

City Council Meeting Date: December 14, 2017

Subject: Administrative Plan for Pensacola Housing Division Housing Choice Voucher Program

Attachment 1: Summary of Amendments

Amendments address legislative and programmatic changes implemented by the U.S. Department of Housing and Urban Development (HUD) to include the Housing Opportunity Through Modernization Act (HOTMA) of 2016; Public and Indian Housing (PIH) Notice 2016-05 Streamlining Administrative Regulations for Programs Administered by Public Housing Agencies; and PIH Notice 2015-19, Guidance for Public Housing Agencies (PHAs) and Owners of Federally - Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions.

1. Section 1.3.1 HCV Homeownership – New Section provided to address the Homeownership program which allows a Public Housing Agency to provide voucher assistance for an eligible family to purchase a dwelling unit for residence.
2. Section 2.15 Criminal History Requirements – Amended to reflect current HUD guidance provided in PIH Notice 2015-19.
3. Section 3.17 Reasonable Accommodation or Modification Request to Landlords – New Section provided to address such requests.
4. Section 4.3.7 Repayment Agreements – Amended to reflect Housing policy regarding the number of Repayment Agreements allowed prior to terminating program participation.
5. Section 6.0 HCV Project-Based Program – Amended to reflect changes to program allocation provisions under HOTMA.
6. Section 6.3 Project Selection Process – Amended to address non-competitive selection process.
7. Section 6.12 Family Right to Move – Amended to reflect circumstances when a tenant based voucher would be offered to a project based voucher participant.
8. Section 8.1 Income and Allowances – Amended to clarify distinction between medical expense allowance and disability expense allowance.
9. Section 8.2 Disallowance of Earned Income for Persons with Disabilities – Amended to reflect current HUD guidance per PIH Notice 2016-05.
10. Section 8.2.3 Maximum Exclusion Period – Amended to reflect current HUD guidance per PIH Notice 2016-05.
11. Section 13.0 HQS and Inspection Policies – Amended to reflect current HUD guidance per PIH Notice 2016-05 allowing for a biennial inspection.
12. Section 13.3 Types of Inspections – Amended to reflect current HUD guidance per PIH Notice 2016-05 allowing for a biennial inspection.
13. Section 13.4 Initial HQS Inspections – Amended to reflect Housing policy.
14. Section 13.5 Annual or Biennial HQS Inspections – Amended to reflect biennial inspection requirements.
15. Section 13.5.1 Attendance at Annual and Biennial Inspections – Amended to reflect biennial inspection option and clarify Housing policy.

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16. Section 13.5.2 Reinspections – Amended for clarification and to address reinspection fee.
17. Section 13.5.3 Owner Self-Certification of Minor Fail Items – Amended to address reinspection fee.
18. Section 13.9 Owner and Family Responsibilities for HQS – Amended to clarify tenant-assigned HQS fail items.
19. Section 13.13 Reinspection Fees for Annual and Biennial Inspections – New Section to address reinspection fees.
20. Section 15.9.1 – Criminal Screening Agents and Property Managers – New Section to reflect Housing policy.
21. Section 16.2.2 Missed Appointments – Amended to reflect Housing policy regarding the number of missed appointments allowed prior to terminating program participation.
22. Section 21.3.1 Pensacola Housing May Decline to Enter Into A Repayment Agreement – Amended to reflect Housing policy.
23. Section 22.1 Complaints – Amended to clarify Housing procedure.