

IMPORTANT NOTICE
THE HOUSING AUTHORITY OF BERGEN COUNTY

HABC MAINSTREAM APPLICATIONS

The Housing Authority of Bergen County is pleased to announce the opening of the Section 8 Housing Choice Voucher rental assistance program wait list to referrals of Mainstream applicants only. Eligible Mainstream applicants are defined under the regulations as **non-elderly and disabled** households **and** must either qualify as **homeless, at risk of homelessness, transitioning out of institutionalization or at risk of institutionalization**. Persons applying must meet all income and eligibility requirements.

Non-elderly person with disabilities is defined as: A person eighteen (18) years of age or older and less than sixty-two (62) and who:

- (i) Has a disability, as defined in 42 U.S.C. 423;
- (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - a. Is expected to be of long-continued and indefinite duration;
 - b. Substantially impedes his or her ability to live independently, and
 - c. Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
- (iii) Has a developmental disability as defined in 42 U.S.C. 6001.

Homeless means:

Category (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- ii. An individual or family living in a supervised publicly or privately-operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individual(s); or
- iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

Category (2) An individual or family who will imminently lose their primary nighttime residence, provided that:

- i. The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
- ii. No subsequent residence has been identified; and
- iii. The individual or family lacks the resources or support networks needed to obtain other permanent housing;

Category (3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- i. Are defined as homeless under Runaway and Homeless Youth Act, Head Start Act, Violence Against Women Act, Public Health Service Act, Food and Nutrition Act, or McKinney-Vento Homeless Assistance Act.
- ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
- iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
- iv. Can be expected to continue in such status for an extended period of time due to disability, mental health, substance addiction, domestic violence, or two or more barriers to employment.

Category (4) Any individual or family who:

- i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
- ii. Has no other residence; and
- iii. Lacks the resources or support networks, e.g., family, friends, faith based or other social networks, to obtain other permanent housing.

At risk of becoming homeless means: An individual or family who:

- i. Does not have sufficient resources or support network immediately available to prevent them from moving to an emergency shelter; and
- ii. Meets one of the following conditions:
 - a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance
 - b. Is living in the home of another because of economic hardship;
 - c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;
 - d. Lives in a hotel or motel and the cost is not paid by charitable organization or federal, state, or local government programs;
 - e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room;
 - f. Is exiting a publicly funded institution, or system of care; or
 - g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

Institutional or other segregated settings include, but are not limited to: (1) Congregate settings populated exclusively or primarily with individuals with disabilities; (2) Congregate settings characterized by regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, or limits on individual's ability to engage freely in community activities and to manage their own activities of daily living; or (3) Settings that provide for daytime activities primarily with other individuals with disabilities.

At Serious risk of institutionalization: includes an individual with a disability who as a result of a public entity's failure to provide community services or its cut to such services will likely cause a decline in

health, safety, or welfare that would lead to individual’s eventual placement in an institution. This includes individuals experiencing lack of access to supportive services for independent living, long waiting lists for lack of access to housing combined with community-based services, individuals currently living under poor housing conditions or homeless with barrier to geographic mobility, and/or currently living alone but requiring supportive services for independent living. A person cannot be considered at serious risk of institutionalization unless the person has a disability. An individual may be designated as at serious risk of institutionalization either by a health and human services agency, by a community-based organization, or self-identification.

HOW TO APPLY:

The HABC will ONLY accept REFERRALS of individuals and families meeting mainstream criteria from Bergen County Emergency Shelters, the New Jersey Office of Long Term Care Ombudsman or other local Human Service Departments responsible to move people out of nursing homes and developmental centers back into the community.

Pre-applications can only be submitted electronically. Submission of a pre-application does not guarantee placement on the waiting list. Only one pre-application referral per household will be accepted. Duplicate pre-applications will be rejected. The application period will begin December 10, 2018. Pre-applications are available in English, Spanish and Korean. Referrals to the waiting list will be processed as funding is available.

INCOME ELIGIBILITY:

Maximum income limits cannot be exceeded at the time your application is selected from the waiting list for eligibility review. HUD routinely adjusts income limits on an annual basis which could affect your eligibility in the future. Current income limits for Bergen County by household size are:

FY 2018 Income Limit Category

Income Limit	Household Size (# persons)							
	1	2	3	4	5	6	7	8
Very Low	35,850	40,950	46,050	51,150	55,250	59,350	63,450	67,550
Extremely Low	21,500	24,600	27,650	30,700	33,200	35,650	38,100	42,380

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