named families living in specified types of units (e.g., a family that is displaced by demolition of public housing; a non-purchasing family residing in a HOPE 1 or 2 projects). In these cases, the PHA may admit such families whether or not they are on the waiting list, and, if they are on the waiting list, without considering the family's position on the waiting list. These families are considered non-waiting list selections. The PHA must maintain records showing that such families were admitted with special program funding.

Targeted Funding [24 CFR 982.204(e)]

HUD may award a PHA funding for a specified category of families on the waiting list. The PHA must use this funding only to assist the families within the specified category. In order to assist families within a targeted funding category, the PHA may skip families that do not qualify within the targeted funding category. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section 4-III.C.

HACA Policy

The PHA administers the following types of targeted funding. See Chapter 19 for additional information on targeted funding vouchers.

- *Foster Youth to Independence (FYI):* This program is dedicated to foster youth aging out of the foster care system and vouchers are secured from HUD individually when available based on referrals from Buncombe County and organizations providing services to foster youth.
- *Veterans Affairs Supportive Housing (VASH):* This special voucher program provides rental assistance to homeless veterans. HACA does not maintain a waiting list for HUD-VASH vouchers, which are issued based on referrals from the Charles George VA Medical Center.
- *Mainstream Vouchers:* This program provides rental assistance to a family that includes a non-elderly person with disabilities. Preference for these vouchers is based on referrals from community partners with MOAs in place with HACA.

- Non-Elderly Disabled (NED) Vouchers: This program provides rental assistance to non-elderly persons applying as head of household, spouse, or co-head of a family. Preference for these vouchers is based on referrals from community partners with MOAs in place with HACA.
- Stability Vouchers (formerly Emergency Housing Vouchers): This program provides rental assistance to applicants who are homeless, at risk of homelessness, or experience high-risk housing instability, or are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking. HACA does not maintain a waiting list for Emergency Housing Vouchers, which are issued based on referrals from the Asheville-Buncombe Continuum of Care.

HUD-VASH

Mainstream

Non-Elderly Disabled

Emergency Housing Vouchers

Regular HCV Funding

Regular HCV funding may be used to assist any eligible family on the waiting list. Families are selected from the waiting list according to the policies provided in Section 4-III.C.

4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

HACA Policy

On September 27, 2023, the HACA Board of Commissioners approved a resolution to eliminate local preferences for regular, non-targeted HCV funding as part of the applicant selection order.*

Regular Voucher Waiting Lists:

Project Based Voucher (PBV) Waiting Lists:

No local preferences. The PBV waiting lists are maintained for HACA-owned communities and other properties awarded HACA PBVs. See Exhibit 4-1 for the current list of PBV properties. Applicants are ranked in order of their application time and date stamp, based on bedroom size needed and available.

Tenant Based Voucher (TBV) Waiting List:

No local preferences. Applicants for the traditional Housing Choice Vouchers which are tenant-based and allow the voucher holder to use their subsidy on the private market, will be selected in order of their application date and time stamp.

* To address applicants with special needs, HACA continues to administer special purpose vouchers with designated priorities and preferences (see Section 4-III.B above and Chapter 19). In addition, current project-based voucher commitments to third-party developers, whose commitments preceded the date of this Admin Plan amendment, will be honored and grandfathered in to ensure no disruption because of this policy change.

Note: Although there are no local preferences, the PHA must comply with federal regulations that may impact the order of selection. These include but are not limited to:

- 24 CFR 982.201(b): Federal income targeting requirement (see next subsection below).
- 24 CFR 982.404(e)(2): Federal preference for current TBV families who must move because their landlords fail to make required repairs (see Section 10-I.B. of this Admin Plan).
- 24 CFR 983.251(c)(9): Federal requirement that families who require accessibility features for persons with disabilities must be selected first to occupy PBV units that have such accessibility features.
- 24 CFR 983.261: Federal requirement to give families, who have resided in a PBV property for at least one year, first priority to receive the next available TBV.

Transfer Waiting Lists (for HACA PBV Residents):

1. Priority Needs Transfers: Transfers to serve a family that needs a reasonable accommodation based on disability, a family subject to an emergency VAWA transfer or other specific safety threat in their current placement, or a family that is required to move through no fault of their own because of a HACA-required bedroom size change, exigent circumstance, casualty loss, natural disaster or a HACA renovation or redevelopment project, shall have priority over all new admissions and voluntary transfers. Voluntary transfers in project-based voucher developments for non-priority reasons are only allowed if no priority transfer or new applicant is available for the unit; current residents seeking to move may request a tenant mobility voucher.
2. Family Self Sufficiency Participants: As an incentive for active participation in the Family Self Sufficiency (FSS) Program, FSS participants who live in PBV properties will have a one-time preference to transfer to another PBV property of their choice, provided that they are working and in full compliance with their FSS Contract of Participation. These transfers will be processed after priority needs transfers above and before other voluntary transfers.

HACA offers the following local preferences:

~~1. RAD Project Based Voucher Supportive Service Units. At least one half of all new admissions are reserved for families (including one person families) who have signed a written commitment to participate actively with a supportive services provider. This preference shall be applied as needed to ensure that 50% of the units in each RAD project-based voucher property are occupied by families who have made a commitment to participate with a supportive services provider. Supportive service providers include:~~

- ~~a. a local homeless services, social services, domestic violence, or mental health agency that enters into a memorandum of agreement with HACA and gives a written commitment to provide supportive services to the family for at least one year after move in, and to re-engage with the family if additional supportive services are needed at any time; and~~
- ~~b. other agencies approved by HACA, in its discretion, pursuant to a written memorandum of agreement.~~

~~Status for this preference will be verified through the agency/entity providing supportive services for the family.~~

~~Project Based Voucher Accessible Units. Consistent with 24 CFR 983.251(c)(7), when selecting individuals and families to occupy project-based voucher units that have special accessibility features for persons with disabilities, the PHA must first refer families who require such features. This preference will be applied first to transfer applicants needing the special accessibility features available in those units and then to new applicants needing such features. Status will be verified based on health care or other provider documentation.~~

~~1. Tenant Mobility Vouchers. Project Based Voucher (PBV) residents who have resided in a PBV unit for at least one year have first priority for a tenant mobility~~

voucher, and those mobility vouchers will be issued to a PBV resident upon request after a reasonable processing time. If it becomes necessary to maintain a separate waiting list for such tenant mobility vouchers due to lack of available funding, at least 75% of new TBVs will be issued to PBV residents and no more than 25% may be issued to new applicants on the TBV waiting list. Status will be verified by internal HACA documentation.

2. *People Experiencing Homelessness with a Commitment of Supportive Services:*

Based on needs identified in the Asheville Regional Housing Consortium Consolidated Plan, HACA provides a preference for families and individuals who are homeless, as defined either by HUD or for McKinney-Vento purposes, and who will be receiving regular on-site housing supportive services from a local homeless services, domestic violence, social services, school social work, or mental health agency for at least one year after moving in. Applicants in this preference group who have a documented Coordinated Entry referral from the Asheville Buncombe Continuum of Care will receive an additional preference point. This preference will be verified by the agency that commits to provide the supportive services and by a written referral from Coordinated Entry if applicable.

3. *“Moving On” Preference:* HACA provides a preference to families and individuals who are ready to move on from a non HCV group home, care facility, or permanent supportive housing program to a community-based setting. To qualify, a service provider must verify the applicant’s readiness, commit to provide regular on-site support for at least six months after move-in, and commit to reengage with support if needed in the future. This preference will be verified by the agency that commits to provide the supportive services.

4. *Families Losing Assistance Without Fault:* HACA provides a preference to any family that has been terminated from HACA’s HCV program due to insufficient program funding or otherwise loses HACA assistance or housing through no fault of the family. Status will be verified by internal HACA documentation.

Note: HACA does not maintain a waiting list for HUD VASH vouchers, which are issued based on referrals from the Charles George VA Medical Center. Likewise, HACA does not maintain waiting lists for Emergency Housing Vouchers or for project-based vouchers designated specifically for permanent supportive housing units, which are issued or assigned based on Coordinated Entry System referrals from the Asheville-Buncombe Continuum of Care.

Income Targeting Requirement [24 CFR 982.201(b)(2)]

HUD requires that extremely low-income (ELI) families make up at least 75 percent of the families admitted to the HCV program during the PHA's fiscal year. ELI families are those with annual incomes at or below the federal poverty level or 30 percent of the area median income, whichever number is higher. To ensure this requirement is met, a PHA may skip non-ELI families on the waiting list in order to select an ELI family.

Low-income families admitted to the program that are "continuously assisted" under the 1937 Housing Act [24 CFR 982.4(b)], as well as low-income or moderate-income families admitted to the program that are displaced as a result of the prepayment of the mortgage or voluntary termination of an insurance contract on eligible low-income housing, are not counted for income targeting purposes [24 CFR 982.201(b)(2)(v)].

HACA Policy

The PHA will monitor progress in meeting the income targeting requirement throughout the fiscal year. Extremely low-income families will be selected ahead of other eligible families on an as-needed basis to ensure the income targeting requirement is met.

Order of Selection

The PHA system of preferences may select families based on local preferences according to the date and time of application or by a random selection process (lottery) [24 CFR 982.207(c)]. If a PHA does not have enough funding to assist the family at the top of the waiting list, it is not permitted to skip down the waiting list to a family that it can afford to subsidize when there are not sufficient funds to subsidize the family at the top of the waiting list [24 CFR 982.204(d) and (e)].

HACA Policy

Families will be selected from the waiting list based on the targeted funding or selection preference(s) for which they qualify, and in accordance with the PHA's hierarchy of preferences, if applicable. Within each targeted funding or preference category, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA. Documentation will be maintained by the PHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that the PHA does not have to ask higher placed families each time targeted selections are made.

4-III.D. NOTIFICATION OF SELECTION

When a family has been selected from the waiting list, the PHA must notify the family [24 CFR 982.554(a)].

HACA Policy

The PHA will notify the family by first class mail or email when it is selected from the waiting list. The notice will inform the family of the following:

- Date, time, and location of the scheduled application interview, including any procedures for rescheduling the interview

- Who is required to attend the interview

- All documents that must be provided at the interview, including information about what constitutes acceptable documentation

If a notification letter is returned to the PHA with no forwarding address, the family will be removed from the waiting list. A notice of denial (see Chapter 3) will be sent to the family's address of record, as well as to any known alternate address.

4-III.E. THE APPLICATION INTERVIEW

HUD recommends that the PHA obtain the information and documentation needed to make an eligibility determination through a face-to-face interview with a PHA representative [HCV GB, pg. 4-16]. Being invited to attend an interview does not constitute admission to the program.

Assistance cannot be provided to the family until all SSN documentation requirements are met. However, if the PHA determines that an applicant family is otherwise eligible to participate in the program, the family may retain its place on the waiting list for a period of time determined by the PHA [Notice PIH 2018-24].

Reasonable accommodation must be made for persons with disabilities who are unable to attend an interview due to their disability.

HACA Policy

Families selected from the waiting list are required to participate in an eligibility interview.

The head of household and the spouse/cohead will be strongly encouraged to attend the interview together. However, either the head of household or the spouse/cohead may attend the interview on behalf of the family. Verification of information pertaining to adult members of the household who are not present at the interview will not begin until signed release forms are returned to the PHA.

The head of household or spouse/cohead must provide acceptable documentation of legal identity. (Chapter 7 provides a discussion of proper documentation of legal identity.) If the family representative does not provide the required documentation at the time of the interview, they will be required to provide it within 10 business days.

Pending disclosure and documentation of social security numbers, the PHA will allow the family to retain its place on the waiting list for **60 days**. If not, all household members have disclosed their SSNs at the next time the PHA is issuing vouchers, the PHA will issue a voucher to the next eligible applicant family on the waiting list.

The family must provide the information necessary to establish the family's eligibility and determine the appropriate level of assistance, and must complete required forms, provide required signatures, and submit required documentation. If any materials are missing, the PHA will provide the family with a written list of items that must be submitted.

Any required documents or information that the family is unable to provide at the interview must be provided within 10 business days of the interview (Chapter 7 provides details about longer submission deadlines for particular items, including documentation of eligible noncitizen status). If the family is unable to obtain the information or materials within the required time frame, the family may request an extension. If the required documents and information are not provided within the required time frame (plus any extensions), the family will be sent a notice of denial (See Chapter 3).

An advocate, interpreter, or other assistant may assist the family with the application and the interview process.

Interviews will be conducted in English. For limited English proficient (LEP) applicants, the PHA will provide translation services in accordance with the PHA's LEP plan.

If the family is unable to attend a scheduled interview, the family should contact the PHA in advance of the interview to schedule a new appointment. In all circumstances, if a family does not attend a scheduled interview, the PHA will send another notification letter with a new interview appointment time. Applicants who fail to attend two scheduled interviews without PHA approval will be denied assistance based on the family's failure to supply information needed to determine eligibility. A notice of denial will be issued in accordance with policies contained in Chapter 3.

4-III.F. COMPLETING THE APPLICATION PROCESS

The PHA must verify all information provided by the family (see Chapter 7). Based on verified information, the PHA must make a final determination of eligibility (see Chapter 3) and must confirm that the family qualified for any special admission, targeted funding admission, or selection preference that affected the order in which the family was selected from the waiting list.

HACA Policy

If the PHA determines that the family is ineligible, the PHA will send written notification of the ineligibility determination within 10 business days of the determination. The notice will specify the reasons for ineligibility and will inform the family of its right to request an informal review (Chapter 16).

If a family fails to qualify for any criteria that affected the order in which it was selected from the waiting list (e.g. targeted funding, extremely low-income), the family will be returned to its original position on the waiting list. The PHA will notify the family in writing that it has been returned to the waiting list and will specify the reasons for it.

If the PHA determines that the family is eligible to receive assistance, the PHA will invite the family to attend a briefing in accordance with the policies in Chapter 5.

EXHIBIT 4-1: PROJECT BASED VOUCHER WAITING LISTS

HACA Policy

Consistent with 24 CFR 983.251, HACA will maintain separate waiting lists for each of the Project-Based Voucher properties it manages or funds, including both Rental Assistance Demonstration (RAD) PBV Properties and other PBV properties. These are the PBV properties currently managed or funded by HACA under a Section 8 Project Based Voucher Program Housing Assistance Payment Contract (HAP Contract):

HACA Maintained PBV Waiting Lists:

- Central Asheville RAD PBV Properties:
 - Altamont Apartments
 - Aston Park Apartments
 - Bartlett Arms
- Southside Asheville RAD PBV Properties:
 - Southside Apartments (formerly Livingston, Erskine and Walton Streets)
- West Asheville RAD PBV Properties:
 - Deaverview Apartments
 - Pisgah View Apartments
- North Asheville RAD PBV Properties:
 - Hillcrest Apartments
 - Klondyke Homes and Scattered Sites
- Lee Walker Heights RAD PBV Property:
 - Maple Crest Apartments at Lee Walker Heights (96 PBV units only; the waiting list for other tax credit units is maintained by property management)
- Life House Apartments (privately-owned)

Owner Maintained PBV Waiting Lists:

In the future, HACA may allow non-HACA property owners with PBV units to maintain their own PBV waiting lists subject to the requirements and procedural protections of 24 CFR 983.251(c)(7), but no such provisions are currently in place. If owner-based wait list plans are approved in the future they will be included by amendment to this Exhibit 4-1.