

Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

Falmouth Housing Authority (FHA) Policy:

The Falmouth Housing Authority will use the following local preferences:

1. FHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding.
2. FHA will offer a preference to families that include victims of domestic violence, dating violence, sexual assault, or stalking who have either been referred by a partnering service agency or consortia or is seeking an emergency transfer under VAWA from FHA's public housing program or other covered housing program operated by FHA. The applicant must certify that the abuser will not reside with the applicant unless FHA gives prior written approval.
3. The applicant has been involuntarily displaced and is not living in standard permanent housing, or:
 - i. Displacement to avoid reprisals if family members provide information on criminal activities to a law enforcement agency and the law enforcement agency recommends re-housing the family to avoid risk of violence against family members.
 - ii. Displacement by hate crimes if one or more members of the applicant's family have been the victim of hate crimes, and the applicant has vacated a housing unit because of such crimes, or the fear associated with such crimes.
 - iii. Displacement by the inaccessibility of a unit because a member of the family has a mobility and other impairment that makes the person unable to use the critical elements of the unit, and the owner is not legally obligated to make changes to the unit that would make critical elements accessible to the disabled person as a reasonable accommodation.
 - iv. Displacement because of HUD disposition of multi-family projects
 - v. Homeless according to the Federal Definition of Homelessness (Title 42, Chapter 119, Subchapter I, of the United States Code)
4. The applicant is living in substandard housing (a homeless family is considered to be living in substandard housing).
5. The applicant is paying more than 50% of gross monthly income for rent and utilities for 90 days.
6. People who live or work in the Town of Falmouth. Work is defined as working for at least 15 hours per week for the past 6 months.

7. People who live or work in the remainder of Barnstable County, Dukes or Nantucket Counties. Work is defined as working for at least 15 hours a week for the past 6 months.
8. A veteran of the US Armed Forces with an honorable discharge or his or her surviving spouse.
9. Participants in the DIAL Program who are no longer eligible.

Based on the above preferences, each of these preferences shall be worth one point each on a preference score except those applicants living or working in the Town of Falmouth or those that have selected Mainstream Voucher program shall get five points. Participants in the DIAL program who are no longer eligible for the program shall get three points for that preference.

FHA will first assist families that have been terminated from the HCV program due to insufficient funding and then assist families that qualify for the VAWA preference.

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

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

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

Falmouth Housing Authority (FHA) Policy:

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

Order of Selection

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

Falmouth Housing Authority (FHA) Policy:

Families will be selected from the waiting list based on the targeted funding or selection preference(s) for which they qualify, and in accordance with FHA's hierarchy of