Amendment to AHA’s Fiscal Year 2017 Moving to Work Annual Plan

DRAFT for Public Review

September 13, 2016

Housing Choice Voucher Program Waiting List Residency Preference

The Housing Authority of the City of Atlanta, Georgia (“AHA”) is amending its Fiscal Year 2017 Moving to Work Annual Plan (“FY2017 MTW Annual Plan”) in order to implement a waiting list residency preference for its tenant-based Housing Choice Voucher Program (“HCVP”). Based on AHA’s analysis of the data and outcomes related to the FY2015 opening of the HCVP Waiting List, AHA determined that establishing a City of Atlanta residency preference for the FY2017 opening of the HCVP Waiting List would be the best way to serve local affordable housing needs and priorities (“Residency Preference”). Pursuant to 24 CFR §982.207, a PHA may establish a system of local preferences, including a residency preference, for selection of families admitted to the HCVP provided such local preferences are set forth in the PHA’s administrative plan and PHA annual plan. AHA’s Amended and Restated Statement of Corporate Policies provides that the HCVP administrative procedures for receiving applications, placing applicants on the waiting list and selecting applicants from the waiting list are set forth in the program’s operating procedures. AHA is amending its HCVP operating procedures in conjunction with this amendment to the FY2017 MTW Annual Plan to establish the Residency Preference for the FY2017 opening and, unless revoked by AHA, subsequent openings of the HCVP Waiting List.

HCVP Waiting List Residency Preference Description and Qualifications:

- The Residency Preference area is the geographic area within the incorporated city limits of the City of Atlanta (“Atlanta Residency Preference Area”).
- To qualify for the Residency Preference, an applicant must either reside or work within the Atlanta Residency Preference Area, as validated by AHA.
- An applicant who has been notified, in writing, that he or she has been hired to work within the Atlanta Residency Preference Area will qualify for the Residency Preference.
- The Residency Preference will not be based on how long an applicant has resided or worked within the Atlanta Residency Preference Area.
- Full-time students enrolled or active participants in, education and training programs located within the Atlanta Residency Preference Area will not qualify for the Residency Preference solely based on their enrollment.
- AHA will not apply the Residency Preference to AHA’s Family Unification Program, Veterans Affairs Supportive Housing Program, and special admissions including those under Supportive Housing Programs.
The Residency Preference will apply to any “Special Program” that requires AHA to select eligible applicants from its HCVP Waiting List (e.g., the Mainstream and Near Elderly Disabled programs).

AHA’s use of the Residency Preference will not have the purpose or effect of delaying or otherwise denying admission to the HCVP based on the race, color, national origin, religion, disability, actual or perceived sexual orientation, gender identity, marital status, or age of any member of an Applicant family.

**HCVP Waiting List Residency Preference Implementation:**

- At such time that AHA opens the “Registration Period” for the HCVP Waiting List, AHA will utilize an online, web-based application process for potential applicants (“Registrants”) to submit an HCVP Waiting List Registration Form.
- AHA will provide an option on the HCVP Waiting List Registration Form, which will give Registrants the opportunity to self-certify as to whether they reside, work or have been notified that they have been hired to work within the Atlanta Residency Preference Area. Registrants who may qualify for the Residency Preference will be given priority consideration over Registrants who do not so qualify for the Residency Preference.
- After the Registration Period for the HCVP Waiting List closes, AHA will randomly draw Registrants, by lottery (i.e. via a computerized-random selection process), from the pool of HCVP Waiting List Registration Forms submitted during the Registration Period, in order to establish AHA’s official HCVP Waiting List. Registrants self-certifying to the Residency Preference will be selected first before Registrants without the Residency Preference. Registrants selected for the HCVP Waiting List will now become Applicants to the program.
- Due to the random nature of the lottery selection process and the number of available Applicant slots for new Applicants on the HCVP Waiting List, Registrants, regardless of their Residency Preference status, are not guaranteed an Applicant slot on the HCVP Waiting List.
- AHA will select Applicants, by lottery, from the HCVP Waiting List. Applicants self-certifying to the Residency Preference will be selected first. Applicants without a Residency Preference will not be selected, by lottery, until all Applicants with a Residency Preference have been selected and processed for initial eligibility.
- AHA will verify an Applicant’s qualification for the Residency Preference at the time the Applicant is selected from the HCVP Waiting List and processed for initial eligibility. An Applicant who cannot validate his or her qualification for the Residency Preference will be returned to the HCVP Waiting List as an Applicant without a Residency Preference.
- From among the eligible Applicants with a Residency Preference who were selected, by lottery, from the HCVP Waiting List and who also qualify for a Special Program, AHA will process such Applicants first for participation in the Special Program. If a tenant-based voucher is not available under the Special Program, such Applicants will receive a regular HCVP tenant-based voucher.
- AHA’s operating procedures for the HCVP Waiting List outline the process for applying the Residency Preference.

The Residency Preference is not applicable to Applicants currently being processed from the FY2015 opening of the HCVP Waiting List. However, the Residency Preference will apply to the FY2017 opening and, unless revoked by AHA, all subsequent openings of the HCVP Waiting List.