

BRAZORIA COUNTY

TX484 STABILITY VOUCHER ADDENDUM TO EHV MOU

This addendum will become a part of the Emergency Housing Voucher (EHV) Memorandum of Understanding (MOU) between Brazoria County Housing Authority (BCHA) and the Brazoria County Homeless Coalition (BCHC) created and entered into on June 8, 2021.

Addendum adds the following components to the original MOU:

1. Stability Voucher Introduction and Goals
2. Population Eligible for Stability Voucher Assistance
3. BCHC-funded supportive services that will be paired with Stability Vouchers
4. BCHA Adopted Waivers and Alternative Requirements
5. Permissive Prohibition Policies agreed upon by BCHA and BCHC

This addendum is entered into between Brazoria County Housing Authority and the Brazoria County Homeless Coalition on December 12, 2023.

I. Stability Voucher (SV) Introduction and Goals

The Brazoria County Housing Authority (BCHA) and Homeless Coalition of Brazoria County (BCHC) through the United Way of Brazoria County agree to coordinate services and partner in the Stability Voucher (SV) program and in doing so will seek to prevent and end homelessness among individuals and families who are experiencing homelessness or at-risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, and human trafficking, and veterans and families that include a veteran family member that meets one of the proceeding criteria.

The Consolidated Appropriations Act, 2021 (Public Law 116-260) (2021 Act) makes available \$43,343,000 for new incremental voucher assistance under Section 8(o) of the United States Housing Act of 1937 for use by individuals and families experiencing or at-risk of homelessness; those fleeing or attempting to flee domestic violence, dating violence, sexual assault, and stalking; and veterans and families that include a veteran family member that meetings one of the proceeding criteria.

The Further Consolidated Appropriations Act, 2022 (Public Law 117-103 (2022 Act) further provides that HUD may waive certain statutory and regulatory provisions to administer the SVs (except for requirements related to tenant rights and protections, rent setting, fair housing, nondiscrimination, labor standards and the environment) upon a finding that any such waivers or alternative requirements are necessary to facilitate the use of funds made available for SVs.

This Addendum outlines the collaboration and commitment between BCHA and HCBC to pair Stability Vouchers with Continuum of Care (CoC)-funded supportive services, when available; and to collaborate with the HCBC and other stakeholders to develop a prioritization plan for these vouchers.

Lead Agency Liaisons:

- Daphne Lemelle, Director, Brazoria County Housing Authority
- Gloria Luna, Director, United Way Community Outreach, Brazoria County Homeless Coalition

II. Population Eligible for SV assistance to be referred by HCBC

In order to be eligible for an SV, an individual or family must meet one of the four eligibility categories:

- Homeless
- At risk of homelessness
- Fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Veterans and families with veteran family members who meet the requirements of the proceeding categories

III. BCHA-funded supportive services that will be paired with SVs

BCHA and BCHA shall coordinate on a wide range of services for SV recipients when such services are funded and available. Services may include but are not limited to:

- Application Assistance
- Housing Search Assistance
- Financial Stability Classes
- Counseling and Referrals to Mental Health Services
- Substance Abuse Services
- Food Pantry Services
- Veteran Services

Additionally, BCHA and BCHA have partnered and will utilize the BrazCo or similar system to coordinate service referrals as needed for SV recipients.

IV. BCHA Adopted Waivers and Alternative Requirements

PIH Notice 2022-24 provides BCHA with authority to adopt certain statutory and regulatory requirements and alternative requirements for Stability Vouchers. BCHA and BCHA have agreed to adopt the following waivers and alternative requirements:

Item	Applicable Statutory or Regulatory Citation	Alternative requirement
1. Direct referrals from the CoC and other partnering organizations	24 CFR § 982.204 (a)	Requirement to select from Waiting List is waived. Alternative requirements: 1) PHA must accept referrals directly from Coordinated Entry (CE) system; and 2) Notify current Waitlist families of availability of SVs by posting to the BCHA website or providing public notice in

		respective communities.
2. Separate Waiting List	24 CFR § 982.204 (f)	Requirement to use a single waiting list for admission is waived. BCHA shall maintain a separate waiting list for SV.
3. Public notice when opening and closing waiting list	24 CFR § 982.206	Requirement to give public notice when opening and closing the waiting list is waived. BCHA shall work directly with BCHC and Coordinated Entry partners to manage the number of referrals and size of the SV waiting list.
4. Local Preferences	24 CFR § 982.207(a)	Applicability of HCV local preferences established by the PHA to SVs is waived. Local preferences do not apply to SVs. Any local preferences established for SVs will not prohibit SV admissions from any of the four qualifying categories of eligibility.
5. Residency preferences	24 CFR § 982.207 (b)	The allowability to adopt and implement residence preference for SVs is waived. BCHA will not apply any residency preference.
6. Admissions: Mandatory Prohibitions	24 CFR § 982.552 and 982.553	Referenced requirements are waived in part and alternative requirements apply: a) BCHA shall prohibit admission if any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federal assisted housing; b) BCHA shall prohibit admission if any member of the household is subject to a lifetime registration requirement under a State sex offender registration program.
7. Admissions: Permissive prohibitions	24 CFR § 982.552 and 982.553	Referenced requirements are waived in part and alternative requirement applies: BCHA has adopted the following permissive prohibitions in consultation with the CoC: Admission may be prohibited if BCHA determines:

		<ul style="list-style-type: none"> • Any household member is currently engaged in, or has engaged in within the previous 12 months: violent criminal activity, or other criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity. • Any household member has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program within the previous 12 months. • The family has engaged in or threatened abusive or violent behavior toward BCHA personnel within the previous 12 months.
<p>8. Admissions: Unallowable prohibitions</p>	<p>24 CFR § 982.552 and 982.553</p>	<p>Referenced requirements are waived and BCHA shall not deny admission for any of the following:</p> <ul style="list-style-type: none"> • If any member of the family has been evicted from federally assisted housing in the last five (5) years. • If the PHA has ever terminated assistance under the program for any member of the family. • If the family currently owes rent or other amounts to PHA or to another PHA in connection with Section 8 or public housing assistance under the 1937 Act. • If family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease. • If the family breach an agreement with the PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA. • If the family would otherwise be prohibited admission under alcohol abuse standards established by the PHA in according with 24 CFR § 982.553 (a)(3).

		<ul style="list-style-type: none"> • If any household member is currently engaged in or has engaged in during a reasonable time before admission, drug-related criminal activity.
9. Income verifications	24 CFR § 982.201(e)	Third party income verification is waived, and BCHA will accept self-certification as the highest form of income verification at admission. SV applicants can present third-party documentation for income within 60-day period prior to admission or voucher issuance but is not dated within 60 days of the PHA's request.
10. SSN and citizenship	24 CFR § 5.216(b) (2), (g), (h), 5.218, 5.508 (b)(2)(ii), (b)(3) (ii), (g)	Requirement to obtain and verify SSN documentation evidencing eligible noncitizen status before admission is waived. Documentation must be provided within 180 days of admission to be eligible for continued assistance, pending verification, unless the PHA provides an extension based on evidence from the family or confirmation from the CoC or other partnering agency that the family has made a good-faith effort to obtain the documentation.
11. Income targeting requirements	Section 16 (b) of the US Housing Act of 1937 and 24 CFR § 982.201 (b)(2)	Income targeting is waived.
12. Initial Search Term	24 CFR § 982.203 (a)	Waives 60-day initial search and mandates a minimum 120-day initial search period for SVs.
13. Initial lease term	Section 8 (o) (7) (A) of the US Housing Act of 1937 and 24 CFR §982.309 (a)(2)(ii)	Waives the requirement that lease terms be 12 months and allows for leases for a term shorter than a year.
14. Portability	Section 8(r) (1) (B)(i) of the US Housing Act of 1937 and 24 CFR § 982.353 (c)	Standard portability procedures apply with some exceptions: Restriction for nonresident applicants is removed and SV participants may port their voucher immediately. BCHA shall not restrict this exception.

V. BCHA Permissive Prohibition Policies agreed upon by the BCHA and BCHA

BCHA in consultation BCHA have agreed to adopt the following permissive prohibitions for the Stability Voucher program:

Admission may be prohibited if BCHA determines:

- Any household member is currently engaged in, or has engaged in within the previous 12 months: violent criminal activity, or other criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity.
- Any household member has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program within the previous 12 months.
- The family has engaged in or threatened abusive or violent behavior toward BCHA personnel within the previous 12 months.

Signed by

Daphne Lemelle, Director
Brazoria County Housing Authority

Date



Gloria Luna, Community Outreach Director
United Way of Brazoria County/
(Chair) Brazoria County Homeless Coalition

11-21-2023
Date