

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan

Agency Identification

PHA Name: New Hampshire Housing Finance Authority

PHA Number: NH901

PHA Fiscal Year Beginning: (mm/yyyy) 07/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- X Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- X Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- X PHA website
- X Other (list below)
 - Satellite office in Littleton, NH**

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- X Main business office of the PHA
- PHA development management offices
- X Other (list below)
 - Satellite office in Littleton**

PHA Fiscal Years 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)

NHHFA's mission is to promote, finance and support safe, affordable and needed housing and related services for New Hampshire families, individuals, and communities. In addition, NHHFA is to contribute to, support and sustain the economic development of the state, its communities and neighborhoods by providing financial support for the development of housing opportunities for all people.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs are strongly encouraged to identify quantifiable measures of success in reaching their objectives over the course of the 5 Years.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing

Objectives:

X Apply for additional rental vouchers:

Reduce public housing vacancies:

X Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

X Other (list below)

Establish low interest loans to encourage development.

Evaluate use of project based vouchers to increase subsidized choices.

5 year plan Page 1

X PHA Goal: Improve the quality of assisted housing

Objectives:

- X Improve public housing management: (PHAS score)
- X Improve voucher management: (SEMAP score)
 - Obtain maximum score possible**
- X Increase customer satisfaction:
- X Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Increase web page information**
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
- X Provide replacement vouchers: **for contract expirations**
 - Other: (list below)

X PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling:
- X Conduct outreach efforts to potential voucher landlords
- X Increase voucher payment standards
- X Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
- X Other: (list below)

Launch a public campaign to communicate how the rental assistance program is different from other programs and why it should be supported and used.

HUD Strategic Goal: Improve community quality of life and economic vitality

X PHA Goal: Provide an improved living environment

Objectives:

- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- X Other: (list below) Evaluate development of program based tenant assistance as a method for encouraging more development of housing.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

X PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- X Increase the number and percentage of employed persons in assisted families: **Suspend policy of completing interim recertifications.**
 - X Provide or attract supportive services to improve assistance recipients' employability: **Increase FSS outreach.**
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Do outreach to ethnic groups or clubs and community groups. Promote greater opportunities of family housing in the community.**
- X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **Contact corporations.**
- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- X Other: (list below)

Contact non-profit groups, victim's advocates groups and other community based groups to ensure most complete access to program by all people.

Other PHA Goals and Objectives: (list below)

X Evaluate the possibility of establishing a security deposit guarantee program, which would encourage landlord participation and assist low income people to obtain housing.

X Evaluate the possibility of changing the fiscal year to coincide with the calendar.

- X Implement Housing Referral Program with local non-profits/CAP's
- X Develop Project Based Voucher Program

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
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 - 7. Capital Improvement Needs
 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership
 - 12. Community Service Programs

- 13. Crime and Safety
- 14. Pets (Inactive for January 1 PHAs)
- 15. Civil Rights Certifications (included with PHA Plan Certifications)
- 16. Audit
- 17. Asset Management
- 18. Other Information

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **separate** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- X PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- X Other (List below, providing each attachment name)
- Administrative Plan**
- Audit**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan C
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	

X	<p>Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction</p> <p>Most recent board-approved operating budget for the public housing program</p> <p>Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]</p>	<p>5 Year and Annual</p> <p>Annual Plan: Hous</p> <p>Annual Plan: Finan</p>
X	<p>Section 8 Administrative Plan</p> <p>Public Housing Deconcentration and Income Mixing Documentation:</p> <p>1.PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and</p> <p>2.Documentation of the required deconcentration and income mixing analysis</p> <p>Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy</p> <p>Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy</p> <p>Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan</p> <p>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)</p> <p>Public housing grievance procedures check here if included in the public housing A & O Policy</p>	<p>Annual Plan: Elig</p> <p>Annual Plan: Elig</p> <p>Annual Plan: Elig</p> <p>Annual Plan: Rent</p> <p>Annual Plan: Rent</p> <p>Annual Plan: Rent</p> <p>Annual Plan: Ope</p> <p>Annual Plan: Griev</p>
X	<p>Section 8 informal review and hearing procedures</p> <p>check here if included in Section 8</p>	<p>Administrative Pla</p>
X	<p>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</p> <p>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant</p> <p>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</p> <p>Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing</p> <p>Approved or submitted applications for demolition and/or disposition of public housing</p> <p>Approved or submitted applications for designation of public housing (Designated Housing Plans) of Public Housing</p> <p>Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act</p> <p>Approved or submitted public housing homeownership programs/plans</p> <p>Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan</p>	<p>Annual Plan: Cap</p> <p>Annual Plan: Cap</p> <p>Annual Plan: Cap</p> <p>Annual Plan: Cap</p> <p>Annual Plan: Dem</p> <p>Annual Plan: Desi</p> <p>Annual Plan: Con</p> <p>Annual Plan: Hon</p> <p>Annual Plan: Hon</p> <p>Annual Plan: Com</p>
X	<p>Any cooperative agreement between the PHA and the TANF agency</p>	<p>Annual Plan: Com</p>
X	<p>FSS Action Plan/s for public housing and/or Section 8</p> <p>Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports</p> <p>The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)</p>	<p>Annual Plan: Com</p> <p>Annual Plan: Com</p>

X

The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings
Troubled PHAs: MOA/Recovery Plan
Troubled PHAs
Other supporting documents (optional) (list individually; use as many lines as necessary)

Annual Plan: Safe

Annual Plan: Ann

(specify as needed)

1. Statement of Housing Needs

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% Of AMI	15,989	5	5	3	3	3	2
Income >30% but <=50% of AMI	13,479	5	5	3	3	3	2
Income >50% but <80% of AMI	13,205	5	5	3	3	2	2
Elderly Families with Disabilities	9,454	5	5	3	4	2	2
Race/Ethnicity Black	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Hispanic	367	5	5	3	3	2	2
	588	5	5	3	3	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2001-2005
- X U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
American Housing Survey data
Indicate year:
- X Other housing market study
Indicate year: 2000 Residential Cost Survey
Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

X Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4,288		1200
Extremely low income <=30% AMI	2572	60%	
Very low income (>30% but <=50% AMI)	1286	30%	
Low income (>50% but <80% AMI)	428	10%	
Families with children	1715	40%	
Elderly families	2572	60%	
Families with Disabilities	1329	31%	
Race/ethnicity Black		1%	
Race/ethnicity Hispanic		1%	
Race/ethnicity			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)

1BR

2 BR

3 BR

4 BR

5 BR

5+ BR

Is the waiting list closed (select one)? X No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- X Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- X Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing

- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a)Public Housing Operating Fund		
b)Public Housing Capital Fund		
c)HOPE VI Revitalization		
d)HOPE VI Demolition		
e)Annual Contributions for Section 8	\$16,390,848.00	HUD HCV Section 8 Program
Tenant-Based Assistance		
f)Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g)Resident Opportunity and Self-Sufficiency Grants		
h)Community Development Block Grant		
i)HOME		
Other Federal Grants (list below)		

2. Prior Year Federal Grants (unobligated funds only) (list below)

3. Public Housing Dwelling Rental Income

4. Other income (list below)

4. Non-federal sources (list below)

Total resources

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
 - When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe)

- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
 - Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

- b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

- 1. How many site-based waiting lists will the PHA operate in the coming year?

- 2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

- 3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

- 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

One

Two

Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy

PHA briefing seminars or written materials

Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

At an annual reexamination and lease renewal

Any time family composition changes

At family request for revision

Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists

If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- X Criminal or drug-related activity only to the extent required by law or regulation
Criminal and drug-related activity, more extensively than required by law or regulation
More general screening than criminal and drug-related activity (list factors below)
Other (list below)
- b. Yes X No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- X Other (describe below)
Current and previous landlord only.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
Federal public housing
- X Federal moderate rehabilitation
Federal project-based certificate program
Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- X PHA main administrative office
- X Other (list below)

By mail

(3) Search Time

- a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit? **90 day initial issuance with 120 days standard extension**

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

- 1. X Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

- 2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- X Victims of reprisals or hate crimes **Witness relocation preference**
- X Other preference(s) (list below) **Terminally ill, Transitional Housing, Elderly Independence Program, URA (Involuntarily Displacement)**

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) **Terminally ill, Transitional Housing, Elderly Independence Program, URA (Involuntary Displacement)**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- X Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

This preference has previously been reviewed and approved by HUD
The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan
X Briefing sessions and written materials
Other (list below)

- .How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X Through published notices
X Other (list below)

Human Service/Community Organizations
Town Welfare Officers
NH Legal Assistance

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

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The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of

adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads
For other family members
For transportation expenses
For the non-reimbursed medical expenses of non-disabled or non-elderly families
Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments
Yes but only for some developments
No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments
For all general occupancy developments (not elderly or disabled or elderly only)
For specified general occupancy developments
For certain parts of developments; e.g., the high-rise portion
For certain size units; e.g., larger bedroom sizes
Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study
Fair market rents (FMR)
95th percentile rents
75 percent of operating costs
100 percent of operating costs for general occupancy (family) developments
Operating costs plus debt service
The "rental value" of the unit
Other (list below)

f. Rent re-determinations:

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1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

- . In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
 - The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA’s payment standard? (select the category that best describes your standard)
 - At or above 90% but below 100% of FMR
 - 100% of FMR
 - X Above 100% but at or below 110% of FMR
 - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
 - FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

X FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

X Reflects market or submarket

X To increase housing options for families

X Other (list below)

To facilitate lease ups for families receiving TANF. Being an as-paid state requires tenants to locate a unit at or below the payment standard.

d. How often are payment standards reevaluated for adequacy? (select one)

X Annually **at least annually**

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

X Success rates of assisted families

X Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

X \$0

\$1-\$25

\$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.
(select one)

- X An organization chart showing the PHA’s management structure and organization is attached.
A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

- List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning Expected Turnover	
Public Housing		
Section 8 Vouchers	2597	240
Section 8 Certificates	317	120
Section 8 Mod Rehab	171	55
Special Purpose Section 8 Certificates/Vouchers (list individually)		500
Welfare to Work	72	
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public

housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6.PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. X Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- X PHA main administrative office

- X Other (list below)
Satellite office in Littleton

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **or** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?
(if no, skip to sub-component 7B)

- b. If yes to question a, select one:

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The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development
Revitalization Plan submitted, pending approval
Revitalization Plan approved
Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description

1a. Development name: 1b. Development (project) number:

2. Activity type: Demolition Disposition

3. Application status (select one) Approved Submitted, pending approval Planned application

4. Date application approved, submitted, or planned for submission: (DD/MM/YY)

5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development

7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description

- 1a. Development name: 1b. Development (project) number:
- 2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities
- 3. Application status (select one) Approved; included in the PHA’s Designation Plan Submitted, pending approval Planned application
- 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
- 5. If approved, will this designation constitute a (select one) New Designation Plan Revision of a previously-approved Designation Plan?
- 6. Number of units affected: 7. Coverage of action (select one) Part of the development Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD
FY 1996 HUD Appropriations Act**

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment? Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

Conversion Plan in development Conversion Plan submitted to HUD on:

(DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Units addressed in a pending or approved demolition

application (date submitted or approved:) Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)

- 1a. Development name:
- 1b. Development (project) number:
- 2. Federal Program authority:
 - HOPE I
 - 5(h)
 - Turnkey III
 - Section 32 of the USHA of 1937 (effective 10/1/99)
- 3. Application status: (select one)
 - Approved; included in the PHA's Homeownership Plan/Program
 - Submitted, pending approval
 - Planned application
- 4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
(DD/MM/YYYY)
- 5. Number of units affected:
- 6. Coverage of action: (select one)
 - Part of the development
 - Total development

B. Section 8 Tenant Based Assistance

- 1. X Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)
- 2. Program Description:
 - a. Size of Program
 - Yes X No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

X Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Participants will have to meet requirements of the mortgage program currently being administered by NHHFA. They will need to show an established credit history, a bank account open for at least six (6) months and proven income stability.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
Jointly administer programs
- X Partner to administer a HUD Welfare-to-Work voucher program
Joint administration of other demonstration program
Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- X Section 8 admissions policies
 - Preference in admission to section 8 for certain public housing families
 - Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 - Preference/eligibility for public housing homeownership option participation
 - Preference/eligibility for section 8 homeownership option participation
 - Other policies (list below)

b. Economic and Social self-sufficiency programs

X Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate) criteria/other name) <i>REAP</i>	Estimated Size			
	Allocation Method (waiting list/random selection/specific Access (development office / PHA main office / other provider Eligibility (public housing or section 8 participants or both)	<i>1200</i>	<i>Referrals</i>	<i>Main office</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of
Public Housing Section 8	50	63

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - X Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

High incidence of violent and/or drug-related crime in some or all of the PHA's developments

High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

Residents fearful for their safety and/or the safety of their children

Observed lower-level crime, vandalism and/or graffiti

People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

Safety and security survey of residents

Analysis of crime statistics over time for crimes committed "in and around" public housing authority

Analysis of cost trends over time for repair of vandalism and removal of graffiti

Resident reports

PHA employee reports

Police reports

Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

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1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

Crime Prevention Through Environmental Design

Activities targeted to at-risk youth, adults, or seniors

Volunteer Resident Patrol/Block Watchers Program

Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

Police regularly meet with the PHA management and residents

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- . What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

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18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) RABcomments
Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
Candidates were nominated by resident and assisted family organizations
Candidates could be nominated by any adult recipient of PHA assistance
Self-nomination: Candidates registered with the PHA and requested a place on ballot
Other: (describe)

- b. Eligible candidates: (select one)
Any recipient of PHA assistance

Any head of household receiving PHA assistance
Any adult recipient of PHA assistance
Any adult member of a resident or assisted family organization
Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
Representatives of all PHA resident and assisted family organizations
Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

In the 2001-2005 Consolidated Plan the following needs were identified:

- Affordability

- Low vacancy
- Lead Paint regulation change

To meet these needs, NHHFA is planning to:

- Encourage more development of multifamily construction
- Apply for vouchers
- Develop program using project-based vouchers
- Develop Section 8 homeownership program

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of “Substantial Deviation” and “Significant Amendment or Modifications”

We will use HUD’s definition:

- **Changes to rent or admissions policies or organization of the waiting list**
- **Additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund**
- **Additions of new activities not included in the current PHDEP plan and**
- **Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment #1

Project Based Assistance:

NHHFA projects that we will bring on line the 300 PBV units approved by HUD. Waiver requests have been made to some of the requirements to enhance the program development. The units will most likely be placed in the Hillsborough, Rockingham, or Strafford counties. Based on the comments of the Resident Advisory Board and information in the Consolidated Plan, NHHFA has decided that the scarcity of units for tenant-based assistance has made it imperative to reach out to developers with the option of project-basing. This will ensure the availability of affordable units for the future, while creating new housing for very low income individuals. NHHFA has used the Tax Credit Program in the past to accomplish this, however, project basing will allow low income individuals the benefit of paying only 30% of their income rather than being priced out of the tax credit units. Also, with vacancy rates below 2% there is an urgent need to stimulate construction of affordable units. Project-basing allows NHHFA to keep the units affordable, while encouraging developer interest.

Attachment #2

Resident Advisory Board Membership

- 1.Glenda Dolbeare**
- 2.Dorothy Cota**
- 3.Melinda Dimatteo**
- 4.Karen Goddard**
- 5.Wendy Krol**
- 6.Eva Melanson**

Resident Advisory Board Comments

From: Glenda Dolbearre [gdol@earthlink.net]

Sent: Sunday, January 21, 2001 4:02 PM

To: dgranfield@nhhfa.org

Subject: remarks from the meeting

This is what I can remember was suggested for the meeting. Mail me if there was something you remember and I didn't, okay.

From what I understand the problem that New Hampshire faces is the shortage of affordable housing and the removal of lead paint.

One suggestion that was suggested in last years meeting was the cohabitation of the elderly and the younger generation. A non-profit organization could screen people who would be willing to share housing with someone who needs or wants some type of support to live indepenently and doesn't want to go into a nursing home. This would be cheaper then a nursing home and if the right match occured between clients, this would eliminate some of the housing shortage. Admittedly, it wouldn't be a huge removal but it might be of some help.

I am in favor of rehabing existing housing instead of building new housing. There are houses that sit uninhabited because they are run-down or condemnable. Why not rehabilitate them? I think that it would be cost effective to do this. Currently, in Milford, there is an old grocery building, the Violettes IGA building, that has been vacant for at least 4 years. Also, the old Rite Aid store, which the Post Office now temporarily inhabits has been vacant for at least a year. It would be wonderful if those buildings could be utilized to the New Hampshire Housing Authorities advantage. It is a shame to see the buildings being unused when there are people who are homeless, temporarily or permanently in need of shelter.

I have some concerns on the policy of motels, hotels not being able to utilize the emergency housing money. If these companies can be of help, for a short period of time, while someone is looking for permanent housing, I don't see why they should be banned from using this money. As we know, the housing supply is short and it takes a while to find affordable housing the coincides with the policies and procedures of the Housing Authority.

To make Section 8 more attractive to landlords, we should seek and initiate the landlords through the New Hampshire Realtors Association as well as other associations or through advertising to educate and inform prospective landlords about the program.

If we could get potential investors to pool their money for a relatively safe investment of affordable housing for Section 8 that might also provide some more housing.

If their rentals do not meet requirements, then a loan program with low interest rates could be presented to them for compliance as long as they agree to rent to Section 8 participants for a certain amount of time.

Lead paint contractors could be provided to landlords, also through loans or tax breaks, for safer housing and possible more affordable housing.

I know that Section 8 is helping me immensely with my ability to finish my education to which I can hopefully be employed in a living wage position. It would be wonderful for others to be afforded this opportunity. The FSS program is also helping me to fulfill this goal by being supportive and keeping me on track of my endeavors.

Thank you for everything.

Glenda Dolbearre

From: Dot Cota

Sent: Wednesday, January 31, 2001 10:24 AM

To: debi
Subject: The Plan

Good Morning ,

I did have a chance to review all the ideas that Glenda had and reviewed the plan. I have nothing else to add at this time, she covered pretty much all that I could think of.

Dorothy Cota

Response to Resident Advisory Board Comments

Resident Advisory Board Comments Response Comments by Glenda Dolbeare and Dorothy Cota:

- | | |
|---|---|
| 1. To address shortage of units, match up elderly and younger generation to conserve space and meet some health needs of the elderly. | Excellent idea and we will explore the possibility of piloting a program to address these issues. |
| 2. Rehab existing housing | NHHFA's programs currently support rehab activities through credit and direct funding programs |
| 3. Allow subsidy for Emergency Housing in hotels and motels. | We agree that given the limited housing supply it might take a person longer to locate suitable housing, however, the intent of the Emergency Housing Program is to prevent evictions and homelessness. We feel that widening the approval of payments to hotels and motels would not serve that goal. |
| 4. Seek landlords through Realtor associations and advertise more to educate prospective | |

landlords

We feel there is a need to more widely publicize the program. Last year we began a publicity campaign to highlight the advantages of participation for owners and it is our plan **to widen that campaign and to increase our efforts in this area.** We have just launched our latest attempt to entice owners into the program with a bonus referral program. In addition, this year NHHFA is funding the Housing Network Referral Program, which has as one of its goals encouraging owners to rent to low income individuals, including Section 8 recipients.

5. Get potential investors to pool their money for safe investment in housing

Given the potential for economic downturn it will be **difficult** to entice the general public to invest in housing at this time.

6. For units that do not meet HQS, have a loan program with low interest rates

This is an intriguing idea that should be **explored.** It would definitely contribute to increasing the housing stock available to very low income people.

7. Address lead paint concerns through loans or tax breaks

The current Lead Paint program allows for this. We could consider if there is a need to increase that financial commitment.

Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary Capital Fund Grant Number FFY
of Grant Approval: (MM/YYYY) Original Annual Statement

Line No.	Summary by Development Account	Total Estimated
	Cost	
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name	HA-Wide Activities	General Description of
Major Work Categories		Development Account
Number	Total Estimated Cost	

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name	HA-Wide Activities	All Funds Obligated
(Quarter Ending Date)		All Funds Expended
(Quarter Ending Date)		

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	%
Vacancies in Development			

Description of Needed Physical Improvements or Management Improvements	Estimated Cost
(HA Fiscal Year)	Planned Start Date

Total estimated cost over next 5 years

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management

Development Identification

Name, Number, and Location Parts II and III <i>Component 8</i> 10 <i>Component 17</i>	Number and Type of units Development Activities Designated housing Home- ownership	<i>Component 7a</i> <i>Component 9</i> <i>Component 11a</i>
---	---	---

Capital Fund Program Demolition / disposition Conversion Other (describe)
--

**NEW HAMPSHIRE HOUSING FINANCE AUTHORITY
EXISTING ADMINISTRATIVE PLAN**

Revised May 2001

Additions in bold italicized print
Deletions underlined

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DEFINITIONS

Admission. The effective date of the first HAP contract for a family (first day of initial lease term) in a tenant-based program. This is the point when the family becomes a participant in the

program.

Annual Income. Defined in 24 CFR 982.4, which references 24 CFR 813.106.

Applicant (or applicant family). A family that has applied for admission to a program, but is not yet a participant in the program.

Voucher Holder. A family holding a voucher with unexpired search time.

Continuously Assisted. An applicant is continuously assisted under the 1937 Housing Act if the family is already receiving assistance under any 1937 Housing Act program when the family is admitted to or voucher program.

Disabled Person. A person who is any of the following:

- (1) A person who has a disability as defined in section 223 of the Social Security Act (42 U.S.C. 423)
- (2) A person who has a physical, mental, or emotional impairment that:
 - (I) Is expected to be of long-continued and indefinite duration;
 - (ii) Substantially impedes his or her ability to live independently; and
 - (iii) Is of such a nature that ability to live independently could be improved by more suitable housing conditions.
- (3) A person who has a developmental disability as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001 (7)).

Displaced Person. A person displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized under federal disaster relief laws.

Drug-Related Criminal Activity. The illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)).

Elderly Person. A person who is at least 62 years of age.

Extremely Low Income. A family whose annual income does not exceed 30% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

Fair Market Rent. (FMR) Defined in 24 CFR 882.102.

Family. A family may be a single person or a group of persons. A family includes a family with a child or children.

Family Unit Size. The appropriate number of bedrooms for a family. Family unit size is determined by the Housing Authority under the occupancy standards.

HAP Contract. Housing assistance payments contract.

HUD. The U.S. Department of Housing and Urban Development.

Incidental profit making. Tenant earned income from work done in the assisted unit, which does not change the fundamental use of the unit.

Live-In Aide. A person who resides with an elderly or disabled person who:

- (1) Is determined to be essential to the care and well-being of the person.
- (2) Is not obligated for the support of the person.
- (3) Would not be living in the unit except to provide necessary supportive services.

Low-Income Family. A family whose annual income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

1937 Housing Act. The United States Housing Act of 1937 (42 U.S.C. 1437 et seq.) The HUD tenant based programs are authorized by Section 8 of the 1937 Housing Act (42 U.S.C. 1437f) (including assistance under a Section 8 tenant-based or project based program).

1937 Housing Act program. Any of the following programs:

- (1) The public housing program or Indian housing program.
- (2) Any program assisted under Section 8 of the 1937 Housing Act (42 U.S.C. 1437f) (including assistance under a Section 8 tenant based or project based program).
 - (i) The Section 23 leased housing program.
 - (ii) The Section 23 housing assistance payment program.

Occupancy Standards. Standards established by the Housing Authority to determine the appropriate number of bedrooms for families of different sizes and compositions. See definition of “family unit size.”

Participant. A family that has been admitted to the voucher program. The family becomes a participant on the effective date of the first HAP contract executed for the family.

Ranking Preference. A preference used to select among families that qualify for a federal preference, or when federal preferences are not being used, to select from the list.

Single person family. A single person family may be an elderly person, a displaced person, a disabled person or any other single person as noted in 982.201 (c)(4) (I-iv).

United States Housing Act of 1937. (1937 Housing Act). The basic law that authorizes the public and Indian housing programs, and the Section 8 programs. (42 U.S.C. 1437 et seq.)

Very Low-Income Family. A family whose annual income does not exceed 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

Voucher. A document issued by the Housing Authority to a family selected for participation in the rental voucher program. The voucher describes the program, and the procedures for Housing

Authority approval of a unit selected by the family. The voucher also states the obligations of the family under the program.

Chapter 1

Statements of Policies and Objectives

The New Hampshire Housing Finance Authority utilizes the Section 8 Existing Program as one of its major housing vehicles to assist low income tenants in locating safe, decent, and sanitary housing within affordable limits. The Authority has statewide jurisdiction. New units will be applied for according to an area's unmet need as demonstrated by the Authority's Waiting Lists, local or statewide CHAS and independent housing assessment plans. Tenants are likely to be assisted in a variety of unit types of modest quality including; walk-up, duplex, single family and mobile homes. Owners of mobile homes are eligible equally under the program as provided by new regulations in 1979, and other types of housing or households will be served as changes in regulations/statutes permit. Operating expenses for the Section 8 Existing Program are controlled through NHHFA's annual operating budget process as submitted by the Executive Director and approved by the Board of Directors. The Executive Director is authorized to expend up to \$25,000 of Section 8 Existing administrative fee reserve during any one fiscal year without direct Board approval. The Board of Directors will be notified of such expenditure. Any amount exceeding \$25,000 must first have Board approval.

The use of Housing Quality Standards is expected to have a moderate impact on the availability of housing. Owners are expected to make repairs as a result of initial and periodic inspections. The risk to owners of renting to low-income tenants can be significantly reduced by guaranteeing they will receive a fair rent on a reliable basis. This regular income should encourage owners to perform regular maintenance and to reserve for replacement of capital equipment, as necessary.

PROGRAM OBJECTIVES

The Authority will coordinate its program with other local housing authorities, other state agencies and local agencies to make the most effective use of the monies available. This will include working with special interest groups attending to the needs of physically handicapped, developmentally disabled, elderly, terminally ill and very low income families. The Authority will also attempt to assist families that are without housing or that are potentially without housing, to locate suitable housing either through its program or through projects listed for private owners and local housing authorities.

Chapter 2

Waiting List Management

Formal income and expense verifications are not performed at the time of application receipt unless there is a question concerning income or expense which could alter the family's preliminary determination of eligibility. At the application stage, the highest published income limit for the State by family size is used to determine eligibility since the applicant is not designating the area in which they intend to live. If there is a question of waiting list placement because the person is not receiving Social Security, SSI or APTD, their disability status will be confirmed by the use of one disability/handicap verification form.

The applicant is notified that nonresident applicants will be required to lease a unit in NHHFA's jurisdiction for the first twelve months of assistance.

Applicants are notified that non resident applicants will be required to lease a unit in NHHFA's jurisdiction for the first twelve months of assistance.

Removing Applicants From The Waiting List:

If a household cannot be contacted via written correspondence, their name is removed from the active Waiting list and placed in an inactive list. The inactive list is maintained alphabetically by applicant's last name.

All applicants are advised of the requirement to notify the Authority of any changes of address at the time of application. Applicants will be removed from the waiting list if they do not respond to three requests for information or updates. A system is used by which each time a letter is returned as undeliverable, a blue dot is placed on their file. When the file has three blue dots, the file is inactivated. Applicants are given a five business day time period to respond to the request. Upon a lack of response by the applicant, follow up correspondence is sent to the applicant notifying them of the inactivation of their application. Should an applicant respond to the inactivation correspondence within fourteen days from the date of the letter, then the application will be reactivated and they will be placed back on the waiting list as of their original application date. Otherwise, the family will need to reapply for assistance. If an applicant's failure to respond to HA requests for information or updates was caused by the applicant's disability, the NHHFA will provide reasonable accommodation to the applicant to give the applicant an opportunity to respond. The applicant would be placed back on the waiting list as of their original application date. A person with disabilities is not restricted to the fourteen day time limit stated above. Any requests for reasonable accommodation should be directed to the Director of Rental Assistance.

Since a Mod Rehab participant cannot move during the first year of their lease, we will allow them to retain their place on the waiting list if we pass their application date when pulling from the waiting list. After the completion of their initial twelve months, the participant will be contacted the next time we pull from the waiting list.

Closing The Waiting List:

The Authority may, at its discretion, suspend the acceptance and processing of new applications should the list appear to require a wait of three or more years. A Legal Notice will be published notifying prospective applicants of the waiting list closure. Prospective applicants submitting applications who are otherwise eligible will be notified in writing of the waiting list closure.

SUBSIDY STANDARDS REQUIREMENTS

Standards Used to **Issue**
Vouchers

Standards Used to Determine
Acceptability of Unit Size

Voucher Size	Minimum No. Maximum		Maximum Occu- pancy Assuming Living Room is Used as Living/ Sleeping Area	
	Persons in Household	No. of Persons Household	Unit Size	
0-BR	<i>not issued</i>	1	0-BR	2
1-BR	1	2	1-BR	4
2-BR	2	4	2-BR	6
3-BR	3	6	3-BR	8
4-BR	5	8	4-BR	10
5-BR	7	10	5-BR	12

As a general policy, no more than two persons shall be required to share a bedroom. Subsidies will be issued based upon the smallest number of bedrooms needed to house the family without overcrowding. A child temporarily absent because of placement in foster care is considered in determining family size, a family that consists of solely a pregnant woman will be treated as a two-person family, and live-in aides are counted in determining unit size.

Management shall take into consideration mitigating circumstances and will consider age, sex, health, disability, relationships of family members and other personal circumstances when making decisions on a need for a different size unit. Requests for such consideration should be sent in writing to the Director of Rental Assistance.

PREFERENCES

Singles Preference

Preference will be given to a family of up to two members whose head, spouse or single member

is an elderly or disabled person; or whose single member is a displaced person as a result of government action. These households will be given preference over other single persons who are not elderly, disabled or displaced.

Ranking Preferences

The Authority will give higher priority to applicants who **meet the following criteria:**

Terminal Illness

Higher priority will be given to those households with a family member who has an illness which can be documented by a medical professional as being terminal. It is anticipated that a terminal illness will result in death within 24 months.

Local Preferences

Applicants 62 and older who are eligible for services through the Home and Community Based Medicaid Waiver Program, the Title XX Adult in Home Care Program or those certified by a medical professional to need services to remain in the community will receive a preference.

Applicants 62 and older, as well as disabled individuals, participating in the pilot program of Nursing Home Resident Choice Initiative, which is designed to return nursing home residents to the community, will receive a preference.

Transitional Housing

Transitional Housing programs which provide individual case management services, including service coordination and implementation of household Transitional Housing case plans will be given a local preference.

Lease/Purchase Program

Participants in the NHHFA Lease/Purchase Program who gave up their Section 8 subsidy to attempt to purchase a home through the Lease/Purchase Program will be given a preference for a subsidy should they be unsuccessful in securing the home.

Income Targeting Preference

In accordance with HUD's mandate to admit 75% of applicants at 30% of median income, NHHFA will give a preference to those applicants at or below 30% of median income when the admit percentage falls below an acceptable level (to be determined by calculating the point in time in the fiscal year and the projected number of admits for the time period remaining.) Applicants with incomes above 30% of area median will be placed back on the waiting list until the percentage of admissions reaches the acceptable level.

Witness Relocation

Referrals from the HUD IG office in Boston will receive a preference to allow for relocation as determined necessary by the Special Agent in Charge (SAC). The SAC will normally route the request through the Richmond Housing Authority, as established under HUD's SAFE HOME program, but may in special cases make direct referrals to NHHFA.

Chapter 3

Marketing Process

Applicants are notified of an available subsidy by written correspondence. This correspondence requires the applicant to call the Authority's New Hampshire toll free number within five (5) business days from the date of the letter to confirm their interest in participating in the program. Failure of an applicant to call within this time period results in follow up correspondence advising the applicant that their application for assistance has been inactivated. Should an applicant respond to the inactivation correspondence within fourteen days from the date of the letter, then the application will be reactivated and they will be placed back on the waiting list as of their original application date. Otherwise, the family will need to reapply for assistance. If an applicant's failure to respond was caused by the applicant's disability, NHHFA will provide reasonable accommodation to the applicant and give the applicant an opportunity to respond. If there is subsidy available, the individual will be marketed, otherwise they will be placed back on the waiting list with their original application date. A person with disabilities is not restricted to the fourteen day time limit stated above. Any requests for reasonable accommodation should be directed to the Director of Rental Assistance.

Verification of information including household income, assets, medical, child care, and handicap expenses projected for the subsequent twelve month period is performed to ensure that families are selected according to established priorities and that their Total Tenant Payment (TTP) is based upon accurate information. Preferences (if applicable) will be formally verified during this process. Each applicant is required to disclose and submit documentation to verify the complete and accurate Social Security number assigned to the applicant and to each member of the applicant's household who is at least six years of age or to sign a certification stating they have no number. A certification is signed attesting to citizenship status and documentation is requested regarding each household member's citizenship status or eligible immigration status.

A letter is sent with these forms requesting a prompt response. If these forms are not returned to the Authority by the applicant within ten (10) calendar days as specified in the letter, a second letter is sent to the applicant explaining that if the Authority does not receive the signed verification forms within ten (10) calendar days, it will be assumed that the applicant is no longer interested in the program and their application will be inactivated in order for another household to be selected from our Waiting List. Should an applicant respond to the inactivation correspondence within fourteen days from the date of the letter, then the application will be reactivated and they will be placed back on the waiting list as of their original application date. Otherwise, the household will need to reapply for assistance. If an applicant's failure to respond to NHHFA's request for return of the forms was caused by the applicant's disability, the NHHFA will provide reasonable accommodation to the applicant and will place the person back on the waiting list as of their original application date. A person with disabilities is not restricted to the fourteen day time limit stated above. Any requests for reasonable accommodation should be directed to the Director of Rental Assistance.

Upon receipt of the forms they are then forwarded to the third parties for completion. Oral documentation, in person or by telephone, may also be used, and records of facts, date of contact, and source of information, will be attested to. Direct third-party verification (not handled by the applicant) provides the most reliable verification of the applicant's statements. If third party verification has not been returned within two (2) weeks, other methods, including, but not

limited to viewing pay stubs, bank statements and oral verifications will be obtained and filed. If a file has been prepared for initial issuance and more than sixty (60) days has elapsed, causing the information to be outdated, phone verifications will be used to verify if the information has changed since the third party verification was completed.

The income and expenses allowed for each household are described by HUD through Federal regulations and no deviation from these will be permitted. Over-the-counter medical costs and mileage expenses for medical needs will be verified by the tenant. NHHFA will use the current IRS rate for mileage expenses.

Acceptable documentation to verify Social Security number includes SSA benefit letters, SSA Form 1099's or other letters from the Social Security office which show the individual's Social Security number and third party verification from the Department of Health and Human Services in addition to those outlined in the HUD memorandum of Administrative instructions for implementing requirements for Applicants and Participants to disclose Social Security Numbers.

Child Custody

A dependent deduction and inclusion as a member of the household with regard to subsidy issuance size, dependent allowance and unit size will be given for households which can demonstrate the following custody arrangements:

Primary physical custody; or Shared equal physical custody of 50%.

Foster Children

Foster children are considered members of the household for occupancy standards, however they do not qualify for allowances or deductions except for child care. Single applicants may include a foster child in their household in the determination of eligibility.

Single Pregnant Women

Single pregnant women are considered eligible for admission based upon the occupancy standards for a two person household. Income eligibility is determined under the limits for a one person household. The dependent allowance is allowed after the birth of the child. A physician's certificate is required to verify the pregnancy for placement on the waiting list.

Real Estate Disposition

For Real Estate owned by an applicant or tenant:

A 10% standard rate is used in determining real estate value. Take the assessed value and deduct 10% to determine what amount should be counted as an asset.

For Real Estate disposed of for less than fair market value:

When determining whether to count income from assets disposed of for less than fair market value, NHHFA will use \$1,000 as the minimum threshold as suggested in the 4350.3. Therefore, when the difference between the market value and the sales price is less than \$1,000, we will not count the amount as income.

Minimum Rent

The Housing Authority sets its minimum rent at zero. The minimum rent hardship exception mandated by HUD is therefore not in effect and the mandated 90 day suspension, determination of whether the hardship is short term or long term, payback of monies overpaid and any hearing requirements are not applicable.

Adding Household Member

NHHFA will use the same standard for determining eligibility for someone adding a household member as it does for initial tenant selection. The tenant is required to first seek owner approval and then NHHFA approval.

Live-in Aide/Attendant is: A person who lives with a person over the age of 50, or an elderly individual, or a disabled or handicapped individual(s) and who meets all of the following criteria: (A relative may be considered a live-in aide/attendant, however they must meet the specified criteria, especially the last.)

- Is determined to be essential to the care and well-being of the person(s),

- Is not obligated for support of the person(s), and
- Who would not be living in the unit except to provide necessary support services.

Required documentation for approval of a live-in aide/attendant is as follows:

- 1) A written statement from a physician or health care professional for the household member requesting the live-in aide/attendant verifying the need of the service, and
- 2) A written statement from the live-in aide/attendant verifying they meet the stated criteria as a live-in aide/attendant.
- 3) Completion of the Live-In Aide Declaration Form

The live-in aide’s family members may reside in the unit, provided that:

- This does not increase the subsidy cost by the addition of any additional bedroom. If an increase in the size of the unit is needed, the larger unit would be approved but the subsidy amount would not increase.
- The presence of the live-in aide’s family does not overcrowd the unit.

The live in aide qualifies for occupancy in the unit only as long as the individual needing supportive services also lives in the unit. The live-in aide does not qualify for continued occupancy as a remaining family member. The program participant and the live-in aide must sign an addendum to the lease outlining the live-in aide restrictions.

In addition, the live-in aide must be approved by the landlord and NHHFA. NHHFA will have the live-in aide complete the Live-in aide Personal Declaration Form and will consider the information provided there in determining eligibility for the status of live-in aide. If further information is needed, it will be requested from the individual. NHHFA will consider all eligibility requirements used for applicants when approving live-in aides and will use the same standard that is used to approve applicants.

At any time, NHHFA may refuse to approve a particular person as a live-in aide, or may withdraw such approval, if:

- 1) The person commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program;
- 2) The person commits drug-related criminal activity or violent criminal activity; or
- 3) The person currently owes rent or other amounts to the Housing Authority or to another Housing Authority in connection with Section 8 or public housing assistance under the 1937 Act.

Chapter 4

Subsidy Issuance and Briefings

Term of Certificate or Voucher

Certificates and Vouchers will be issued for an initial term of sixty (60) days and may be extended at the request of the household and concurrence of the appropriate Monitor, for up to two additional thirty (30) day periods.

Extensions of certificates and vouchers will be granted on an individual basis, assessed by the Program Monitor through contact made by the tenant with their Monitors regarding their progress in leasing a unit during the initial sixty (60) day period. Factors which will be considered by the monitor include the following: 1) Extenuating circumstances of the family such as death or illness, which prevented the family from finding a unit. 2) Previous submissions of Request for Lease Approvals which were disapproved. 3) Family size or other special requirements which made it difficult to find a unit. 4) Evidence of serious attempt made to secure housing in the form of a list of landlords contacted during the search time. Requests for extensions beyond 120 days must be made in writing to the Director of Rental Assistance. Disabled individuals will be allowed up to an additional 90 days, based on the particular situation and circumstances as explained to the Director of Rental Assistance. The Director will assess the request using the HUD guidelines for evaluating requests for reasonable accommodation.

Other individuals who are not disabled either by HUD's definition or by the 504 regulations, will be allowed up to a maximum of 60 days additional time, assessed under the same guidelines for extensions before the 120 days. The monitor will forward the request to the Director of Rental Assistance with their recommendation based on the guidelines for extensions. Monitors assess all requests for extensions between 60 and 120 days. The Director of Rental Assistance assesses all requests from 121-210 days. Should the certificate or voucher expire and the household has been unsuccessful in locating a unit, the file will be inactivated as of the expiration date. If the household requests to go back on the waiting list, the application date will be entered as the date the certificate or voucher expired.

Helping Families Facing Discrimination

A family that claims that illegal discrimination has prevented them from leasing a unit will be referral to the Fair Housing Project of New Hampshire Legal Assistance and will be directed to fill out the Discrimination Form in their briefing packet and to mail it to HUD. If the person is not a voucher holder form NHHFA, they will be referred to the Fair Housing Project of New Hampshire Legal Assistance and we will send them one of the Discrimination Forms.

Families Wishing to Move

Families wishing to move, but not required to move, may receive a new Transfer Certificate or Voucher to "shop for a new unit". The Authority will limit the number of "At Will" moves from one apartment to another for Certificate and Voucher households to one (1) per twelve (12) month period. If a household has "good cause" for moving, then a request may be submitted to

the Authority for review and approval. The Director of Rental Assistance will review all such requests and grant such moves as circumstances warrant. The Monitor is not required to assist the household in finding a new unit, but will make available pertinent information such as Housing Quality Standards, Fair Market Rents, Payment Standards and the jurisdiction covered by the Certificate or Voucher.

Continuously Assisted Time Frame

NHHFA will not consider any break in assistance when determining eligibility for receipt of a transfer voucher. It is NHHFA's policy to issue a transfer voucher when payment is stopped for HQS violations and the family has 60 days to locate a new unit. The family may be eligible for extensions in accordance with the Admin Plan and they may be eligible to suspend the voucher according to NHHFA policy. Those transferring from Project-based assistance to Tenant-based assistance will not be allowed to have a gap in assistance and still be considered eligible under the definition of Continuously Assisted under the 1937 Housing Act.

Enhanced Vouchers

When a person receiving assistance under the Preservation Voucher program wishes to move, a new voucher from the general NHHFA pool is issued to the individual. The Preservation or Enhanced Voucher is then returned to the general pool and becomes a regular voucher without the restrictions of the Preservation/Enhanced Voucher.

Suspension of Voucher Term

NHHFA will only accept one Request for Lease Approval (RFLA) at a time. When a household submits a request for lease approval during the term of the voucher, NHHFA will allow

suspension of the voucher as defined in the regulations. Suspension is defined as stopping the clock on the term of a family's voucher, for such period as determined by the Housing Authority, from the time when the family submits a request for Housing Authority approval to lease a unit, until the time when the Housing Authority approves or denies the request. 24 CFR 982.4

- NHHFA will grant suspensions to allow for repairs that were identified at inspection to allow the leasing of a unit.
- There will be a sixty (60) day maximum suspension. If NHHFA is unable to approve the unit within sixty (60) days from the date of suspension, the family must look for another unit. On the 61st day the clock would begin again and the remaining time of the voucher term would be calculated.
- If NHHFA denies a unit under suspension, the family will be allowed to continue looking for a unit. The clock will begin on the date of denial and the family will receive additional time equaling the total time of the suspension.
- NHHFA will also allow suspensions as reasonable accommodation for a family with a disabled family member to allow the family equal access to housing opportunities.

Chapter 5

Owner Briefings

An owner handbook is provided to each prospective participant owner which outlines the Section 8 program and their responsibilities. Included in this information is the role of the owner, NHHFA and the family, as well as lease and contract information, and inspection criteria.

NHHFA policy is to provide owners with the family's current address, current landlord's name and address and the name and address of prior owners, when requested. No other information regarding the family's tenancy will be disclosed.

Owners may be disqualified from participating in the Section 8 Rental Assistance Program for any of the reasons found in 24 CFR 982.306. For clarification purposes, NHHFA defines 982.306 © (4), a history of non-compliance with HQS as being a situation where an owner has had more than three (3) contract terminations for failure to comply with Housing Quality Standards within NHHFA's program experience with the owner. Appeals of a decision to disqualify an owner should be directed to the Director of Rental Assistance.

Chapter 6

Physical Inspections

The time frame from receipt of the request for tenancy to inspection should be less than ten (10)

working days. Every effort will be made to inspect quickly to allow for full use of the program. The Authority has decided to use the Housing Quality Standards in the Federal regulations (24 CFR 982.109) as amended. The National Fire Protection Association Standard (NFPA) for Smoke detectors and overall fire protection and safety is used as an inspection criteria. The inspections are made by the Program Monitor using the Inspection Checklist developed by HUD. The report is signed by the inspector and by the tenant whenever possible.

Reinspection of Units under Contract

The Program Monitor, as part of the annual recertification process, performs an annual physical inspection. If telephone contact fails, the tenant is sent written notice of the date and approximate time of the inspection. The Authority prefers not to have the owner present to allow the tenant to answer all owner related questions or express any complaints or concerns relative to the unit.

Program participants will be given three separate opportunities to make arrangements for their unit to be inspected by the Program Monitor. After the third unsuccessful attempt, the Monitor will terminate the participant's rental assistance. The only exception to this "three inspection" policy will be for reasons of hospitalization.

If the Monitor determines that one or more items fail or require attention, the owner is sent a Letter of Assurance noting the Fail or Pass with Comment item(s). A copy of the Letter of Assurance is also sent to the tenant. The owner is requested to sign and return the letter to the Monitor. If a unit has failed the inspection, the Monitor requests that the owner bring the particular item into compliance within thirty days of notification and schedules a reinspection. If the item or items that fail are considered a "life threatening fail", such as lack of heat or a life threatening situation with the heating system or structural system, whether it be electrical, physical or utilities, the item must be repaired within twenty four (24) hours. If the life threatening fail item is not corrected within 24 hours, the monitor will notify the health officer or other town official responsible for health concerns. If an owner refuses to remedy any failed item or has not accomplished that remedy within thirty (30) days for routine fail items and twenty four (24) hours for life threatening fail items, the Monitor must notify both tenant and owner that the Authority will abate the HAP. That means that payment will not be made for any time that the unit is not in compliance with the Housing Quality Standards. If the owner still has not completed the repairs within two weeks of that notice of abatement, the monitor will take steps to terminate the contract. The notice must specify the date of contract cancellation when HAP payments will be terminated. The Monitor will issue the tenant a Transfer Certificate or Voucher and assist with locating a suitable unit. Should the owner elect to remedy the fail items after HAP payment termination notification, the HAP will be abated until a reinspection confirms the repairs.

At the inspection the Monitor must determine if the fail item was caused by the tenant. If the fail item or damage beyond normal wear and tear caused a fail item and it is determined that the tenant is responsible, the tenant has the same time constraints as the owner for repairing the item. If it is a "life threatening fail", they must remedy the fail item within 24 hours. If it is a routine

fail, they must repair it within 30 days. That repair must be made by the tenant returning the item to its original condition or having the owner repair the item and bill the tenant. Payment arrangements for repairs billed to the tenant are an issue between owner and tenant. However, failure to follow through on the payment agreement would be considered grounds for termination. Furthermore, if the tenant is in a pre-October 95 contract and the owner files a claim with NHHFA, the tenant would have to reimburse NHHFA for any money paid to the owner. If the tenant does not reimburse NHHFA, their assistance would be terminated. If the tenant fails to remedy the fail item in the prescribed time frame, the monitor will terminate their assistance with at least a thirty (30) day notice. The tenant is not eligible for a transfer voucher. The tenant may reapply but no request for lease approval will be approved within the twelve (12) months from the determination of ineligibility due to failure to comply with the Statement of Family Responsibility.

Chapter 7

Rent Reasonableness Methodology

NHHFA's Planning and Development Division will survey the State, collecting data on unassisted units and will publish the Rent Survey. In addition, Planning and Development will also coordinate a survey of a small sample of the state, collecting data on unassisted units consisting of information on location, size, quality, amenities, services, and maintenance. Points will be used to categorize the units and a dollar spread will be assigned to the point spread. Each county and MSA and bedroom size will then be adjusted by the percentage figured out by Planning and Development, based on the Rent Survey of the entire state. The Monitors will then complete a rent reasonable checklist at inspection, assigning points for the comparison criteria. A rent will be determined reasonable if it falls within the Point/Rent range established by Planning and Development. If the rent requested falls within the range, the unit can be approved. If it does not, the owner will have to lower the rent or the unit will be rejected. If the unit is accepted, the monitor will place their completed checklist in the file showing the total points earned and the approved range.

Under the voucher program, the monitor will not disqualify a unit because the Contract Rent exceeds the Payment Standard Schedule. Rent negotiations are the responsibility of the Tenant in this program and not the Authority, however the Program Monitor will assist the tenant in these negotiations when requested. The Authority will inform the household if the rent is unreasonable compared to rents being charged for comparable unassisted units and will reject an unreasonable rent.

In determining the rent reasonableness of rent-controlled units, other rent controlled units will be used as comparables and unreasonable rents will be rejected by the Authority. Normally all units of similar size in a project must be covered by the same rent limit, provided that an exception may be made where other subsidies such as HOME were used to reduce costs associated with some units.

Chapter 8

Special Programs

Shared Housing

The Authority participates in the Individual Lease shared housing program with the Certificate and Voucher programs. In the Shared Housing Program, there may be no more than 12 occupants in the entire unit. Each household receives a Certificate or Voucher with the smallest number of bedrooms consistent with the occupancy standards. Separate HAP Contracts and separate leases are used for those tenants participating in the Individual Lease Shared Housing Program.

Homeownership

When NHHFA's homeownership program is approved, the program will be open to current Section 8 participants only, with special marketing efforts to FSS and Welfare to Work clients. It will be offered on a first come, first serve basis.

Welfare to Work

NHHFA's Welfare to Work program is called Housing to Work and is being marketed statewide. Participants in the Welfare to Work Voucher Program must live in NH for at least 36 months. If there are extenuating circumstances which support the need to move out of state following the first 12 months, the individual must submit a written request with the reasons to the Director of Rental Assistance. If the request is approved but the person moves to a Housing Authority without a Welfare to Work program, the person must either set up case management in the new area or meet the minimum employment requirements for the next 24 months. If the receiving Housing Authority has a Welfare to Work program they can either absorb or bill and provide needed confirmation that the participant is meeting their goals. If the conditions mentioned above are not met, housing assistance will be terminated.

Project Based Assistance

NHHFA provides Section 8 project-based assistance using funds provided by the Section 8 Rental Certificate Program. With tenant based assistance, the assisted unit is selected by the family. A HAP contract is entered into which only covers a single unit and the specific assisted family. If the family moves out of a unit the HAP contract terminates. The family may move with continued tenant based assistance to a new unit. With project-based assistance, a HAP contract is entered into to make housing assistance payments during the contract term for a specific unit. The subsidy is paid when the owner leases the unit to an eligible family. To fill vacant project-based units, families are referred from the Authority waiting list. Because the assistance is tied to the unit, a family that moves from the unit does not have any right to continued assistance. The unit is then rented to another eligible family.

Project-based assistance is administered in accordance with CFR 983. The tenant based aspects of the certificate and voucher programs do not apply to project-based assistance. This includes where the family can live and move, moving with continued tenant based assistance, and the term of a certificate or voucher. In addition, the Shared Housing and Manufactured Housing options are not available in use with project-based assistance.

Chapter 9

Special Claims

Leases prior to October 2, 1995

Any submission of special claims by the owner for unpaid rent, damages or vacancy loss must be complete within ninety (90) days of the tenant vacating the unit. If the owner fails to collect a security deposit, NHHFA's liability for special claims for damages or unpaid rent is reduced by the amount the owner could have collected. If NHHFA personnel are unable to complete a damage inspection within three to five (3-5) business days, the owner will be permitted to use date stamped photographs to substantiate the claim. If the contract was terminated due to owner breach or the owner was in violation of the contract at the time it was terminated, there will be no entitlement to claims and no inspection will be performed. The owner is considered in breach of the legal contract with NHHFA.

Claims for normal wear and tear, previously existing conditions, routine turnover preparation, cleaning and cyclical interior painting will not be paid. Damages which were caused during tenancy, were repaired and billed to the tenant, but remain unpaid at move-out, can be considered "other items due under the lease" and may be included in the claim.

Unpaid utility bills including water and sewer charges, eviction costs and legal fees may not be deducted from the security deposit amount or allowed as an expense under the claim process.

In the Shared Housing Program, a damage claim to the common space must be prorated based upon the number of occupants each household consists of and the total number of occupants in the unit. Damage to the private spaces will be charged directly to the household which occupied these spaces. Again, the Program Monitor advises both owner and tenant of these procedures and possible consequences to the tenant before submitting the claim form to the Director of Rental Assistance for approval and payment.

Leases on or after October 2, 1995

There is no special claims process for leases entered into on or after October 2, 1995. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may seek to collect the balance from the tenant.

Chapter 10

Housing Assistance Payments

NHHFA makes HAP payments twice a month. The Program Supervisor and Program Specialist, using the computation sheets as payment requests, prepare the authorizations for HAP payments by making bi-monthly adjustments to the computer record. Payments to owners are not made for

initial leases without fully executed contracts. Requests for special payment are paid only after they have been reviewed and approved by the Director of Rental Assistance. Any payment not submitted to the HAP in time to be paid by the first of the month will be paid on the 15th of the month. Once checks have been run through the computer HAP system, a copy of the authorization for HAP is filed in management as a permanent record of payment. The Housing Assistance Payment is deemed received by the owner upon mailing by NHHFA.

Applicable Payment Standard Adjustments

The Director of Rental Assistance is responsible for review of the payment standards for the voucher program and to make adjustments as necessary. These reviews will be performed at least annually by geographic area and bedroom size. Each payment standard amount on the schedule is not less than 90% of the published Section 8 Existing fair market rent (in effect when the payment standard is adopted) for the unit size and is not more than 110% of the Fair Market rent or HUD-approved community wide exception rent (in effect when the payment standard amount is adopted) for the unit size.

The Authority has the discretion to make annual affordability adjustments to the payment standards. The report that shows the percentage of income being paid by the tenants will be used for the analysis in making the affordability adjustment. The affordability adjustment may be adopted without consulting the public or the unit of general local government.

Chapter 11

Reporting Requirements

Interims will only be processed when requested. It is assumed that those requests will be as a result of decreases in income which cause hardship for the tenant. If the tenant requests a change, the monitor will evaluate whether the reported change will cause the tenant's portion to

do down. If so, they will complete an interim.

All changes to the household composition still require the tenant to seek landlord and NHHFA approval. Changes to household composition also require NHHFA to process an interim change.

Failure of a household to secure approval for a change in household composition, other than birth or adoption, within five (5) calendar days, will result in the rent being adjusted retroactively, and the participant being billed any overpayment of Housing Assistance Payments amounts. If the failure to report is extreme or repeated, termination from the program will occur for the failure to fulfill household obligations. Our process will be: If the tenant fails to report a change in income the Program_Monitor will give a written warning, requiring the signature of the tenant. At the second infraction, the tenant will be terminated from the Program and will be placed on a payback for the amount owed. Extenuating circumstances will be reviewed by the Program Monitor and any request for review of the situation will be forwarded to the Director of Rental Assistance.

Interims will be processed for FSS tenants unless they request NHHFA to not process the change. FSS tenants are required to report any and all changes in their income or household composition to their program monitor.

TANF clients will have their income calculated as follows: For those participants with other sources of income in addition to the TANF grant, the actual grant amount will be used to calculate the Total Tenant payment. For those participants who do not have other sources of income, the theoretical grant will be used to calculate the Total Tenant Payment.

Chapter 12

Program Eligibility

A program participant who moves without notice or otherwise fails to comply with the requirements outlined in CFR 982.551 Family Obligations, will be found ineligible for program participation in accordance with CFR 982.552(b)(1). Our computer designation for that

infraction is IFC or Ineligible for Failure to Comply. NHHFA will not approve a request for lease approval for anyone with the IFC designation for twelve months following the determination of ineligibility. If the waiting list length is less than twelve months, the applicant would not be eligible to receive subsidy until the twelve months had elapsed.

NHHFA will deny admission or terminate assistance to a household if any family member was evicted from federally assisted housing for a serious violation of the lease if that eviction happened within the five years prior to determination of eligibility or if the eviction happens while receiving housing assistance. We are defining a serious or repeated violation of the lease as follows: A program participant contract who causes total damage, regardless of security deposit, in excess of \$1,000 to the unit during their tenancy and does not make arrangements with the owner for payment or who owing more than three month's of their portion to the owner and does not make arrangements with the owner for payment will be found ineligible for further assistance. In addition to those two circumstances, if a court determines that the tenant has committed serious violations of the lease, NHHFA will deny admission or terminate assistance. If the tenant is successfully evicted in accordance with the State law regarding maximum number of times that an eviction can be cured, NHHFA will also deny admission or terminate assistance. The computer designation for this infraction is IDB or Ineligible, Debarred. When documentation of payment or a copy of a signed payment agreement is provided, the household may reapply but no request for lease approval would be approved for one year after determination of ineligibility. During that one year their computer designation is IFC or Ineligible for Failure to Comply. If the participant fails to pay the owner according to the arrangements established, the Authority reserves the right to deny participation in the program. Failure to live up to their repayment agreement will result in their designation as IDB, Ineligible, Debarred. To be eligible for a transfer Certificate or voucher the participant must repay the owner or enter a payback agreement.

An applicant or participant will be denied eligibility for waiting list placement and program participation, (IDB), Ineligible, Debarred for all other conditions outlined under CFR 982.552.

The authority will, at its discretion, allow monthly payback agreements for amounts owed to NHHFA and other PHAs. The minimum monthly payment amount must be in accordance with the repayment schedule described under the payback section, and one payment must have been received by the authority prior to an application being approved for waiting list placement.

Drug Related Criminal Activity and Violent Criminal Activity

Family obligations under the Certificate and Voucher programs require the household and guests to not engage in any drug-related criminal activity or violent criminal activity by any household member. Violation of this obligation will result in a termination or denial of rental assistance in accordance with 982.552 (b)(4).

Definition of Drug Related Criminal Activity:

Drug related activity criminal activity is defined as:

- 1) Drug-trafficking (defined as the illegal manufacture, sale or distribution, or the possession with intent to manufacture, sell or distribute, of a controlled substance); or
- 2) Illegal use, or possession for personal use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Use or Possession of a controlled substance:

Applicants or participants can be denied or terminated for the use or possession (other than with intent to manufacture, sell or distribute), of a controlled substance, except that such use or possession as evidenced by arrest must have occurred within one year before the date that NHHFA provides notice to the participant or applicant of denial or termination of assistance. However, denial or termination is not allowed for drug related criminal activity for the use or possession of a controlled substance if there was no involvement in manufacturing, selling or distributing of the controlled substance, *and* if the household member can provide documentation that:

- An addiction to a controlled substance, has a record of such impairment, or is regarded as having such an impairment; and
- has entered a drug treatment program to recover from such addiction and does not currently possess or use a controlled substance.

Manufacture or sale of a controlled substance:

An applicant or participant will be denied or terminated if the drug related criminal activity included the intent to manufacture, sell or distribute of a controlled substance within the past seven (7) years of the notice to deny or terminate.

Definition of Violent Criminal Activity:

Violent Criminal Activity means --- any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another (24 CFR 982.4).

An applicant or participant will be denied or terminated if he/she has participated in a violent criminal act within a seven (7) year period prior to the notice to deny or terminate.

The Authority may, in its sole discretion, waive the prohibition on participation by a person who has participated in a violent criminal act if there has not been any violent criminal activity in the three years prior to application for assistance and either of the following two conditions are met:

- 1) The applicant can demonstrate by a preponderance of the evidence that the violent

criminal act was an isolated incident and there is no pattern of violent criminal behavior; or

- 2) The applicant is under parole or probation supervision and the relevant parole or probation authority requests that the applicant be provided assistance as a part of that rehabilitation/supervision program.

The Authority will review whether the applicant's record of violent behavior poses a direct threat to other tenants and in considering requests for reasonable accommodation, will consider whether there is a link between the disability and the violence. If the Authority determines that there is a link between the disability and the violence, it will look at whether or not the behavior is now under control, by medication or some other method.

Credible Evidence:

All applicants and program participants are asked on the personal declaration form for information regarding criminal convictions. This self declaration will be used as the primary evidence. Additional evidence as provided by the police and court system will be obtained as necessary.

Chapter 13

Special Policies

Guest Policy

Program participants are permitted visitors to their dwelling unit with owner's permission for a period not to exceed fourteen consecutive calendar days and a total of thirty (30) days per year. Program participants will notify NHHFA if guests are expected to stay in the unit for more than 14 consecutive calendar days. If the guest stays over thirty (30) days, they would be in violation of the lease and program regulations. At that point the tenant must decide if the guest should go through the approval process to be added as a household member or if they should make other housing arrangements. The owner's approval is necessary to add new members to the lease and new household members must be approved by NHHFA. Participants in violation of this policy shall be subject to program termination.

Extended Absence Policy

Program participant's absence from a leased unit may not exceed a maximum of ninety (90) consecutive days, notice should be sent in writing to NHHFA prior to the absence for a period of thirty (30) days or more and absence should not exceed a total of ninety (90) days per year. Absence due to hospitalization or imprisonment shall have an exception not to exceed a maximum of 180 consecutive days. Housing assistance payments will terminate if the absence is longer than the maximum time permitted. Resumption of Housing Assistance will occur following notification of the tenant's return or based on reports from the owner, neighbors or through letters, phone calls or visits to the unit. Participants in violation of this policy shall be subject to program termination.

Family Break-up Policy

In determining who will retain the certificate or voucher upon the break up of a participating family, the following policy will be adhered to:

For households consisting of two or more adults and one or more children, the certificate or voucher will be awarded to the individual who retains custody of any minor children. Should both adults each retain custody (as discussed under child custody in the Eligibility Determination Verification Procedures section) of one or more child, a certificate or voucher may be issued to participants who meet the Section 8 eligibility requirements if all lease requirements have been met and if subsidy is available at the time.

For households who do not have children, the certificate or voucher will be awarded to the individual who is elderly or disabled. If both are equally eligible or neither are elderly or disabled, then it will be awarded to the family member(s) remaining in the original assisted unit. If the individual leaving the unit is eligible and has met all lease requirements, a certificate or voucher may be issued to that individual if subsidy is available.

Where none of the above speaks to the situation but the court makes a determination, NHHFA will abide by any court determination of which family members continue to receive assistance in the program.

Chapter 14

Paybacks

Paybacks will be offered to participants in accordance with CFR 982.552 (b)(8). Participants will not be allowed to have more than one payback currently outstanding. The older debt must be paid in full prior to the offer of a new payback.

Participants who are two months or more delinquent in their payback at the time of request for a transfer will have to pay the payback in full before the Monitor can issue a transfer Certificate or Voucher. Those who are current with their paybacks are eligible for a transfer certificate or voucher. After they have moved or transferred to another Housing Authority, they must remain current in their payback or their assistance will be terminated.

The maximum length of time allowed and minimum amount due schedule for repayment is as follows:

<u>Minimum Payment</u>	<u>Payback Range</u>	<u>Maximum Time</u>
\$10.00	up to \$360.00	3 years
\$10.00 - \$15.00	\$361.00 - \$720.00	4 years
\$15.00 - \$20.00	\$721.00 - \$1080.00	4 ½ years
\$20.00 - \$30.00	\$108.00 - \$1800.00	5 years
\$30.00	\$1801.00 on up	6 years

Breach of Paybacks

Monthly statements will not be sent to participants. At the beginning of the year the participant will be sent an itemized, monthly statement, outlining the years' payments. Once a payback becomes one month behind, the notice of delinquency is sent. If the payback is not brought current by the 20th of the next month, the notice of termination is sent. At that time the payback is two payments delinquent. Assistance will be terminated, the payback is considered in default and the default will be pursued in small claims court. If the participant chooses to bring the payback current, they are only allowed to do so a maximum of three times per calendar year, in agreement with the NH State law on curing evictions.

NHHFA reserves the right to withhold utility reimbursements for repayment of a payback debt, if appropriate. The Program Supervisor and Director of Rental Assistance will decide if the payment should be withheld and the amount to be withheld.

Chapter 15

Informal Review Procedures

If NHHFA denies an applicant assistance or denies the applicant placement on the waiting list, it

must give the applicant prompt notice of the decision. The notice must contain a brief statement of the reasons for the decision and must also state that the applicant may request an informal review of the decision and must describe how to obtain the informal review.

The notice must inform applicants wishing to request a review that they should put their request in writing. That request should be sent to the attention of the Director of Rental Assistance, within ten (10) calendar days of the notification of denial.

The review will be conducted by an employee of the Authority or other qualified person designated by NHHFA. The person conducting the review will not be the person who made or approved the decision under review or a subordinate of this person.

The applicant has the opportunity to present written or oral objections to NHHFA's decision.

NHHFA must notify the applicant of the final decision after the review, including a brief statement of the reasons for the final decision.

Informal Hearing Procedure

Each time the Authority takes an action which may adversely affect a tenant's right to housing assistance, the affected household is notified in writing of their right to a hearing. The notice must contain a brief statement of reasons for the decision, state that if the family does not agree with the decision, the family may request an informal hearing on the decision and state the deadline for the family to request an informal hearing.

In the cases below, numbered one through three (1-3) the family may ask for an explanation of the basis of NHHFA's determination and if the family does not agree with the determination, the family may request an informal

hearing on the decision.

1. A determination of the family's annual or adjusted income, and the use of such income to compute the housing assistance payment.
2. A determination of the appropriate utility allowance (if any) for tenant paid utilities from the NHHFA utility allowance schedule.
3. A determination of the family unit size under the NHHFA subsidy standards.

In the cases below, numbered four through six (4-7), the family may request an informal hearing on the decision.

4. A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under the NHHFA subsidy standards, or the NHHFA determination to deny the family's request for an exception from the standards.
5. A determination to terminate assistance for a participant family because of the family's action or failure to act.
6. A determination to terminate assistance because the participant family has been absent from the assisted unit for longer than the maximum period permitted under the NHHFA policy and HUD rules.
7. A determination that an adjustment in tenant payment will not be made because the family is being sanctioned by the Department of Health and Human Services for failure to comply.

The participant has the right to retain counsel or other representation, if desired, at their own expense. NHHFA and the participant will have the opportunity to present evidence and may question any witnesses. A participant family has the right to a pre-hearing discovery of NHHFA documents, including records and regulations, that are directly related to the hearing. Supervised inspection of all documents will take place in either the Littleton or Bedford NHHFA office. Copies of any documents will be supplied to the family at the family's request. NHHFA has a parallel right to a pre-hearing examination of relevant family documents. Materials to be provided by the participant must be submitted by the date specified. Both parties must produce documents that are directly related to the hearing. Failure by either party to make a document available for pre-hearing discovery prevents the party from relying on it at the hearing. The hearing will be conducted by an employee of the Authority, or other qualified person designated by NHHFA. The person conducting the hearing will not be directly involved in the day-to-day operation of the Authority's Section 8 Program. After the hearing, NHHFA will notify the participant, in writing, of the decision of the hearing official and the grounds for the decision. Requests for a hearing before NHHFA should be sent to the attention of the Program Monitor within ten (10) calendar days of the notification to the participant regarding the informal hearing procedures.

Chapter 16

FAMILY SELF-SUFFICIENCY PROGRAM

Description of Families Expected to Participate

The New Hampshire Housing Finance Authority operates the Family Self Sufficiency Program

throughout its jurisdiction. Participants for the Family Self-Sufficiency Program are solicited from families currently receiving Section 8 Rental Certificate or Voucher assistance.

The New Hampshire Housing Finance Authority was *originally* awarded an allocation of fifty certificates for use in the Family Self-Sufficiency Program *and has consistently offered voluntary FSS slots. The New Hampshire Housing Finance Authority will maintain a program of at least one hundred households under the Family Self-Sufficiency Program.* Each participating household is expected to receive some type of supportive services, most especially in the initial stages of their program participation. The NHHFA will review the service plan on a yearly basis to determine if any revisions are needed in order for the participant to meet their goal of self-sufficiency.

The supportive service coordination will be the responsibility of the contracted case managers paid by NHHFA and the on-staff FSS *Coordinator(s)*. Initially, and at least on an annual basis the *FSS Case Managers* will be responsible for submitting an Individual Training and Service Plan *which, if it be through a contracted case manager* will be reviewed by NHHFA. To ensure program success and adequate management, NHHFA will review the service coordination effectiveness with the resident at least on an annual basis.

It is expected that the activities and services provided to the FSS participants will be varied according to the participant's needs and the service coordination efforts. It is anticipated that a variety of sources will be used by these agencies to provide services such as child care, transportation, remedial education, High School and College education, job training, counseling, job development and placement, parenting skills, money management skills, and others as needed.

Timetable for Implementation of the Family Self-Sufficiency Program

Outreach for the FSS program will be made to current Section 8 participants as described under the "Participant Selection Procedure" section of the Action Plan. Once a household has been contacted and has agreed to participate in the FSS program, it is anticipated that it will take thirty to sixty days to develop a service plan and initiate the Contract of Participation.

Once a household has been selected for program participation, *the participating household and the Authority will enter into an FSS Contract of Participation. As part of the FSS Contract of Participation, an agreement will be signed by New Hampshire Housing Finance Authority requiring FSS Case Managers to establish Case Management plans* for each FSS participant and to provide the service coordination needed as a result of the services and resources outlined in the Case Management plan.

PARTICIPANT SELECTION PROCEDURE

This is the process by which a Section 8 tenant becomes a Participant in the FSS Program, culminating with the signing of the Contract of Participation.

- 1) *A fact sheet, application and return envelope are mailed to Section 8 recipients who have expressed an interest in the FSS Program.*
- 2) *Applications will be date stamped and a chronological waiting list will be maintained based on the following preferences:*
 - a. *Those households receiving TANF;*
 - b. *Housing to Work Participants;*
 - c. *Those receiving other forms of public assistance;*
 - d. *All others interested.*
- 3) *As FSS slots become available, interested households are contacted by an FSS Case Manager for a general informational briefing. Tenants with continued interest are given pre-enrollment forms and return envelopes for completion.*
- 4) *Tenants who return the pre enrollment forms are contacted for admittance to the program as openings in FSS become available. At this time a meeting is scheduled for the tenant and FSS Case Manager to meet and develop an Individual Training and Service Plan.*
- 5) *Tenants are then approved for FSS participation is based on the their completion of the motivational factors outlined above.*
- 6) *If there is no waiting list for FSS and several slots are vacant information and applications will be sent to Section 8 tenants who have a lease up date within the past 180 days of the recruitment date.*

POLICY FOR TERMINATION OR WITHHOLDING SECTION 8 ASSISTANCE AND SUPPORTIVE SERVICES

NHHFA will make every effort to enable a household to remain in the FSS Program and will approve reasonable revisions in the Individual Training and Services Plan to accommodate changing circumstances.

Withhold or terminate supportive services

NHHFA, in consultation with the caseworker and the head of the FSS household, may withhold or terminate supportive services if a household fails to make a good faith effort to comply with the terms of the Individual Training and Services Plan. Services may be reinstated if the Plan is satisfactorily revised or the household complies with the previous plan.

Withhold or terminate Section 8 Assistance

Each participating FSS household is required to enter into a FSS Contract of Participation. This contract sets forth the provisions of the Program and the responsibilities of all parties. If the participating FSS household fails to adhere to the requirements of the FSS Contract, the Authority has the discretion to terminate or withhold housing assistance in accordance with CFR 982.552.

Chapter 17

EQUAL OPPORTUNITY HOUSING PLAN

OBJECTIVE I: Outreach to lower-income families

Actions to be taken:

The following items are applicable to the Existing Housing Certificate, Voucher and Moderate Rehabilitation Programs:

(1) Media to be used:

NHHFA utilizes State (Manchester Union Leader) and local newspapers in each region of the state. The advertisement contains a Equal Housing Opportunity statement and follows the Advertising Guidelines for Fair Housing. Advertisements are geared towards attracting families and property owners to participate in the program.

(2) Other suitable means to be used to publicize program:

NHHFA will utilize brochures, posters, outreach to community agencies by personal contact and mailings. Staff members perform special group presentations of the program.

(3) Group or groups less likely to apply, if any:

Households who do not receive any form of public assistance (the working poor), persons with disabilities and illiterate persons.

Persons whose primary language is not English.

(4) Special outreach to groups identified in 3:

NHHFA's outreach efforts include arranging to accept applications and briefing prospective applicants or other service providers (e.g. social security, welfare) about the Existing Programs (see next page). It is also important to obtain visibility by visiting local organizations (e.g. churches, town offices, community centers and specialty groups such as VNA, CAP). The Authority also assists the NH Commission for Human Rights in providing all renters with information pertaining to Federal and State laws concerning discrimination in housing. In doing so, NHHFA is able to provide information to prospective Section 8 applicants as well as non-subsidized renters. This also provides the Authority with an outreach tool for minority tenants. All NHHFA advertising material contains the appropriate Equal Opportunity language.

Outreach to Service Providers

ALPHA
The International Center
NAACP Manchester and Portsmouth office

Families in Transition
Town Welfare offices
Area Agencies
LARC
New Hampshire Legal Assistance
Community Action Programs
Granite State Independent Living Foundation
Social Security Administration
Veteran's Administration
NH Division of Elderly and Adult Services
NH Division of Human Services
American Association of Retired Persons
Security Deposit Loan Fund
Visiting Nurse Associations
State Council on Aging
NH Division of Vocational Rehabilitation
Governor's Commission for the Handicapped
Meals on Wheels
Salvation Army
Red Cross
Mental Health Centers
Libraries
United Way
Family Financial Counseling Service

OBJECTIVE II: Promoting greater housing opportunities for families outside areas of low-income and minority concentration

Actions to be Taken:

The following items are applicable to the Existing Housing Certificate, Voucher and Moderate Rehabilitation Programs:

- (1) Media to be used to notify owners about the program(s): (name and type).

NHHFA will utilize newspapers.
- (2) Actions to encourage participation by owners of units outside low-income and minority areas (not applicable to Moderate Rehabilitation Programs if targeted to specific neighborhood(s)):

Outreach contact with owners, property managers, Realtors and community groups by personal visits, mailings, or phone calls. Explanations of the benefits and requirements of the program is provided. Landlords are supplied with information material including a sample Lease and HAP Contract.

- (3) Actions to explain program requirements including equal opportunity to owners:

Explanation of the program to the owner by NHHFA staff. The owner is provided with a sample Lease and HAP Contract and an owner briefing handbook, which explains the program.

- (4) Information on local, State or Federal Fair Housing laws and the use of Form HUD-903 to be provided as follows:

NHHFA has Federal Fair Housing Posters posted throughout the agency. All Certificate and Voucher holders are given a Tenant Handbook at the time of briefing, which includes Form HUD-903. A brief explanation of the Fair Housing Laws is included in the text of the Handbook.

These items are applicable only to the Existing Housing Programs.

- (5) Information on general locations and characteristics of neighborhoods and on listings, to be provided to Certificate and Voucher Holders as follows:

At the time of briefing, Certificate and Voucher holders will be given listings of apartments made available by owners who wish to participate in the Section 8 program.

- (6) Actions to be taken to assist Certificate and Voucher Holders during housing search, when requested:

Referrals to agencies which may assist families in locating housing. Staff verifies the availability of units and the interest of the prospective landlord. Ongoing referrals of vacant units and counseling of individual families are performed by staff.

- (7) Actions taken to promote broadest geographical choice in selection of units by Certificate and Voucher Holders, if any:

Ongoing outreach as described in #1 and #2.

- (8) Geographical areas in which PHA's Certificates and Vouchers may be used:

Certificates and Vouchers may be used within the State in any area where NHHFA is not legally barred from entering into contracts. If the household wishes to move to an area within the State or outside of the State in which the housing authority does not have permission to operate under state law, the PHA which has jurisdiction administers either program. Non-resident applicants must use the subsidy within the NHHFA's jurisdiction for the initial twelve months of assistance.

OBJECTIVE III: Ensuring Equal Opportunity to applicants for participation in the PHA's Existing Housing or Moderate Rehabilitation Program and in the selection of holders or applicants to be referred to owners of vacant Moderately Rehabilitated units:

Actions to be taken:

- (1) System for taking, processing and filing applications; establishing waiting list:

Applications are solicited and received primarily through the mail. The Authority maintains a computerized log of all application requests by date of request. The log indicates the name and address of the interested party. The date the application is received by the Authority is also noted in the log as well as on the application itself. Should multiple applicants have the same application date and preference status, the applications will be placed on the waiting list in a random order. This ranking order is maintained until the first applicant is offered assistance.

Formal income and expense verifications are not performed at the time of application receipt unless there is a question concerning income or expense which could alter the family's preliminary determination of eligibility. The Application Aide determines preliminary eligibility for all applicants, and prepares the applicant's written eligibility notification. The notification includes: Waiting list date of placement and the approximate time of funding availability. If an applicant is determined to be ineligible, the Program Aide so notifies them and outlines their appeal procedure. The Waiting List is maintained in the computer by date of application.

- (2) Preference or priority categories in order, if any, for issuance of Certificates or Vouchers and method used for selection of Certificate and Voucher Holders or applicants to be referred to owners of vacant moderately rehabilitated units:

Federal Preferences have been eliminated.

The Authority will give priority in waiting list placement to households with a member who has a terminal illness, households participating in the HOPE for Elderly Independence program, households who qualify for the Uniform Relocation Act under the HOME program, households participating in specified Transitional Housing programs and participants of the Authority's Lease-Purchase program. The Authority will count these applicants as part of the 10 percent exception allowed under current preference regulations of assisting applicants.

OBJECTIVE IV: Provision of services and assistance to families that allege they have

encountered discrimination during their housing search.

Actions to be taken:

- (1) Services to be provided in finding a unit under the Existing Housing Program:

During the briefing, Certificate and Voucher Holders have the housing search process thoroughly explained to them. In addition to the verbal briefing, a Tenant Handbook is sent to them. The Handbook included the following information: Sample of Lease and HAP Contract, Request for Lease Approval, Lead Paint Form, List of Participating Landlords, How to find a Suitable unit, Fair Housing Information, Fraud Letter, Informal Hearing Procedures, Housing Quality Standards, Utility Allowance and Assorted Legal Assistance Brochures.

- (2) Assistance to be given to Certificate and Voucher Holders or applicants referred to owners of vacant moderately rehabilitated units in the exercise of their rights under Federal, State and/or local law and name of persons responsible for giving assistance ; training of these persons:

The Tenant Handbook informs Certificate and Voucher Holders of their rights relative to discrimination, and includes Form HUD-903, Housing Discrimination Complaint Form. Also included in the Handbook package are brochures from Legal Aid and Referral (LARC) describing “Your Rights as a Tenant”. When staff receives a call from someone with a discrimination complaint, the person is referred to the NH Commission for Human Rights if appropriate, or to an agency best sited to solve their problem.

- (3) Assistance offered to participants claiming discrimination during housing search or program participation:

Complainants are referred to New Hampshire Commission for Human Rights, HUD's Office of Fair Housing and Equal Opportunity or New Hampshire Legal Assistance's Fair Housing Project. In addition, staff contacts housing provider directly to attempt to resolve outstanding issues.

OBJECTIVE V: Utilization of a Fair Housing organization or organization serving the handicapped.

The PHA subcontracted with a Fair Housing organization or organization serving the Handicapped in its Existing Housing or moderate Rehabilitation Program(s).

YES

NO

X

Name of Organization: NH Commission for Human Rights

Services to be provided by this organization:

- a. Referrals

OBJECTIVE VI: Promoting employment opportunity in the PHA’s employment practices- Existing Housing or Moderate Rehabilitation Programs

OBJECTIVE VII: Equal Opportunity for participation in the Moderate Rehabilitation Program of Minority and Section 3 Businesses

- (1) Actions to be taken in developing and maintaining lists of local minority and Section 3 businesses:

N/A

OBJECTIVE VIII: Maintenance of well organized, complete records to facilitate HUD’s monitoring and review of PHA operations, in particular as they relate to PHA Actions to fulfill the objectives of the PHA’s EOHP.

Records are kept in a central file.

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