

Housing Authority of the County of Stanislaus

...also serving Alpine ▪ Amador ▪ Calaveras ▪ Inyo ▪ Mariposa ▪ Mono ▪ Tuolumne Counties.

Date: February 9th ,2017
To: Board of Commissioners
From: Barbara Kauss, Executive Director
SUBJECT: Addendum Document to HCV Administrative Plan
PREPARED BY: Michele Gonzales, Director of Regional Housing Choice Voucher

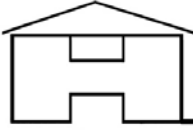
TEMPORARYADDENDUM DOCUMENT Self-Implementing HOTMA Updates 2016

INTRODUCTION/BACKGROUND:

On July 29, 2016, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) (Pub. L. 114-201) was signed into Law. The law makes a number of changes to the U.S. Housing Act of 1937 that affect the Section 8 Housing Choice Voucher (HCV) and Public Housing programs. Of these, five sections of the Act became effective immediately upon enactment, three of which are applicable to the HACS. All other HOTMA legislation that impacts the HCV and public housing programs require that HUD first issue a notice or regulation for the provision to become effective.

On January 18, 2017, HUD published FR-5976-N-03 providing regulatory guidance and request for comment on some HOTMA legislative changes specifically for the HCV Program which are effective for implementation on 4/18/17.

The Housing Authority County of Stanislaus intends on implementing some of the legislative changes which could provide cost savings in the administration of the Housing Choice Voucher Program and/or ease administrative requirements for program participants, including both tenants and property owners participating in the HCV Program. The HCV Administrative Plan will be updated and any policy changes that are considered significant amendments will be issued through public notice and meeting requirements during the 2017 Annual Plan review period.



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As HUD issues further regulatory guidance on the remaining HOTMA legislation, additional policy changes will be forthcoming after the 2017 Annual Plan review period.

Relevant sections effective immediately are as follows:

1. Effective April 7, 2016, Section 102(d). Reasonable Accommodation Payment Standards - amends section 8(o) of the 1937 Act to expressly provide that PHAs may establish, without HUD approval, a payment standard of up to 120 percent of the Fair Market Rent (FMR) as a reasonable accommodation for a person with a disability.
2. Effective July 29, 2016 Section 107 amends section 8(o)(1)(B) of the 1937 Act to provide that no PHA in the HCV program is required, as a result of a reduction in the FMR, to reduce the payment standard applied to a family continuing to reside in a unit under a housing assistance payment (HAP) contract at the time the FMR was reduced.
3. FUP eligibility is extended to former foster youth up to age 24 and to otherwise eligible youth who will leave foster care within 90 days and are homeless or at risk of homelessness. In addition, extends the period for which youth who have left foster care may receive assistance to 36 months. Requires HUD, in consultation with other appropriate federal agencies, to issue guidance to improve coordination between housing and child welfare agencies in administering FUP. (Section 110, amending Section 8(x) of the U.S.H.A.)



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