

**ADDENDUM B
SELECTION RATING
THRHA LIHTC A & O Policy**

A. Living in the community, according to the definition of residency preference. (5–Points)

“**Residency preference**” means preference for admissions of families living in the community being applied for, Residency preference may not be based on how long the applicant has resided in the jurisdiction; and applicants who are working or who have been notified that they are hired to work in the jurisdiction shall be treated as residents of the jurisdiction.

Documentation : The applicant must be able to prove that they are residing in the community being applied for. Evidence of employment in the community will also be satisfactory.

B. If an accessible and equipped unit is available and the applicant or a member of the household has a handicap or disability specifically accommodated by the unit. (25-Points)

These preference points are contingent on the availability of a Handicapped Equipped or reasonably adaptable unit. The nature and extent of the disability should be verifiable by ongoing medical care. If there is more than one applicant the applicant(s) with the greatest need for the adaptation shall be selected. These points are not available for disabilities that require no special adaptation.

Documentation: Is evidenced by a physician’s certification of medical condition and a prognosis. Verification by a clinic, welfare agency, social security administration, rehabilitation agency, and other similar sources may also be accepted.

C. Displacement due to Domestic Violence, Natural Disaster, or family reunification. (20-Points)

- **Victim of Domestic Violence:** Means actual threatened physical violence directed against one or more members of the applicant family by a spouse or another member of the applicant’s household. The violence must have occurred in the last six months or is of a continuing nature. A victim displaced from their household as a result of the violence qualifies for a “displacement” preference as opposed to “Substandard housing/Homelessness.”
- **Natural Disaster:** These are persons whose homes become uninhabitable because of a disaster such as Earthquake, Fire or Flood.
- **Family Reunification:** A Family may qualify for this preference if the family needs housing so that they can get their children out of Foster care or keep the children out of foster care.

Documentation: Is evidenced by a statement by a physician, and/or public facility that provides shelter to victims of natural disaster or counseling to victims of domestic violence. Or a letter from the Division of Family and Youth Services supporting the need for housing to achieve family reunification.

D. Substandard Housing or Homelessness: (16-Points)

- **Substandard Housing** – A unit is considered sub-standard when it meets one of the following conditions:
 - Is dilapidated to the point that it does not provide safe and adequate shelter, and endangers the health, safety or well being of a family.
 - Does not have operable indoor plumbing.
 - Does not have a usable flush toilet in the unit for the exclusive use of the household.
 - Does not have electricity or has inadequate or unsafe electrical service.
 - Does not have a safe or adequate source of heat.
 - Does not have a kitchen. (Does not include Single Room Occupancy SRO)
 - Has been declared unfit for habitation by any agency or unit of government.
 - (Limited to households with children) Applies if the number of occupants, whom the applicant certifies will be living in the residence, occupies more than 2 persons per bedroom in the applicant's current housing and they cannot be considered homeless. Such occupants are limited to the Head-of-household, domestic partner, and dependents (including elderly).
- **Homelessness** – A “homeless” family includes any individual or family which lacks a fixed, regular, and adequate nighttime residence that is:
 - A supervised publicly/privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing).
 - A public/private place not designed for or ordinarily used for sleeping by humans.
 - A family that lacks a fixed, regular and nighttime residence and includes: children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or similar reason; or are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations

Documentation: is evidenced by a physical inspection of the unit by THRHA staff or letters adequately describing the deficiencies from two separate social workers or members of the clergy or it has been declared unfit for habitation by any agency or unit of government. Note

- E. **Rent Burden** plus basic utility expense (Electricity, heating fuel, water, sewer & garbage service) is greater than 50% of Gross monthly Income of the household and excluding those applicants receiving rental subsidy. (14-Points)

Documentation: is evidenced by proof of income and the most recent three months rent and utility receipts (or average) indicating expense is over 50% of Gross income and is being paid by the tenant and is without rental subsidy.

- F. **Terminally Ill** - The applicant or a member has an incurable, terminal illness (4-Points)

Documentation: is evidenced by a letter from an attending physician indicating that life expectancy is three years or less along with evidence that the terminal nature of the illness meets the criteria for disability as defined in Section 223 of the Social Security Act.

- G. **Working Family , Disabled & Elderly** - Is defined as one that: (2-Points)

- Has at least one adult that is working, or
- Has at least one adult who is at least 62 years of age or older, or
- Has at least one adult that is receiving social security disability, supplemental security income disability benefits, or any other payments based on an adult family member not being able to work.

Documentation: Each adult with a job must provide evidence of employment such as a current pay stub. Each adult receiving benefits because of a disability or age must provide evidence from the agency that provides the benefits.

H. *U. S. Veterans* -

As defined in Alaska Statutes 18.55.330, a veteran is a person who:

- Was honorably discharged from the military of the United States, and
- Has lived for at least one year in Alaska, and
- Was in the Military of the United States for at least 90 days or whose service was for less than 90 days because of injury or disability in the line of duty between:
 - September 16, 1940 and July 25, 1947, or
 - June 25, 1950 and January 31, 1955, or
 - August 4, 1964 and November 7, 1975
- **OR-** Served in the Alaska Territorial Guard for at least 90 days or whose service was for less than 90 days because of injury or disability in the line of duty, and Has lived for at least 1 year in Alaska.
- **OR** -Is the spouse, widow, or widower of a person described above.

Documentation: A letter from the Armed Services or Veterans Administration, or proper discharge papers.

I. *Alaska Native, American Indians* (not to be considered relevant in the selection of any unit(s) that prohibits this Preference). (20-Points)

Documentation: Is evidenced by either acceptable proof that either the applicant, or a member of the household, is a member of a recognized tribe and has a tribal enrollment card; or evidence that the applicant possesses a Certificate of Degree of Indian Blood (CDIB)