

# HOUSING AUTHORITY OF THE CITY OF AUSTIN



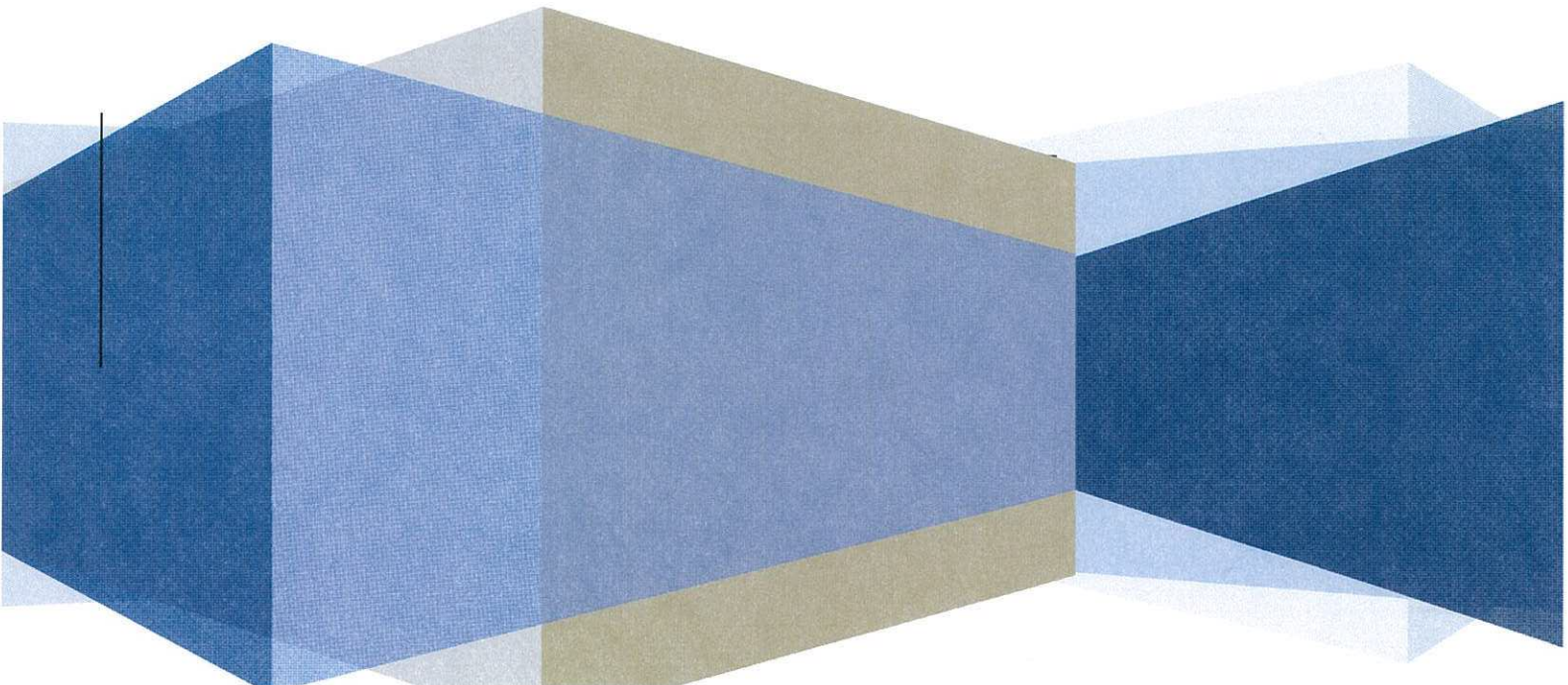
## Proposed Revisions to the Housing Choice Voucher Administrative Plan

There will be a 30-day public comment period commencing 8:00 a.m. on May 23, 2016 through 5:00 p.m. on ~~June 21~~ July 13, 2016 for the revisions for the Housing Choice Voucher Administrative Plan. All comments should be made in writing and delivered to 1124 S. IH-35 Austin, TX 78704 and made to the attention of Michael Gerber, President/CEO.

A Public Hearing to present comments regarding all proposed revisions will be conducted as follows:

June 14, 2016	10:00 a.m.	Santa Rita Courts
		(Citywide Advisory Board Meeting)
		2341 Corta 78702

The Housing Authority of the City of Austin Board of Commissioners will vote on the proposed revisions to the 2016 PHA Annual Plan, Admission and Continued Occupancy Policy and Housing Choice Voucher Administrative Plan on ~~Friday, July 22, 2016~~ Thursday, August 18, 2016, at the HACA Central Office located at 1124 S. IH-35, Austin, Texas 78704 at 12:00 p.m. A forum will be available during Citizens Communication to voice your



Section	Page Number	Summary of Changes Made in Admin Plan
Chapter 1: Overview of the Program and Plan Introduction	33	<p><b>Change:</b> Removed text regarding suspensions</p> <p><b>Rationale:</b> <i>Required change provided by Nan McKay HCV Admin Plan revision service.</i></p>
Chapter 3: Eligibility	57	<p><b>Change:</b> Updated “extremely low-income family” definition</p> <p><b>Rationale:</b> <i>Required change as part of the Final Streamlining rule.</i></p>
Chapter 3: Eligibility	60-61 193	<p><b>Change:</b> When a child under age 6 is added to the household up to six months before Admission of the household, this change allows the family 90 days to provide a SSN for the child. The family will be offered housing and the child considered a family member during this time.</p> <p><b>Rationale:</b> <i>This is a required change as part of the streamlining rule. The intent is to provide the family a sufficient amount of time to provide the SSN for a new addition to the family.</i></p>
Chapter 3: Eligibility	69,70 and 74	<p><b>Change:</b> Updated policy regarding the use of arrest records</p> <p><b>Rationale:</b> <i>Required changes regarding the use of arrest records per Notice PIH 2015-19</i></p>
Chapter 4: Applications, Waiting List and Tenant Selection	101	<p><b>Change:</b> For the homeless preference “move up” policy added a sentence stating that referrals could include individuals and families participating in a Continuum of Care homeless rental assistance program, which is not renewed.</p> <p><b>Rationale:</b> <i>Allows for a continued affordable housing option for individuals and families in HUD Continuum of Care programs that are not renewed.</i></p>
Chapter 4: Applications, Waiting List and Tenant Selection	102	<p><b>Change:</b> Deleted current policy regarding the preference for Rental Assistance Demonstration (RAD) Choice Mobility and added new RAD Choice Mobility policy as described in Chapter 18.</p>
Chapter 5: Briefings and Voucher Issuance	114-116  124-125	<p><b>Change:</b> Changes to information required at the Oral Briefing and in the Briefing packets</p> <p><b>Rationale:</b> <i>Required change provided by Nan McKay HCV Admin Plan revision service</i></p> <p><b>Change:</b> Added text regarding suspensions of voucher term</p> <p><b>Rationale:</b> <i>Required change provided by Nan McKay HCV</i></p>



Section	Page Number	Summary of Changes Made in Admin Plan
		<i>Admin Plan revision service.</i>
Chapter 6: Income and Subsidy Determinations	134-137 178-180	<p><b>Change:</b> The exclusion of earned income for the EID is for two years (24 months) maximum instead of four years (48 months). There will be 12 months at 100% exclusion and 12 months at 50% exclusion.</p> <p><b>Rationale:</b> <i>The tracking of the starts and stops of employment during the 48 months of EID was an administrative burden. HUD is granting this relief, streamlining the administrative work while still allowing the family a two year break on fully counting their earned income.</i></p>
Chapter 6: Income and Subsidy Determinations	150, 152	<p><b>Change:</b> Clarifications regarding the definition of tuition per Notice PIH 2015-21</p> <p><b>Rationale:</b> <i>Required change provided by Nan McKay HCV Admin Plan revision service.</i></p>
Chapter 7: Verification	190 201-202	<p><b>Change:</b> HACA will conduct third-party verification of assets at Admission. After that, HACA will only third-party verify assets with a net value of \$5000 or less every three years. During the other two years, HACA will accept self-certification of the value of the asset and the anticipated income from the asset. HACA will conduct third-party verification of all assets valued over \$5000 every year.</p> <p><b>Rationale:</b> <i>This is part of HUD's streamlining rule. This is intended to provide administrative relief, while still maintaining accountability with regard to income from assets.</i></p>
Chapter 7: Verification	203-204  254	<p><b>Change:</b> HUD is allowing a streamlined income determination for any fixed income sources. The PHA can apply the verified COLA or % increase to the previous year's verified or adjusted amount. The income is subject to third-party verification at Admissions and every three years.</p> <p><b>Rationale:</b> <i>This is part of HUD's streamlining rule. This is intended to reduce the administrative burden of conducting annual reexaminations while still maintaining program integrity with protections against fraud.</i></p>
Chapter 8: Housing Quality Standards	224	<p><b>Change:</b> Updated policy to allow for biennial inspections per the regulations. The proposed revised policy states that "each unit under HAP contract must be inspected at least biennially within 24 months of the last full HQS inspection. Also, added language to allow for accepting inspection results performed by HUD or for HOME or Low-Income Tax Credit properties.</p>