

HOUSING AUTHORITY
OF THE COUNTY OF
SACRAMENTO
CALIFORNIA

Housing Choice Voucher Program

Administrative Plan
2017

Chapter 1

STATEMENT OF POLICIES AND OBJECTIVES

A. HOUSING CHOICE VOUCHER MISSION STATEMENT	1-1
B. LOCAL OBJECTIVES.....	1-1
C. PURPOSE OF THE PLAN.....	1-2
D. FAIR HOUSING POLICY	1-3
E. REASONABLE ACCOMMODATIONS POLICY	1-3
F. FAMILY OUTREACH	1-3
G. PRIVACY RIGHTS.....	1-4
H. OWNER OUTREACH	1-4
I. MANAGEMENT ASSESSMENT OBJECTIVES.....	1-5
J. RECORDS FOR MONITORING PHA PERFORMANCE.....	1-6
K. LANGUAGE ASSISTANCE FOR LIMITED ENGLISH PROFICIENCY PERSONS	1-6

Chapter 2

ELIGIBILITY FOR ADMISSION

A. FACTORS AFFECTING ADMISSION	2-1
B. FAMILY COMPOSITION.....	2-3
C. INCOME LIMITATIONS.....	2-7
D. MANDATORY SOCIAL SECURITY NUMBERS	2-8
E. CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS	2-11
F. TENANT SCREENING	2-12
G. CHANGES IN ELIGIBILITY PRIOR TO EFFECTIVE DATE OF THE CONTRACT	2-12
H. INELIGIBLE FAMILIES	2-13

Chapter 3

APPLYING FOR ADMISSION

A. OPENING/CLOSING OF THE WAIT LIST.....	3-1
B. OVERVIEW OF THE APPLICATION PROCESS.....	3-2
C. APPLICANT STATUS WHILE ON WAIT LIST	3-2
D. CHANGE IN APPLICANT STATUS.....	3-3
E. COMPLETION OF A FULL APPLICATION.....	3-3
F. VERIFICATION	3-4
G. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY	3-4
H. TIME OF SELECTION.....	3-5

Chapter 4

ESTABLISHING PREFERENCES AND MAINTAINING THE WAIT LIST

A. WAIT LIST MANAGEMENT.....	4-1
B. WAIT LIST PREFERENCES	4-1
C. INITIAL DETERMINATION OF LOCAL PREFERENCE QUALIFICATION	4-3

D. REMOVAL FROM WAIT LIST AND PURGING	4-3
E. INCOME TARGETING	4-4
F. TARGETED FUNDING	4-4
G. SPECIAL ADMISSIONS	4-4

**Chapter 5
SUBSIDY STANDARDS**

A. DETERMINING FAMILY UNIT (VOUCHER) SIZE.....	5-1
B. EXCEPTIONS TO SUBSIDY STANDARDS.....	5-4
C. UNIT SIZE SELECTED.....	5-5

**Chapter 6
FACTORS RELATED TO TOTAL TENANT PAYMENT & FAMILY SHARE
DETERMINATION**

A. MINIMUM RENT	6-1
B. INCOME AND ALLOWANCES.....	6-2
C. EARNED INCOME DISREGARD (EID)	6-2
D. OCCUPANCY REQUIREMENTS	6-5
E. REMAINING MEMBER OF TENANT FAMILY – RETENTION OF VOUCHER	6-9
F. WAGES FROM EMPLOYMENT WITH THE PHA OR RESIDENT ORGANIZATION	6-9
G. AVERAGING INCOME	6-10
H. MINIMUM INCOME.....	6-10
I. INCOME OF PERSONS PERMANENTLY CONFINED TO A NURSING HOME.....	6-10
J. REGULAR CONTRIBUTIONS AND GIFTS.....	6-10
K. ALIMONY AND CHILD SUPPORT	6-11
L. LUMP SUM RECEIPTS	6-11
M. CONTRIBUTIONS TO RETIREMENT FUNDS – ASSETS	6-12
N. ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE	6-12
O. STUDENT INCOME.....	6-12
P. CHILD CARE EXPENSES.....	6-13
Q. MEDICAL EXPENSES.....	6-14
R. PRORATION OF ASSISTANCE FOR “MIXED” FAMILIES.....	6-16
S. INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS.....	6-16
T. UTILITY ALLOWANCE AND UTILITY REIMBURSEMENT PAYMENTS.....	6-16

**Chapter 7
VERIFICATION**

A. METHODS OF VERIFICATION AND TIME ALLOWED	7-1
B. RELEASE OF INFORMATION	7-3
C. COMPUTER MATCHING	7-3
D. ITEMS TO BE VERIFIED.....	7-3

E. VERIFICATION OF INCOME.....	7-4
F. INCOME FROM ASSETS	7-7
G. VERIFICATION OF ASSETS	7-8
H. VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME	7-9
I. VERIFYING NON-FINANCIAL FACTORS.....	7-11

Chapter 8
VOUCHER ISSUANCE AND BRIEFINGS

A. FUNDING AVAILABILITY	8-1
B. BRIEFING TYPES AND REQUIRED ATTENDANCE	8-1
C. ENCOURAGING PARTICIPATION IN AREAS WITHOUT LOW INCOME OR MINORITY CONCENTRATION.....	8-3
D. ASSISTANCE TO FAMILIES WHO CLAIM DISCRIMINATION	8-4
E. SECURITY DEPOSIT REQUIREMENTS.....	8-4
F. VOUCHER ISSUANCE.....	8-4
G. VOUCHER ISSUANCE DETERMINATION FOR SPLIT HOUSEHOLDS.....	8-6

Chapter 9
REQUEST FOR LEASE APPROVAL AND CONTRACT EXECUTION

A. REQUEST FOR TENANCY APPROVAL.....	9-1
B. ELIGIBLE TYPES OF HOUSING	9-2
C. LEASE AND TENANCY	9-3
D. SEPARATE AGREEMENTS	9-4
E. RENT LIMITATIONS	9-4
F. DISAPPROVAL OF PROPOSED RENT	9-5
G. INFORMATION TO OWNERS	9-5
H. CHANGE IN TOTAL TENANT PAYMENT (TTP) PRIOR TO HAP EFFECTIVE DATE.....	9-5
I. CONTRACT EXECUTION PROCESS	9-6
J. CHANGE IN UTILITY/APPLIANCE RESPONSIBILITY	9-6

Chapter 10
HOUSING QUALITY STANDARDS AND INSPECTIONS

A. GUIDELINES/TYPES OF INSPECTIONS.....	10-1
B. INITIAL HQS INSPECTION.....	10-2
C. ANNUAL HQS INSPECTIONS	10-3
D. QUALITY CONTROL INSPECTIONS	10-5
E. SINGLE CYLINDER DEAD BOLT LOCK.....	10-5
F. EMERGENCY REPAIR ITEMS	10-5
G. CONSEQUENCES IF OWNER IS RESPONSIBLE (NON-EMERGENCY ITEMS).....	10-6
H. DETERMINATION OF RESPONSIBILITY	10-7
I. CONSEQUENCES IF FAMILY IS RESPONSIBLE	10-7

Chapter 11
OWNER RENTS, RENT REASONABLENESS, AND PAYMENT STANDARDS

A. RENT TO OWNER IN THE HOUSING CHOICE VOUCHER PROGRAM	11-1
B. MAKING PAYMENTS TO OWNERS	11-1
C. RENT REASONABLENESS DETERMINATIONS.....	11-3
D. PAYMENT STANDARDS FOR THE VOUCHER PROGRAM.....	11-4
E. ADJUSTMENTS TO PAYMENT STANDARDS.....	11-4
F. EXCEPTION PAYMENT STANDARDS	11-6
G. OWNER PAYMENT.....	11-6

Chapter 12
RECERTIFICATION'S

A. ANNUAL RECERTIFICATIONS	12-1
B. REPORTING INTERIM CHANGES.....	12-3
C. OTHER INTERIM REPORTING ISSUES.....	12-4
D. NOTIFICATION OF RESULTS OF RECERTIFICATION.....	12-5
E. TIMELY REPORTING OF CHANGES IN FAMILY COMPOSITION	12-5
F. CHANGES IN VOUCHER SIZE AS A RESULT OF FAMILY COMPOSITION CHANGES	12-6
G. CONTINUANCE OF ASSISTANCE FOR "MIXED" FAMILIES.....	12-7
H. MISREPRESENTATION OF FAMILY CIRCUMSTANCES.....	12-7
I. WARNINGS.....	12-7

Chapter 13
MOVES WITH CONTINUED ASSISTANCE/PORTABILITY

A. ALLOWABLE MOVES.....	13-1
B. INTERPROGRAM TRANSFERS	13-1
C. RESTRICTIONS ON MOVES.....	13-2
D. POLICY FOR MOVES	13-2
E. PORTABILITY	13-3

Chapter 14
CONTRACT TERMINATIONS

A. CONTRACT TERMINATION	14-1
B. TERMINATION BY THE FAMILY	14-1
C. TERMINATION OF TENANCY BY THE OWNER: EVICTIONS.....	14-1
D. TERMINATION OF THE CONTRACT BY PHA.....	14-3

Chapter 15
DENIAL OR TERMINATION OF ASSISTANCE

A. GROUNDS FOR DENIAL OF ASSISTANCE	15-1
B. DENIAL - SCREENING AND TERMINATION FOR DRUG ABUSE AND	

OTHER CRIMINAL ACTIVITY.....	15-2
C. DENIAL - PROCEDURES FOR NON-CITIZENS.....	15-4
D. DENIAL - MISSED APPOINTMENTS AND DEADLINES	15-5
E. GROUNDS FOR TERMINATION OF ASSISTANCE	15-5
F. TERMINATION FOR DRUG ABUSE AND OTHER CRIMINAL ACTIVITY	15-7
G. FAMILY OBLIGATIONS	15-10
H. TERMINATION ZERO HAP ASSISTANCE TENANCIES	15-12
I. OPTION NOT TO TERMINATE FOR MISREPRESENTATION.....	15-12
J. TERMINATION – FRAUD	15-13
K. TERMINATION MISSED APPOINTMENTS AND DEADLINES.....	15-13

Chapter 16
OWNER DISAPPROVAL AND RESTRICTION

A. DISAPPROVAL OF OWNER	16-1
B. OWNER/AGENT RESTRICTIONS	16-2

Chapter 17
OWNER OR FAMILY DEBTS TO THE PHA

A. REPAYMENT OF DEBT TO THE PHA	17-1
B. PROGRAM FRAUD	17-2
C. WRITING OFF DEBTS	17-3

Chapter 18
COMPLAINTS AND APPEALS

A. COMPLAINTS TO THE PHA.....	18-1
B. INFORMAL REVIEW PROCEDURES FOR APPLICANTS	18-1
C. INFORMAL HEARING PROCEDURES.....	18-3
D. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS	18-7
E. MITIGATING CIRCUMSTANCES FOR APPLICANTS/PARTICIPANTS WITH DISABILITIES	18-8

Chapter 19
SPECIAL HOUSING TYPES

A. SINGLE ROOM OCCUPANCY.....	19-1
B. CONGREGATE HOUSING	19-1
C. GROUP HOMES	19-2
D. SHARED HOUSING.....	19-3
E. COOPERATIVE HOUSING.....	19-4
F. MANUFACTURED HOMES	19-5
G. HOMEOWNERSHIP	19-7
H. MODERATE REHABILITATION PROGRAM	19-16

Chapter 20
PROGRAM INTEGRITY

A. . CRITERIA FOR INVESTIGATION OF SUSPECTED ABUSE AND FRAUD	20-1
B. EXAMPLES OF FRAUD AND PROGRAM ABUSE	20-1
C. STEPS THE PHA WILL TAKE TO MAINTAIN PROGRAM INTEGRITY	20-2
D. HOW THE PHA WILL INVESTIGATE ALLEGATIONS OF FRAUD AND PROGRAM ABUSE	20-3
E. EVALUATION OF THE FINDINGS	20-4
F. PLACEMENT OF DOCUMENTS, EVIDENCE AND STATEMENTS OBTAINED BY THE PHA.....	20-5
G. CONCLUSION OF THE PHA’S INVESTIGATIVE REVIEW.....	20-5
H. FRAUD AND/OR MISREPRESENTATION COMMITTED BY A PERSON OR GROUP	20-6

Chapter 21
PROJECT-BASED HOUSING CHOICE VOUCHER PROGRAM

SECTION I OVERVIEW OF PROJECT-BASED VOUCHER PROGRAM	21-1
SECTION II PROPOSAL SELECTION PROCEDURES	21-3
A. PROPOSAL SELECTION PROCEDURES	21-3
B. PROPOSAL REQUIREMENTS	21-3
C. PROPOSAL REVIEW PROCESS	21-6
SECTION III SITE AND NEIGHBORHOOD REVIEW	21-7
SECTION IV HAP AMENDMENTS, CONTRACT, AND CONTRACT TERMINATION....	21-8
SECTION V ELIGIBILITY FOR ADMISSION.....	21-14
SECTION VI APPLYING FOR ADMISSION	21-14
A...OPENING/CLOSING OF THE WAITLIST	21-14
B. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY	21-14
SECTION VII ESTABLISHING PREFERENCES AND MAINTAINING THE WAIT LIST/TENANT SELECTION	21-15
A. TYPES OF WAIT LISTS	21-15
B. DEFINITION OF PREFERENCES	21-17
C. MULTIPLE WAIT LISTS.....	21-18
D. CENTRALIZED WAIT LISTS	21-18
E. SCREENING	21-18
F. ACCESSIBLE UNITS.....	21-19
SECTION VIII HOUSING QUALITY STANDARD AND INSPECTION (HQS)	21-20
SECTION IX MOVES WITH CONTINUED ASSISTANCE/PORTABILITY	21-20
SECTION X SUPPORTIVE SERVICES	21-21

Chapter 22
VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)

A. FAMILY ELIGIBILITY AND SELECTION	22-1
B. INCOME ELIGIBILITY	22-1
C. INITIAL TERM OF THE VOUCHER.....	22-1
D. INITIAL LEASE TERM	22-1

E. PORTABILITY OF HUD-VASH VOUCHERS	22-1
F. DENIAL OF ASSISTANCE	22-2
G. VASH VOUCHER ISSUANCE.....	22-3

Chapter 23
REASONABLE ACCOMMODATION POLICY AND PROCEDURES

A. . FAIR HOUSING POLICY.....	23-1
B. . REASONABLE ACCOMMODATIONS POLICY.....	23-1
C. PROCEDURE FOR PROCESSING REQUESTS FOR REASONABLE ACCOMMODATION OF DISABILITIES	23-3

Chapter 24
INSUFFICIENT FUNDING

A. CURRENTLY ASSISTED FAMILIES	24-1
B. APPLICANTS ISSUED VOUCHERS.....	24-2
C. RESTORATION OF FUNDING.....	24-2

Chapter 25
MEDICAL MARIJUANA POLICY

A. ADMISSION	25-1
B. REASONABLE ACCOMODATION	25-1
C. MEDICAL EXPENSE DEDUCTION	25-1
D. ENDING PROGRAM PARTICIPATION	25-1

Chapter 26
LANGUAGE ACCESS PLAN

A. FOUR FACTOR ANALYSIS	26-1
B. HOW LEP PERSONS ARE IDENTIFIED	26-8
C. POINTS AND TYPES OF CONTACT WITH LEP PERSONS	26-9
D. OUTREACH AND LANGUAGE ACCESS	26-11
E. STAFF CAPACITY AND TRAINING	26-12
F. LANGUAGE ACCESS MEASURES AND SERVICES PROVIDED	26-13
G. DEVELOPING COMMUNITY RESOURCES	26-15
H. MONITORING AND UPDATING THE LANGUAGE ACCESS PLAN	26-15
APPENIDIX A 2015 SHRA HCV HOUSING LEP PARTICIPANTS	26-17
APPENDIX B SHRA HCV AND PUBLIC HOUSING RANKING OF LEP PARTICIPANTS AND WAITLIST	26-18
APPENDIX C ANALYSIS OF VITAL DOCUMENTS	26-19

GLOSSARY

A. ACRONYMS USED IN SUBSIDIZED HOUSING	GL-1
B. GLOSSARY OF TERMS IN SUBSIDIZED HOUSING.....	GL-1

Chapter 1 STATEMENT OF POLICIES AND OBJECTIVES

INTRODUCTION

The U.S. Housing Act of 1937 authorized local Public Housing Agencies (Public Housing Authorities / PHAs) to be established by individual states. The Sacramento City and County PHA's are agencies administered by the Sacramento Housing and Redevelopment Agency (SHRA). The current Housing Choice Voucher (HCV) program evolved from various acts, amendments and rules. The most recent changes are the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the 1999 Housing and Urban Development (HUD) rule that provided for the merger of the certificate and voucher programs into one housing choice voucher program. This Administrative Plan clarifies PHA policies to facilitate the operation of the Housing Choice Voucher Program.

Administration of the Housing Choice Voucher program and the functions and responsibilities of the PHA staff shall be in compliance with the PHA's personnel policy, HUD regulations, and all Federal and State laws including Fair Housing laws and regulations.

A. HOUSING CHOICE VOUCHER PROGRAM MISSION STATEMENT

The mission of the HCV Program is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Our mission is performed with:

1. Dignity - allowing each applicant and participant a sense of esteem;
2. Fairness - remaining objective at all times, remembering that there are two sides to every story;
3. Respect - treating others in a non-judgmental manner;
4. Sensitivity - demonstrating empathy by ensuring that program information provided is complete and accurate.

B. LOCAL OBJECTIVES

The Housing Choice Voucher program is designed to achieve these major objectives:

1. To provide access to decent, safe, and sanitary housing for very low-income families while maintaining their rent payments at a fair and affordable level.
2. To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to have access to the widest possible choice of housing to meet their housing needs;

3. To encourage self-sufficiency of participant families and assist in the identification of opportunities which address educational and socio-economic needs;
4. To ensure that all units meet Housing Quality Standards;
5. To administer an efficient, high-performing Housing Authority through continuous improvement of the PHA's support systems and commitment to our employees, their development, and the maintenance of high standards and professionalism;
6. To administer a housing program which provides an incentive to private property owners to rent to very low-income families;
7. To expand affordable housing opportunities in areas of low poverty concentration;
8. To create positive public awareness and expand the level of family, owner, and community support in accomplishing the PHA's mission;
9. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so the admissions and continued occupancy are conducted without regard to race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, disability, sexual orientation, or gender identity; and
10. To promote a safe environment by denying initial assistance to applicants and continued assistance to participants who have demonstrated a history of violent criminal or drug related activity.

C. PURPOSE OF THE PLAN

The purpose of this Administrative Plan is to establish guidelines for the Public Housing Authority staff to follow in determining eligibility for admission and continued eligibility. These policies are governed by the requirements of the Department of Housing and Urban Development with latitude for local policies and procedures. These policies and procedures for admissions and continued occupancy are binding upon applicants, participants, and the PHA. References to the Code of Federal Regulations in the title of a section or paragraph are intended for reference only, not to restrict the Housing Authority from setting its own policies, as permitted by law.

The PHA is responsible for complying with all changes in HUD regulations pertaining to these programs. If any changes conflict with this Administrative Plan, HUD regulations will have precedence.

This Administrative Plan is set forth to define the PHA's local policies for operation of the housing programs in the context of Federal laws and regulations. All issues related to the Housing Choice Voucher program which are not addressed in this document are governed by such Federal regulations, HUD memos, notices, policies, or other applicable law. The PHA may opt to implement the Streamlining Administrative Regulations as set forth by PIH 2016-05.

The PHA Board of Commissioners will approve any significant amendment to this Administrative Plan.

A significant amendment to the Administrative Plan is defined in the PHA Annual Plan.

D. FAIR HOUSING POLICY

It is the policy of the Public Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing fair housing and equal opportunity in housing and employment.

The PHA shall not deny any family or individual the opportunity to apply for or receive assistance under the Housing Choice Voucher programs on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, disability, sexual orientation, or gender identity.

To affirmatively further Fair Housing, the PHA has a commitment to full compliance with applicable civil rights laws, the PHA will provide Federal/State/local information to voucher holders regarding discrimination and any recourse available to them should they be victims of discrimination. Such information will be made available during the family briefing session and placed in their briefing packet. It will include information for applicants on how to file a fair housing complaint, including the provision of the toll-free number for the Fair Housing Complaint Hotline, 1-800-669-9777 and the Federal Information Relay Service at 1-800- 887-8339.

Except as otherwise provided in 24 CFR Parts 8.21(c)(1), 8.24(a), and 8.31, no individual with disabilities shall be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination because the PHA's facilities are inaccessible to or unusable by persons with disabilities.

Housing information is displayed in locations throughout the PHA's offices in such a manner as to be easily readable from a wheelchair.

The office of the Housing Choice Voucher Program is accessible to persons with disabilities.

The PHA will provide and review information regarding fair housing rights and responsibilities during family briefing sessions.

E. REASONABLE ACCOMMODATION POLICY

See Chapter 23.

F. FAMILY OUTREACH

The PHA will publicize and disseminate information to make known the availability of housing assistance and related services for low-income families on a regular basis, when appropriate. When the PHA's wait list is opened, the PHA will publicize the availability and nature of housing assistance for low-income families in newspapers of general circulation, non-English speaking media, and by other suitable means.

To reach persons who do not have access to newspapers, the PHA will distribute fact sheets to the broadcasting media, and initiate personal contacts with members of the news media and community service personnel. The PHA may also utilize public service announcements.

The PHA will communicate the status of housing availability to other service providers in the community and advise them of housing eligibility factors and guidelines so they can make proper referrals for housing assistance.

G. PRIVACY RIGHTS

Applicants and participants, including all adults in their households, are required to sign the HUD 9886 Authorization for Release of Information. This document incorporates the Federal Privacy Act Statement and describes the conditions under which HUD and the PHA will release family information. The PHA's policy regarding release of information is in accordance with State and local laws that may restrict the release of family information.

The PHA will maintain all accommodation records in a confidential manner. Under Federal privacy laws, a PHA is required to keep confidential any personal information about an applicant or tenant obtained in a confidential manner or from a confidential source.

Per HUD Guidelines Title 24 Code of Federal Regulations (CFR) Part 5.212 Compliance with the Privacy Act the PHA adheres to the following practices and procedures that are designed to safeguard the privacy of applicants and program participants:

- All applicant and participant files will be stored in a secure location, which is only accessible by authorized staff.
- Files will never be left unattended in common areas.
- PHA staff will not discuss family information contained in files unless it is related to the enforcement of the program
- PHA staff will be required to disclose whether they have relatives living in PHA housing or receiving assistance from PHA housing programs.
- PHA staff will disclose information to 3rd party contacts with the proper release of information from the client and with the client's consent.

H. OWNER OUTREACH

The PHA encourages property owners to participate in the Housing Choice Voucher program. Owners may list their units for rent at <http://sacramento.gosection8.com>.

PHA staff responds to and initiates personal contact with private property owners and managers by conducting meetings, formal and informal discussions. Printed material is offered to acquaint owners and managers with the opportunities available under the program. The PHA may also actively participate in a community-based organization(s) comprised of owners and managers of single family and multi-family rental units.

The PHA highly encourages program participation by owners of units located outside areas of poverty or minority concentration. The PHA may periodically evaluate the demographic distribution of assisted families to identify these areas. The purpose of these activities is to provide choices and improved housing opportunities to families. Voucher holders are informed of areas where they may lease units inside the PHA's jurisdiction. Families are given a list of resources to help families locate units outside areas of poverty or minority concentration. The PHA may periodically request the HUD Field Office to furnish a list of HUD-held, tax credits and HOME properties available for rent.

I. MANAGEMENT ASSESSMENT OBJECTIVES

The PHA operates its housing assistance programs with efficiency and can demonstrate to HUD auditors that the PHA is using its resources in a manner that reflects its commitment to quality and service. The PHA policies and practices are consistent with the goals and objectives of the following HUD Section Eight Management Assessment Program (SEMAP) indicators:

1. Selection from the Wait List
2. Reasonable Rent
3. Determination of Adjusted Income
4. Utility Allowance Schedule
5. Housing Quality Standards (HQS) Quality Control Inspections
6. HQS Enforcement
7. Expanding Housing Opportunities
8. Fair Market Rent (FMR) / Exception Rent & Payment Standards
9. Annual Reexaminations
10. Correct Tenant Rent Calculations
11. Pre-Contract HQS Inspections
12. Annual HQS Inspections
13. Lease-up
14. Family Self-Sufficiency Enrollment
- 14a. Percent of FSS Participants with Escrow Account Balances
15. Bonus Indicator (De-concentration)

Quality control reviews are performed by PHA Supervisors or other qualified personnel (other than the person who performed the work), as required by HUD, on the following SEMAP factors:

1. Selection from the wait list
2. Rent reasonableness
3. Determination of adjusted income
4. HQS enforcement
5. HQS quality control

Samples of files and records will be drawn in an unbiased manner, leaving a clear audit trail. The minimum sample size for review will relate directly to each factor.

J. RECORDS FOR MONITORING PHA PERFORMANCE

In order to demonstrate compliance with HUD and other pertinent regulations, the PHA will maintain records, reports and other documentation for a time that is in accordance with HUD requirements. This documentation will be organized in a manner that will allow an auditor, housing professional or other interested party to follow, monitor and or assess the PHA's operational procedures objectively and with accuracy.

The PHA acknowledges that its performance ratings are important to sustain its capacity to maintain flexibility and authority. The PHA intends to diligently manage its current program operations and continuously make efforts to be in full compliance with HCV SEMAP. The PHA's policies and procedures of this HUD program are established so the SEMAP standards are adhered to and can be objectively reviewed by an auditor whose purpose is to evaluate performance.

K. LANGUAGE ASSISTANCE FOR LIMITED ENGLISH PROFICIENCY (LEP) PERSONS

In order to serve limited English proficiency (LEP) families, the Housing Authority has implemented the following:

1. When the adult members of the family are LEP, staff will show them the *Language Identification Flashcard*, created by the Census Bureau, so the family can identify the language they speak. The Housing Authority will provide translation services as needed.
2. The primary language of all LEP families will be identified on the computer, and in their file so appropriate resources can be identified in advance of the family's needing assistance with an appointment.
3. When the number of families speaking a non-English language exceeds 1,000 of the Sacramento County population, the PHA will translate vital documents into these languages. "Vital" is defined as those documents addressing safety, participant rights, participant obligations, or communication regarding the loss of housing (i.e. eviction or termination of the voucher). Translation of the documents will be phased in over a period of time.
4. When the number of families speaking a non-English language exceeds 5% of the number of program participants, the PHA will actively recruit staff members who speak, read and write this language.
5. The PHA will post signs in public spaces in languages commonly spoken by LEP families involved with the PHA, informing them that help is available in their primary language.
6. The PHA will provide training to current and new staff on an annual basis about the resources available for LEP families and how to utilize these resources for participating families.

7. When more than 1,000 LEP adults in the Sacramento County population speak a non-English language, the PHA will ensure that any outreach to the general community (i.e. when a wait list opens) is done in those languages, in both written and verbal form, including the media.

Translation of Documents

In determining whether or not it is reasonable to translate documents into other languages, the PHA will consider the following factors:

- Number of families in Sacramento County who do not speak English and identification of other predominantly spoken languages.
- Evaluation of the need for translation by bi-lingual staff, and by agencies that work with the LEP participants.
- The availability of local organizations to provide translation services for limited or non-English speaking families.

Language Access Plan (LAP)

See Chapter 26

Chapter 2 ELIGIBILITY FOR ADMISSION

[24 CFR Part 5, Subparts B, D & E; Part 982, Subpart E]

INTRODUCTION

This chapter defines both HUD and the PHA's criteria for admission and denial of admission to the program. The policy of this PHA is to strive for objectivity and consistency in applying these criteria to evaluate the eligibility of families who apply. The PHA staff will review all information provided by the family carefully and without regard to factors other than those referenced in this chapter. Families will be provided the opportunity to explain their circumstances, to furnish additional information, if needed, and to receive an explanation of the basis for any adverse decision made by the PHA pertaining to their eligibility.

A. FACTORS AFFECTING ADMISSION [24 CFR 982.201]

The PHA accepts applications only from families whose head or spouse/partner is at least eighteen years of age or an emancipated minor under State law.

To be eligible for participation, an applicant must meet HUD's criteria, as well as any additional criteria established by the PHA. Eligibility factors will be verified before the family is issued a voucher.

HUD Factors:

The HUD eligibility criteria are:

- An applicant must be a "family" at admission, as defined in Section B of this chapter, "Definition of Family."
- An applicant family must be within the appropriate HUD income limits.
- An applicant family must furnish Social Security numbers for all family members, with the exception of those individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States). These individuals in most instances would not be eligible for a SSN.
- An applicant family must furnish declaration of citizenship or eligible immigrant status and verification where required.
- At least one member of the applicant family must either be a U.S. citizen or have eligible immigration status before the PHA may provide any financial assistance.
- An applicant family will not be admitted to the program if any member of the family has been evicted from federally assisted housing for a serious violation of the lease within the past five years. (Except as referenced in Chapter 15, Section B of this Administrative Plan).
- The applicant family must not be in debt to any federally assisted housing program. The PHA may allow for the family to be a participant in the Housing Choice Voucher Program if they are in good standing regarding any current payment agreement made with another PHA for a debt incurred. The PHA will give the family 30 days to prove that they have resolved the debt.
- The PHA will permanently deny admission to sex offenders who are subject to a lifetime registration requirement under a state sex offender registration program.

Reasons for denial of admission are addressed in the "Denial or Termination of Assistance," Chapter 15 of this Administrative Plan. These reasons for denial constitute additional admission criteria.

PHA Factors [24 CFR Part 982.552]:

The PHA will apply the following criteria, in addition to the HUD eligibility criteria, as grounds for denial of admission to the program:

- The PHA may deny the applicant family if they have violated any family obligation during a previous participation in a federally assisted housing program for five years prior to final eligibility determination. The PHA may make an exception if the family member who violated the family obligation is not a current member of the household. The PHA may request the family to provide verifiable documentation.
- The PHA will deny participation in the program to applicants where the PHA determines there is reasonable cause to believe that any family member is illegally using a controlled substance or engages in drug-related or other criminal activity. The same will apply if it is determined that any family member abuses alcohol in a way that may interfere with the health safety or peaceful enjoyment of the premises by other residents. This includes cases where the PHA determines that there is a pattern of illegal use of controlled substances or a pattern of alcohol abuse.
- An applicant family will be denied admission to the program if any member of the family fails to fully complete all required documents, including but not limited to the application and HUD 92006, 9886, and 52675 forms after notification by the PHA.
- If any applicant family deliberately misrepresents any information on which eligibility or tenant rent is established, the PHA may deny assistance and may refer the family file/record to the proper authorities for appropriate disposition. (See Program Integrity Addendum).
- An applicant family may be denied if any member of the family is on probation or parole for any of the following reasons:
 1. Drug-related criminal activity;
 2. Violent criminal activity;
 3. Other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; or
 4. Other criminal activity which may threaten the health or safety of the owner, property management staff, or persons performing a contract administration function or responsibility on behalf of the PHA (including a PHA employee or a PHA contractor, subcontractor or agent)
- Any applicant who is a current or former conventional public housing resident with SHRA must pay all debts to SHRA before a voucher may be issued. All applicants to the HCV program must be in “Good Standing.” Please see the glossary for a definition of “Good Standing”.

Where fingerprinting is not an option, the Housing Authority will ask the prospect to list all past arrests and convictions. The PHA may elect to continue to process the prospect if, during the application process, a prospect neglects to list a past arrest or conviction, if that arrest or conviction is not for:

- drug related criminal activity, nor
- violent criminal activity, nor
- criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; nor
- Other criminal activity which may threaten the health or safety of the owner, property management staff, or persons performing a contract administration function or responsibility on behalf of the PHA (including a PHA employee or a PHA contractor, subcontractor or agent).

Admission of applicants with any current criminal charges may be delayed pending a final court decision. After the final court decision, the applicant's case will be reviewed to determine whether the applicant meets all of the admission criteria.

All families must meet or exceed the tenant selection and suitability criteria set forth in this chapter.

The PHA will not consider any convictions or arrests that are more than five years old, provided no other arrests or criminal activity has taken place during that period and the applicant is not on formal probation or parole at the time they are selected from the waitlist.

An applicant must be in good standing with all Federal Housing programs in which he or she previously participated. If a debt is owed as a result of participation in any Federal Housing programs the applicant may be denied assistance. If participation has been terminated as a result of any violation of a family obligation, a family may be denied assistance. SHRA receives information about applicants' history with other federal programs from the Enterprise Income Verification (EIV) system.

If the debt is discharged by bankruptcy court, SHRA will not deny future assistance to the family based upon the discharged debt. The fact of the bankruptcy will be treated pursuant to HUD Form-52675.

If the debt is not discharged, and remains unpaid future assistance will be denied. Debt owed information will be maintained in EIV for a period of up to 10 years from the date of termination.

Reasons for denial of admission are addressed in the "Denial or Termination of Assistance", Chapter 15 of this Administrative Plan. These reasons for denial constitute additional admission criteria.

B. FAMILY COMPOSITION [24 CFR 982.201]

Definition of Family (at application)

All applicants must qualify as a family. A family may be a single person or a group of persons. Discrimination on the basis of familial status is prohibited, and a group of persons may not be denied solely on the basis that they are not related by blood, marriage, or operation of law. For occupancy standards purposes, the applicant may claim a spouse/partner. See "Subsidy Standards", Chapter 5 of this Administrative Plan.

The PHA defines a family of persons as two or more persons who intend to share residency, whose income and resources are available to meet the family's needs, and who will live together in subsidized housing. Elderly, disabled, and displaced families are defined by HUD in 24 CFR Part 5.403.

The term "family" also includes, but is not limited to:

- A family with or without children;
- An elderly family;
- A disabled family;
- A displaced family;
- The remaining member of a participant family;
- A single person who is not elderly, displaced, or a person with disabilities, or the remaining member of a participant family;

- Two or more elderly or disabled persons living together, or one or more elderly or disabled persons living with one or more live-in aides are a family;
- Two or more near-elderly persons living together, or one or more near-elderly person, living with one or more live-in aide.

The temporary absence of a child from the home due to placement in foster care shall be considered in determining the family composition and family size.

Head of Household

The head of household is the adult member of the household who is designated by the family as head, is wholly or partly responsible for paying the rent, and has the legal capacity to enter into a lease under State/local law. Emancipated minors who qualify under state law will be recognized as head of household.

Spouse/Partner of Head

There may only be one spouse/partner in the household. Please see the Glossary for the definition of “spouse/partner.”

Co-Head

Is defined as, an individual in the household who is equally responsible for the lease with the head of household. A head of household may have a spouse/partner or co-head, but not both. A co-head never qualifies as a dependent.

When a prospect lists a co-head on the application, at the time of the application process, SHRA will ask the prospect to define the relationship with the co-head. If the co-head is a spouse/partner or partner, the co-head will be treated the same as a spouse/partner and will not be counted in the bedroom size. If the relationship is anything other than a spousal relationship, staff will include the co-head in the rest of the bedroom size calculation.

Student Eligibility

Single Head of Household students who meet all of the following shall not qualify for housing assistance:

- is a student is enrolled at an institution of higher education
- is under the age of 24;
- is not a veteran;
- is unmarried;
- does not have a dependent child;
- is individually ineligible for section 8 assistance; and
- the student’s parents are, individually or jointly, ineligible for assistance.

For single-member student households, any financial assistance received in excess of amounts received for tuition shall be considered income. Financial assistance does not include loan proceeds since loans are debts that must be repaid by the borrower.

In cases where the student is not considered an “independent student,” both the student’s and parents’ income are considered for eligibility/recertification purposes.

Independent status must be verified by:

- Obtaining address information sufficient to determine that the student has maintained a separate household for at least one year
- Parents’ income tax returns for the past year to determine whether a parent or guardian has claimed the student as a dependent, and
- Written confirmation of the level of support provided by the parents to the student, including financial assistance. Any financial support provided by the parent(s) is considered in determining the income eligibility of the student household.

Unless:

- The student is individually income eligible AND resides with parents (individually or jointly) who are income-eligible for the program;
- The student is income-eligible and has established a household separate from their parents or their legal guardians at least one year prior to application for occupancy OR the student meets the Department of Education’s definition of independent student.
- The student is not claimed as a dependent by a parent or a legal guardian pursuant to IRS regulations for a period of one year prior to the application for occupancy.
- The student must obtain a certification which states the amount of financial assistance that will be provided by the parents, signed by the individual providing the support. The certification is required even if no assistance will be provided.

Live-in Aide [24 CFR Part 982.316]

A live-in aide:

- Is determined by the PHA to be essential to the care and well-being of an elderly person, a near-elderly person, or a person with disabilities,
- Is not obligated for the support of the person(s), and
- Would not be living in the unit except to provide care for the person(s).
- May not be a spouse/partner or co-head.
- Must not be in a spousal relationship with any member of the household.
- Must be at least 18 years old, unless they are an emancipated minor.

An existing household member may not be approved as a Live-in Aide.

Relatives are not automatically excluded from being live-in aides, but they must meet all of the elements of a live-in aide as stated above.

A live-in aide is not considered to be an assisted family member and has no rights or benefits under the program:

- Income of the live-in aide will not be counted for purposes of determining eligibility or level of benefits.
- Live-in aides are not subject to Non-Citizen Rule requirements.
- Live-in aides are not considered a “remaining member” of the tenant family and have no rights to the voucher. For example, if the head of household is the only other family member and he or she

dies, the live-in aide will not “inherit” the voucher and will have no rights to the voucher. Further, in such instance, should the live-in aide wish to remain in the assisted unit after the death of the participant, he or she will become responsible for the full amount of the rent since live-in aides are not entitled to continue to receive voucher benefits under the program.

A live-in aide may only reside in the unit with the approval of the PHA. Written verification of the need for a live in aid will be required from a reliable, health care professional, such as a doctor, social worker, or caseworker. The verification provider must certify that a live-in aide is needed for the care of the family member who is elderly, near-elderly (50-61 years of age) or disabled. A specific live-in aide may only reside in the unit with the approval of the PHA. The live-in aide will be subject to the Agency’s normal screening criteria. After a reasonable accommodation request for a live-in aide is approved by the Reasonable Accommodation (RA) Committee, the RA committee will send the family a letter. This letter will inform the family that they must submit a written request to add a live-in aide within 120 days of the approval letter. If the family fails to request to add the live-in aide during this timeframe, the request will become void. If the family still requires the accommodation of a live-in aide, they must restart the process by submitting a new RA request for a live in aide.

If the live-in aide or their family members participate in drug-related or criminal activity, the PHA will rescind the aide’s right to occupy the unit. The aide is not entitled to the grievance hearing process of the PHA.

An individual approved as a live-in aide may not receive a subsidy from any PHA while residing with another HCV program participant as a live-in aide. If an applicant is issued a voucher and is a live-in aide in another HCV participant’s household, the live-in aide must be removed from the participant’s household prior to the execution of a HAP contract.

A person who owes a debt to any housing authority may not be approved as a live-in aide.

A Live-in Aide has no residual rights to the voucher in the event the head of household or other adult family members cease to participate in the program.

Split Households Prior to Voucher Issuance

When a family on the wait list splits into two otherwise eligible families due to divorce or legal separation and both families claim the same placement on the wait list, if there is no court determination, the PHA will decide which family will receive the voucher taking into consideration:

- Which family member applied as head of household,
- Which family unit retains the children or any disabled or elderly members, and
- Recommendations from social service agencies or qualified professionals, such as Child Protective Services.

Documentation of these factors is the responsibility of the applicant families. If either or both of the families fail to provide the documentation, they may be denied placement on the wait list for failure to supply information requested by the PHA.

Multiple Families in the Same Household

When families consisting of two families living together, (such as a mother and father, and a daughter and her husband or children) apply as a family unit, then they will be treated as a family unit.

Joint Custody of Children

Children who are subject to a joint custody agreement, but live with one parent at least 51% of the time will be considered members of that household. "51% of the time" is defined as 183 days of the year. These 183 days do not have to run consecutively.

The PHA will require a self-certification of families who claim joint custody or temporary guardianship of children.

When each parent has a separate application on the wait list and both share equal custody of the child or children, the parent whose address is listed on the child or children's school records will be allowed to claim the school-age child as a dependent.

Applicants with Non-Biological Minor Children:

An applicant household who wishes to include a non-biological child(ren) must provide documentation proving they are authorized to act as a guardian to the child(ren). Documentation may include:

- A court ordered guardianship order;
- A notice from the County Welfare department verifying the child is in the home of the applicant;
- A letter of placement from a foster care or adoption agency; or
- A notarized letter from the parent of the child stating the applicant has been granted custody of the child; and a letter from each school-aged child's school verifying the address at which the child is registered and the person who is listed as the guardian.

If SHRA receives contradictory information or documentation related to the custody of the child(ren), SHRA may refuse to add the child(ren) until it receives conclusive evidence of guardianship. Documentation may include letters of guardianship from the courts or a letter from an agency known to provide verification, such as the Department of Human Assistance.

C. INCOME LIMITATIONS [24 CFR Parts 982.201, 982.353]

To be eligible for assistance, an applicant must:

1. Have an annual income at the time of admission that does not exceed the low-income limits for occupancy established by HUD.

To be income-eligible, the applicant must be a family in any of the following categories:

1. A very low-income family.
2. A low-income family that is continuously assisted under the 1937 Housing Act. An applicant is continuously assisted if the family has received assistance under any 1937 Housing Act program within 120 days of voucher issuance. Programs include any housing federally assisted under the 1937 Housing Act.
3. A low-income family physically displaced by rental rehabilitation activity under 24 CFR Parts 511, or a low-income family displaced by any government activity.
4. A low-income, non-purchasing family residing in a HOPE 1 or HOPE 2 project.
5. A low-income, non-purchasing family residing in a project, subject to a home-ownership program, under 24 CFR Part 248.173.
6. A low-income family or moderate-income family that is displaced as a result of the prepayment of a mortgage or voluntary termination of a mortgage insurance contract under 24 CFR Part 248.165.

7. A low-income family that qualifies for Housing Choice Voucher assistance as a non-purchasing family residing in a project that is subject to a resident homeownership program.
8. A low-income family part of an inter-program transfer from low-income public housing to the Housing Choice Voucher program for the purpose of participating in the Section 8 Homeownership program.
9. A low income family meeting other requirements associated with targeted funding special admissions.
10. A low income family eligible for VASH and who needs the voucher as a reasonable accommodation.

Families whose Annual Income exceeds the applicable income limit will be denied admission.

Portability:

For initial lease-up at admission, families who exercise portability of their vouchers must be within the applicable income limit for the jurisdiction of the receiving PHA in which they want to live.

D. MANDATORY SOCIAL SECURITY NUMBERS [24 CFR Parts 5.216, 5.218]

All applicants and persons who are later added to the household are required to disclose their social security numbers (SSN), with the exception of the following individuals:

1. Those individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States). These individuals in most instances would not be eligible for a SSN.
2. A family that consists of a single household member (including a pregnant individual) who does not have eligible immigration status is not eligible for housing assistance and cannot be housed.
3. A family that consists of two or more household members and at least one household member with eligible immigration status, is classified as a mixed family, and is eligible for prorated assistance in accordance with 24 CFR Part 5.520. The PHA may not deny assistance to mixed families due to nondisclosure of a SSN by an individual who does not contend to have eligible immigration status.
4. Existing program participants as of January 31, 2010, who have previously disclosed their SSN and HUD has determined the SSN to be valid.
5. Existing program participants as of January 31, 2010, who are 62 years of age or older, and had not previously disclosed a valid SSN. This exemption continues even if the individual moves to a new assisted unit.

SSN Documentation:

Acceptable evidence of the SSN consists of:

- An original SSN card issued by Social Security Administration (SSA);
- An original SSA-issued document, which contains the name and SSN of the individual; or
- An online printout from the SSA website; or
- An original document issued by a federal, state, or local government agency, which contains the name and SSN of the individual

Individuals without an assigned SSN:

Some individuals do not have an SSA-assigned SSN. Below is a listing of such individuals, which is not all-inclusive:

- Newborn children (these individuals will be issued an SSN upon SSA confirmation of a birth);
- Non-citizens lawfully present in the U.S. (these individuals will be issued a SSN upon SSA's confirmation of the individual's DHS documentation or confirmation that the individual is required by law to provide a Social Security number to receive general assistance benefits they already have qualified for);
- Non-citizens unlawfully present in the U.S. (these individuals cannot be assigned a SSN);
- The PHA will require citizens and lawfully present non-citizens who state that they have not been assigned a SSN by the SSA to sign a written declaration of such a status under the penalty of perjury to the PHA. The PHA should maintain the declaration in the tenant file.
- The PHA will use the Alternate ID (ALTD ID) generator within the Public and Indian Housing information Center (PIC) to generate a unique identifier for those individuals who do not have or unable to disclose a SSN.
- Once an individual discloses a SSN, the PHA will delete the ALT ID, enter the SSN on line 3n of the form HUD-50058, and transmit the form HUD-50058 to HUD within 30 calendar days of receipt of the SSN.

Rejection of Social Security Number Documentation:

The PHA may reject documentation of the SSN provided by the applicant or participant for only the following reasons:

- The document is not an original document; or
- The original document has been altered, mutilated, or not legible; or
- The document appears to be a forged document (i.e. does not appear to be authentic).

The PHA will explain to the applicant or participant, the reason(s) the document is not acceptable and request the individual to obtain acceptable documentation of the SSN and submit it to the PHA within a specified time frame.

Addition of a New Household Member:

When a participant requests to add a new household member who is at least six years of age or under and has an assigned SSN, to the family, the participant must disclose the assigned SSN and provide the PHA with the documentation at the time of such request, or at the time of processing the interim or annual reexamination of family income and/or composition. If the family is unable to provide the required documentation of the SSN, the PHA may not add the new household member until the family provides such documentation.

When a participant requests to add a new household member who is under the age of six and who does not have an assigned SSN, the participant must disclose the assigned SSN and provide the PHA with the documentation within 90 calendar days of the child being added to the household.

If the family is unable to provide evidence of the SSN within 90 calendar days, the PHA will grant the family an additional 90-day period to comply with the SSN disclosure and documentation requirement if

the PHA determines the family was unable to comply with the requirements due to circumstances that could not have reasonably been foreseen and were outside the control of the family. Examples include but are not limited to: delayed processing of SSN application by SSA, natural disaster, fire, death in family, etc.

The child is to be included as part of the assisted household and entitled to all the benefits of being a household member during the allotted time for the family to comply with the SSN disclosure and documentation requirements. The PHA should generate an ALT ID for the child. Upon expiration of the provided time period, if the family has not complied with the SSN disclosure and documentation requirements, the PHA must terminate the assistance of the entire family

If a minor under the age of six is added to the applicant's household within a six-month period prior to the household's date of admission to the program, the applicant may become a participant, so long as the minor child's SSN is received within 90 days of the admission to the program.

If SHRA determines, at its discretion, that the applicant family could not supply the Social Security documentation through no fault of their own, it will grant the applicant family an additional 90 days to provide documentation of the SSN for the minor child. If the family fails to supply the required documentation at the end of the given time frame (90 or 180 days), the applicant or participant family will be removed from the program and will be offered an informal review if they are still an applicant or an informal hearing if they are a participant family.

Penalties for Failure to Disclose and/or Provide Documentation of the SSN:

An applicant family must furnish SSNs for all family members, with the exception of those individuals who do not have eligible immigration status (individuals who may be unlawfully present in the United States). These individuals in most instances would not be eligible for a SSN.

The following penalties apply for noncompliance with the SSN disclosure and documentation requirements:

- **Applicants.** The PHA must deny the eligibility of an assistance applicant if s/he (including each member of the household required to disclose his/her SSN) does not disclose a SSN and/or provide documentation of such SSN, within 90 days, except for minors under the age of six as set forth above.
- Applicants to the Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program for Homeless Individuals, under 24 CFR Part 882, may be admitted to the program without providing the requested documentation (prior or at admission), however, the individual must provide the PHA with such documentation within 90 calendar days from the date of admission. The PHA may grant the individual one 90-day extension with Supervisor approval. If, upon the expiration of the provided time period, the individual fails to comply with the SSN disclosure and documentation requirements, the PHA must terminate the tenancy or assistance, or both, of the individual.
- **Participants.** The PHA will terminate the housing assistance of the entire household if each member of the household required to disclose his/her SSN does not disclose his/her SSN and provide the required documentation.

However, if the family is otherwise eligible for continued assistance the PHA, at its discretion, may defer the family's termination and provide the family an opportunity to comply with the requirement within a period not to exceed 90 calendar days from the date the PHA determined the family is not in compliance with the SSN disclosure and documentation requirement, if the PHA determines:

- The failure to meet the SSN disclosure and documentation requirements was due to circumstances that could not have been foreseen and were outside the control of the family; and
- There is a reasonable likelihood that the family will be able to disclose the SSN and provide such documentation of the SSN by the deadline.

If the family is unable to comply with the requirements by the specified deadline, the PHA must terminate the housing assistance of the entire family.

E. CITIZENSHIP/ELIGIBLE IMMIGRATION STATUS[24 CFR Part 5, Subpart E]

In order to receive assistance, family members must be a U.S. citizen or eligible immigrant. Individuals who are neither may elect to not disclose their statuses. Eligible immigrants are persons who are in one of the immigrant categories as specified by HUD.

Citizenship/Eligible Immigration Requirement:

The citizenship or immigration status of each member of the family is considered individually before the family's status is defined.

Mixed Families

A family is eligible for assistance as long as at least one member is a United States citizen or eligible immigrant. Families that include eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their assistance will be pro-rated and that they may request a hearing if they contest this determination.

No Eligible Members

An applicant family that does not include at least one U.S. citizen or eligible immigrant is not eligible for assistance. Such families will be denied admission and offered an opportunity for an informal hearing upon request.

Non-Citizen Students

As defined by HUD's Non-Citizen regulations, non-citizen students are not eligible for assistance. Appeals regarding disputes of citizenship/eligible immigration status are the only type to which the applicant is entitled to a hearing like those provided for participants.

Verification of Status before Admission

The PHA will not provide assistance to any families prior to the verification of eligibility for the individual or at least one member of the family pursuant to this section.

F. TENANT SCREENING [24 CFR Part 982.307]

The PHA will not screen for family behavior or suitability for tenancy. The PHA will not be liable or responsible to the owner of a rental property or other persons for the family's behavior or the family's conduct in tenancy.

In compliance with the Violence Against Women Act (VAWA), no applicant for the HCV program who has been a victim of domestic violence, sexual assault, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified. However, applicants who fall into this category may be denied admission to the program based on other disqualifying information. (PIH Notice 2006-42). SHRA will provide all applicants and participants information about their rights under VAWA in the application.

The owner is responsible for screening and selection of the family to occupy the owner's unit. At or before PHA's approval of the tenancy, the PHA will inform the owner that screening and selection for tenancy is the responsibility of the property owner and/or manager.

The PHA will advise families how to file a complaint if they feel they have been discriminated against by an owner. The PHA will advise the family to make a Fair Housing complaint. The PHA may also report the owner to HUD (Fair Housing/Equal Opportunity) or the local Fair Housing Organization.

Transitions between Subsidized Housing Programs

At the family's first eligibility appointment, when it is determined that the applicant is participating in another subsidized housing program, staff will advise the family the PHA will terminate the application process if the applicant is not in good standing. See glossary for definition of "Good Standing".

Staff will continue to communicate with conventional housing staff as the family proceeds through the process so that only families in good standing are allowed admission to the HCV program. The move will be coordinated between the staff of both programs so that the family is not a participant of both programs at the same time.

The HCV contract will not begin until the conventional housing lease has been terminated and its termination confirmed.

G. CHANGES IN ELIGIBILITY PRIOR TO THE EFFECTIVE DATE OF THE CONTRACT

Changes in subsidy standard and Total Tenant Payment that occur during the period between issuance of a voucher and prior to lease-up with the approved rental unit may affect the family's eligibility or share of the rental payment.

A review and update of the family income and overall eligibility will be completed if necessary when extending an applicant's voucher.

H. INELIGIBLE FAMILIES

Families who are determined to be ineligible will be notified in writing of the reason for denial and given an opportunity to request an informal review, or an informal hearing if they are denied due to non-citizen

status. See the "Complaints and Appeals," section in Chapter 18 for additional information about reviews and hearings.

Chapter 3 APPLYING FOR ADMISSION

[24 CFR Part 982.204]

INTRODUCTION

The policy of the PHA is to ensure that all families who express an interest in housing assistance are given an equal opportunity to apply, and are treated in a fair manner. This chapter describes the policies and procedures for completing an initial application for assistance, placement and denial of placement on the wait list, and limitations on who may apply. The primary purpose of the intake function is to gather information about the family, but the PHA will also utilize this process to provide information to the family so that an accurate and timely decision of eligibility can be made. Applicants will be placed on the wait list in accordance with this Plan.

A. OPENING/CLOSING OF THE WAIT LIST[24 CFR Parts 982.206, 982.54(d)(1)]

When an HCV wait list is open, any family requesting placement on an HCV wait list will be given the opportunity to complete a pre-application.

When the PHA opens the wait list, the PHA must announce the opening and closing dates of the waitlist. The PHA will advertise through local and non-English speaking media.

The PHA will distribute fact sheets to broadcast media and may utilize public service announcements, City and County offices, and local community service providers.

The notice will contain:

- The dates, times, and the locations where families may obtain an application or how to sign up using the Internet;
- The programs for which applications will be taken; and
- A brief description of the program limitations, if any, on who may apply

The notices will be made in an accessible format if requested. They will provide potential applicants with information that includes the PHA address and telephone number, how to submit an application, information on eligibility requirements, and the availability of local preferences.

The PHA may also provide information about the opening and closing of its wait lists on its websites, www.shra.org and/or www.sacwaitlist.com.

Upon request from a person with a disability, additional time can be provided as an accommodation for submission of an application after the closing deadline. This accommodation is to allow persons with disabilities the opportunity to submit an application in cases when a social service organization provides inaccurate or untimely information about the closing date.

Closing the Wait List

The PHA, at its discretion, may restrict and/or suspend application intake or close wait lists in whole or in part. The PHA may open or close the list by local preference category or by bedroom size. The PHA may stop applications if there are enough applicants to fill anticipated openings for the next twenty-four

months. The wait list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

The PHA will announce the closing of the wait list by public notice. When the period for accepting applications is over, the PHA will not accept additional pre-applications, nor maintain a list of those who wish to be notified when the wait list is open.

B. ADMINISTRATION OF THE WAITING LIST [24 CFR Part 982.204(b)]

Applicants may apply to the HCV program during open waitlist periods **ONLY**.

The application process will involve two phases:

- The first is the "initial" application for admission (referred to as a pre-application). This first phase is to determine placement on the wait list. Duplicate pre-applications will not be accepted. "Duplicate Pre-Application" is defined in the glossary. It will not benefit applicants to submit multiple pre-applications (i.e. this does not improve the chances of being selected).
- Pre-applications submitted that meet the income limit may be submitted through a computerized random lottery selection process and placed on the wait list.
- The assigned lottery number is used to determine the family's placement on the wait list. Again, the submission of multiple pre-applications will not increase the chances of being placed on the wait list.
- The second phase is the "final determination of eligibility for admission." The full two part application takes place when the family or individual applicant reaches the top of the wait list. At this time the PHA will ensure that verification of all HUD and PHA eligibility factors are current.
- Pre-applications will not require an interview. The information on the application will not be verified until the applicant has been selected for final eligibility determination. Final eligibility will be determined when the application process has been completed and all information has been verified.

C. APPLICANT STATUS WHILE ON THE WAIT LIST [24 CFR Part 982.204]

Applicants are required to inform the PHA of any changes in family composition, income, address, or preference status in writing within 30 days of the change. Applicants are also required to respond to requests from the PHA to update information on their application, or to determine their interest in assistance. It is important that applicants keep the PHA informed of any changes in the information submitted at the pre-application stage. Applicants must notify the PHA if they move or any other circumstances that might affect their application change. It is not the responsibility of the PHA to keep address or any other application information current. This is the responsibility of the applicant.

If the PHA receives returned mail from the Post Office, the PHA will refer to other SHRA waitlists and inventory for any updated address prior to removing the applicant from the waitlist. If there is no updated address found from these sources, the applicant will be removed without further notice and the envelope and letter will be maintained in accordance with PHA retention policy. If the family provides proof that the return mail was due to an error of the PHA or the Postal Service, the family will be reinstated to the wait list.

All changes in income and family size that occur prior to the execution of a Housing Assistance Payment (HAP) contract will be considered.

The PHA will process applications for families for wait lists for which funding and vouchers are available.

D. CHANGE IN APPLICATION STATUS

If the applicant head of household passes away or moves out of the household, the remaining spouse/partner or co-head may retain the position on the wait list. In the absence of the spouse/partner or co-head, another adult who is on the original application may become the head of household. It is the responsibility of the spouse/partner, co-head, or another adult who is on the original application to provide any such information to the PHA.

SHRA will consider the following when making a decision about who will retain the position on the waitlist or the voucher:

1. Remaining member who has custody of any dependent children.
2. Which family member was the head of household when the voucher was initially issued (listed on the initial application).
3. The composition of the new family unit, and which unit contains elderly or disabled members.
4. Whether domestic violence was involved in the breakup.
5. Which family members remain in the unit.
6. Recommendations of social service professionals.

E. COMPLETION OF AN APPLICATION

Duplicate applications will not be accepted.

All preferences claimed on the pre-application or while the family is on the wait list will be verified after the family is selected from the wait list, but prior to determining final eligibility. Therefore it is important that applicant families notify the PHA of any changes that would affect the preferences contained in their pre-application (e.g. moving out of Sacramento County, change in rent burden due to increased income, etc.).

The qualification for preference must exist at the time the preference is verified, regardless of the length of time an applicant has been on the wait list. The claim of a preference is based on current status. If the family fails to meet any preference that they claimed on the pre application, they will be returned to the wait list unless they were not selected for the preference. If applicants are returned to the wait list, they will not have a right to an informal review.

Applicants will be required to complete an application (including a *Personal Declaration Form*). The applicant will sign and certify that all information is complete and accurate. The PHA will verify said information.

The application may be mailed to the applicant.

The PHA, at its discretion, and at any time, may suspend, restrict or stop application intake and processing.

Requirement to Attend Interview

The PHA utilizes the application interview to discuss the family's circumstances in greater detail, to clarify information that has been provided by the family, and to ensure that the information is complete. The interview is also used as a vehicle to meet the informational needs of the family by providing information about the application and verification process, as well as to advise the family of other PHA services or programs that may be available.

All adult family members are required to attend the interview. Exceptions may be made for good cause as defined in the glossary. Reasonable accommodations may be made upon request by or on behalf of family members with disabilities.

All adult family members are required to sign the housing application and all authorization forms.

If an applicant does not respond in writing to the initial pre-application letter (Part A application), or fails to appear for a scheduled appointment to review the Part B application, the PHA will withdraw the applicant from the waiting list. If the applicant contacts the PHA within 10 days of the missed appointment or deadline provided in the initial letter, the PHA may reschedule the appointment with “good cause” (as defined in the Glossary of this Administrative Plan).

If an application is denied due to failure to attend the interview, the applicant will be notified in writing and offered an opportunity to request an informal review (see “Complaints and Appeals,” Chapter 18 of this Administrative Plan). If the family provides proof that the return mail was due to an error of the PHA, the Postal Service, or other mitigating circumstances acceptable to the PHA, the family will be reinstated to the process.

Every adult household member must sign a consent form to release criminal conviction records and to allow PHAs to receive records and use them in accordance with HUD regulations. The PHA may elect to run fingerprints in place of running a County by County record search.

If the PHA determines that additional information or document(s) are needed, the PHA will request the document(s) or information in writing. The family will be given 10 days to supply the information.

If the information is not supplied in this time period, the PHA will provide the family a notification of denial for assistance (see the “Complaints and Appeals” section in Chapter 18 of this Administrative Plan).

F. VERIFICATION [24 CFR Part 982.201]

Information provided by the applicant will be verified, using the verification procedures described in chapter 7 of this Administrative Plan. Family composition, income, allowances and deductions, assets, full-time student status, eligibility and rent-calculation factors, along with other relevant information will be verified. Verifications may not be more than sixty days old at the time of issuance of the voucher.

G. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY [24 CFR Part 982.201]

After the verification process is complete, the PHA will make a final determination of eligibility. This decision is based upon information provided by the family, the verification completed by the PHA, and the current eligibility criteria. If the family is determined to be eligible, the PHA will mail a notification

of eligibility. A briefing will be scheduled for the issuance of a voucher and the family's orientation to the housing program. Attendance at this briefing session is required.

H. TIME OF SELECTION

When funding is available, families will be selected from the wait list in their determined sequence, regardless of family size, subject to income targeting requirements.

When there is insufficient funding available for the family at the top of the list, the PHA will not admit any other applicant until funding is available for the first applicant.

Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAIT LIST

[24 CFR Part 5, Subpart D; Parts 982.54(d)(1), 982.204, 982.205, 982.206]

INTRODUCTION

It is the PHA's objective to ensure that families are placed on the wait list in the proper order and selected from the wait list for admission in accordance with the policies contained in this Administrative Plan.

This chapter explains the local preferences the PHA has adopted to meet local housing needs, defines the eligibility criteria for the preferences, and explains the PHA's system of applying them.

By maintaining an accurate wait list, the PHA will be able to perform the activities that ensure an adequate pool of qualified applicants will be available so program funds are used in a timely manner.

A. WAIT LIST MANAGEMENT [24 CFR Part 982.204]

Cross-Listing of Different Housing Programs and Housing Choice Voucher

If an applicant family is placed on a wait list, they shall be given the option to apply for all other Housing Authority-administered housing programs that also have open wait lists.

Other Housing Assistance

The PHA may not take any of the following actions because an applicant has applied for, received, or refused other housing assistance:

- Refuse to list the applicant on the PHA wait list for tenant-based assistance;
- Deny any admission preference for which the applicant is currently qualified;

Other housing assistance means a Federal, State or local housing subsidy, as determined by HUD, including public housing.

When the PHA issues an applicant a Housing Choice Voucher, the applicant's name will be removed from all tenant-based voucher waitlists, but will remain on all other waitlists unless the family makes a written request to withdraw from a particular waitlist.

B. WAIT LIST PREFERENCES [24 CFR Part 982.207]

The PHA uses a single wait list for admission to its Housing Choice Voucher program. Site-based list(s) for project-based assistance may be administratively established in accordance with HUD notices and other requirements.

Except for special admissions, applicants will be selected from the PHA wait list in accordance with policies and preferences and income targeting requirements defined in this Administrative Plan.

Information contained in the wait list includes but is not limited to:

1. Applicant name
2. Social Security Number
3. Date of Birth
4. Racial or ethnic designation of the head of household and their family
5. Annual (gross) family income
6. Targeted program qualifications
7. Qualification for any local preference

A preference does not guarantee admission to the program. Preferences are used to establish the order of placement on the wait list. Every applicant must meet the PHA's selection criteria as defined in this Administrative Plan. An applicant's certification that he or she qualifies for a preference will be accepted during the pre-application period. When the family is selected from the wait list for the determination of eligibility, the preference will be verified during the application review process. If the family is selected based on wait list preferences, they must meet the preferences at the time of selection regardless of the amount of time the family has been on the wait list.

Local Preferences

Local preferences will be used to select families from the wait list. Each preference will receive an allocation of points so that the computer software can accurately determine the placement of families on the wait list. The applicant's cumulative points will determine the preference status and position on the wait list.

- (30 points) Displaced by government action preference for families who have been terminated from housing as a result of insufficient funding. These families will be added to the HCV wait list even if the wait list is closed and will be given 30 preference points. Displaced families must submit any changes to their address in writing to ensure they receive notices from the PHA. When funding is available, these families will be selected from the wait list first. Families will be selected to be re-admitted to the HCV program based on their original admission date. Families with the earliest admission dates will be the first to be re-admitted. The PHA will only verify income eligibility and conduct a criminal background check for all adult household members, but will not re-verify preferences for families who have been displaced due to insufficient funding.
- (20 points) Canceled voucher preference for applicant families whose vouchers were recalled due to insufficient funding. These families will be returned to the wait list and will be given 20 preference points. Families must submit any changes to their address in writing to ensure they receive notices from the PHA. When funding becomes available the PHA will select families based on the effective date of their original voucher. Families with the earliest voucher effective date will be the first to be selected. The PHA will re-verify eligibility and background checks only—not preferences.
- (3points)Veteran preference to a household containing a veteran. A veteran is defined as a person who has served in the active military, reserves, or National Guard who was called to active duty by a federal order of the United States at any time and who has been other than dishonorably discharged or released from service.
- (5 points) Residency preference for families who live, work, or have been hired to work in Sacramento County, or any political subdivision thereof.
- (2 points) Permanently disabled preference for families who have a member with a permanent disability.

- (1 point) Rent burden preference for participants whose rent burden (documented rent and utilities according to applicable or prorated utility allowance schedule) exceeds 50% of gross income.

The PHA will attempt to verify the information provided by the applicant in order to determine the applicant's qualification for the rent burden preference. In the absence of a rental lease or contract with supporting rent receipts, the PHA will employ one of the following methods, listed in order of preference, to estimate the applicant cost for rent or utilities:

1. Accept the amount the applicant claims to be paying for rent and utilities when there is a written notice from the person from whom they are renting and it is accompanied with cancelled checks, money order receipts or cashier's check stubs;
2. Accept the amount listed on the Housing Need Declaration with supporting payment documentation, including cancelled checks and money order receipts, or cashiers check stubs.

The PHA's method for selecting applicants from a preference category leaves a clear audit trail that can be used to verify that each applicant has been selected in accordance with the method specified in this Administrative Plan. For families with the same preferences, families will be pulled from the wait list based on lottery number assigned at the time of the pre-application.

C. INITIAL DETERMINATION OF LOCAL PREFERENCE QUALIFICATION

[24 CFR Part 982.207]

If the preference verification indicates that an applicant does not qualify for the preference, the applicant will be returned to the wait list without the local preference, and will be notified in writing of the determination.

If the applicant family or individual falsifies documents or knowingly makes false statements in order to qualify for any preference, they will be removed from the wait list.

Changes in an applicant's circumstances while on the wait list may affect the family's eligibility for a preference. Applicants are **required** to notify the PHA, in writing, of relevant changes in their circumstances within 30 days of the change. When an applicant claims an additional preference, the applicant will be placed on the wait list in the proper order of their newly claimed preference.

D. REMOVAL FROM WAIT LIST AND PURGING [24 CFR Part 982.204]

The wait list will be purged periodically by mailing a notice sent to all applicants to ensure that the wait list is current and accurate. The notice will request current information and confirmation of continued interest.

If an applicant fails to respond within fifteen days of the date of the purge letter/notice, the applicant will be removed from the wait list. If the purge letter is returned to SHRA by the Post Office, the letter will be maintained in accordance with the SHRA document retention policy. If the applicant contacts SHRA within thirty days from the purge deadline to report a change in address, they will be given the opportunity to update their address and be reinstated. If an applicant is removed from the wait list for

failure to respond after the thirty day grace period, they will not be reinstated. If the family provides proof that the return mail was due to an error of the PHA, the Postal Service, or other mitigating circumstances acceptable to the Housing Authority, the family will be reinstated.

E. INCOME TARGETING

In accordance with the Quality Housing and Work Responsibility Act of 1998, each fiscal year the PHA will reserve 75% of its Housing Choice Voucher Program new admissions for families whose income does not exceed 30 percent of the area median income (AMI). HUD refers to these families as "extremely low income families." The PHA will admit families who are extremely low income to meet the income-targeting requirement.

The PHA's income targeting requirement does not apply to low-income families continuously assisted as provided for under the 1937 Housing Act.

The PHA is also exempted from this requirement where the PHA is providing assistance to low-income or moderate-income families entitled to preservation assistance under the tenant-based program as a result of a mortgage prepayment or opt-out.

To the extent that the PHA's admission of extremely low income families in the tenant-based assistance program exceeds 75% of all admissions during the fiscal year, the PHA may choose to admit less than the minimum 40% of its extremely low-income families in a fiscal year to its public housing program under QHWRA's "fungibility provisions."

F. TARGETED FUNDING [24 CFR Part 982.203]

When HUD awards special funding for certain family types, families who qualify are placed on the regular wait list. When a specific type of funding becomes available, the wait list is searched for the first available family by rank meeting the targeted funding criteria.

G. SPECIAL ADMISSIONS [24 CFR Parts 982.54, 982.203]

If HUD awards a PHA program funding that is targeted for families living in specific units, the PHA will admit these families under a special admission procedure.

Special-admissions families will be admitted outside of the regular wait list process. They do not have to qualify for any preferences, nor are they required to be on the program wait list.

The PHA maintains separate records of these special admissions.

The following are examples of types of program funding that may be designated by HUD for families living in a specified unit:

1. A family displaced because of demolition or disposition of a public or Indian housing project;
2. A family residing in a multifamily rental housing project when HUD sells, forecloses or demolishes the project;
3. For housing covered by the Low Income Housing Preservation and Resident Home-ownership Act of 1990;

4. A family residing in a project covered by a project-based Section 8 HAP contractor near the end of the HAP contract term;
5. A non-purchasing family residing in a HOPE 1 or HOPE 2 project.

Applicants, who are admitted under special admissions, rather than from the wait list, are identified by codes in the automated system. Examples of this include, but are not limited to:

- The Veterans Affairs Supportive Housing (VASH) program.
- The Designated (DES) housing program for non-elderly disabled families, also known as the Non-Elderly Disabled (NED) program.

Chapter 5 SUBSIDY STANDARDS

[24 CFR Part 982.54(d)(9)]

INTRODUCTION

HUD guidelines require that PHAs establish subsidy standards for the determination of family unit size, and that such standards provide for a minimum commitment of subsidy while avoiding overcrowding. The standards used for the unit size selected by the family must be within the minimum unit size requirements of HUD's Housing Quality Standards. This chapter explains the subsidy standards used to determine the voucher size (*family unit size*) for families of different sizes and compositions. This chapter also establishes the guidelines to be applied when a family's size or composition changes or a family selects a unit size that is different from the voucher size.

A. DETERMINING FAMILY UNIT (VOUCHER) SIZE [24 CFR Part 982.402]

The PHA does not determine who shares a bedroom/sleeping room, but there must be at least one person per bedroom on the voucher. The PHA's subsidy standards for determining voucher size shall be applied in a manner consistent with Fair Housing guidelines.

All standards in this section relate to the number of bedrooms on the voucher, not the family's actual living arrangements.

The unit size on the voucher remains the same as long as the family composition remains the same, regardless of the actual size of the rental unit .

One bedroom will be assigned to the head of household and spouse/partner and one bedroom will be assigned for each additional two persons.

The subsidy standard will not be increased for additions to the family unless the addition is due to birth, adoption or court-awarded custody or the addition of a spouse/partner with minor children.

An applicant family that consists of a pregnant woman (with no other persons in her household) must be treated as a two-person family.

The family voucher size for any family consisting of a single person must be either a zero or a one-bedroom voucher.

Spousal/Partner Additions

If the household size increases due to the addition of children of a spouse or partner, the subsidy standard will be increased to accommodate minor children as long as the spouse/partner has legal custody, in accordance with this Chapter.

The family is not required to move unless the addition of family members creates an under-housed condition, as indicated in Section C of this Chapter.

Adding Additional Members to the Household

All additions except for birth must have the prior approval of the owner and the PHA. Approvable additions may include:

- Spouse/partner and their minor children
- Minor who had been part of the assisted household who moved out and is returning to the household
- PHA pre-approved live-in aide
- Birth of children by an existing family member
- Adoption
- Long-term foster placement or court awarded custody
- Court granted guardianship/conservatorship
- Adult children under 24 years of age who left only to attend school
- Family members previously removed from the assisted household due to military deployment

The PHA will not approve an addition to the household if the individual requested to be added does not have one of the relationships to the head of household or spouse/partner as listed above. HCV participants must obtain prior authorization of any additions to the household. HCV participants must also inform the PHA when any approved household member moves out of the unit or is removed from the unit (e.g. incarcerated, taken into custody of Child Protective Services, etc.)

Screening of Add-Ons to the Household

Criminal Background screening will be conducted on every person requesting to be added to the household who is 18 years of age or older, or an emancipated minor (subject to the limitations and restrictions provided in California Welfare and Institutions Code Parts 827, 828 as it may apply).

Any person requesting to be added to the household who has committed any violent- or drug-related criminal activity within the last five years, or who is on formal probation or parole, may be denied. Please refer to Chapter 2 under “PHA Factors” related to probation and parole.

Any person requesting to be added to the household who was previously terminated from a HUD Rental Assistance program as a result of an adverse action in the last 5 years may be denied.

Foster Children

For Applicants: Any foster child or foster adults who are in the home at the time of initial voucher issuance, and who are determined to be in a long-term placement, will be considered family members in the determination of subsidy size. For the purpose of determining subsidy size, long-term placement is defined as six or more months.

For Participants: A family may request at any time to have foster children or foster adults. The PHA will add such members to the family composition; however the addition will not be reflected in the subsidy calculation, until the foster child(ren) or adult(s) have been verified as being in the household for six months. Before any foster child or foster adult can be added to the household, the owner of the property must have agreed to allow them to reside in the unit.

Any participant or applicant who has foster children or adults will be required to report within 30 days of any foster child or foster adult moving into or leaving the home, just as any change in household composition must be reported within 30 days.

The PHA may limit the number of foster children that may be added to the household based on the family's current voucher size. If adding additional foster children to the household will result in an increase in the voucher size and causes an under-housed situation for the family in the subsidized unit, the PHA may deny the addition.

Child Protective Services

The Agency will work cooperatively with Child Protective Services (CPS) in promoting family reunification. If CPS provides written documentation that the child/children are expected to be reunited with their parents within six months and a reunification plan is established, the Agency will increase the bedroom size in accordance with the Agency's subsidy standard policy. The reunification plan must specify the anticipated date when the children will be reunited. The family must submit a copy of the written notice to PHA immediately.

Once the child/children are returned to the home, the family must notify the PHA in writing within 30 days. Any changes that occur regarding family composition and income must be reported to the PHA.

Incoming Portability

All families exercising portability into the PHA's jurisdiction are subject to the receiving PHA's subsidy standards. The port-in family will be informed if their voucher size will change in compliance with the PHA's subsidy standard. The family may elect to cancel their transfer into the PHA's jurisdiction and all portability paperwork will be returned to the initial PHA.

If a reasonable accommodation was granted by the initial PHA, this approval may transfer with the family when the family moves into the Sacramento Housing Authority's jurisdiction. The PHA will evaluate any reasonable accommodation information from the initial PHA to see if it meets the requirements of the local Reasonable Accommodation policy. If so, it shall be accepted as is. If not, the family will need to begin a new Reasonable Accommodation certification process with the receiving PHA.

B. EXCEPTIONS TO SUBSIDY STANDARDS [24 CFR Part 982.402]

The PHA may grant an exception upon request as an accommodation for persons with disabilities. If an exception to the subsidy standards is needed as a reasonable accommodation to make the program accessible to and usable by the family member with a disability, the family may complete a “Request for Reasonable Accommodation” form. The PHA may approve this request after the need is verified by a reliable health care professional, such as a doctor, social worker, or caseworker.

Reasonable Accommodation Requests for Live-In Aide or Medical Equipment:

A person with disabilities may request an accommodation in any format, verbally, in writing, or in person. The Agency will then provide a copy of the Request for Reasonable Accommodation form to the applicant/participant. All requests for exceptions to the subsidy standards as a reasonable accommodation for a person with disabilities must be submitted to SHRA’s Reasonable Accommodation (RA) Committee. The RA Committee will review the family’s request and the information from a reliable, health care professional, such as a doctor, social worker, or caseworker and make a decision as to whether to grant or deny the reasonable accommodation request.

If the reasonable accommodation request is approved and results in an increase in voucher size, the increase will be processed the latest of:

- the first day of the month following the date of the decision,
- the first day of the month after the live-in aide passes the background check,
- the voucher issuance date if a move is required,

An additional bedroom will **not** be approved for multiple caregivers who provide service to a participant(s)/applicant(s) on a rotating or part-time basis.

Once approved, the live-in aide must use the subsidized unit as his/her sole and primary place of residence.

An additional bedroom will not be provided for the family of a live-in aide (e.g. the live-in aide’s children, spouse/partner, etc.).

If an additional bedroom is approved by the PHA subject to a reasonable accommodation request by the family to accommodate medical equipment and/or supplies, it will be effective the first day of the month following the month in which the request was approved.

When an additional bedroom has been approved as a reasonable accommodation and SHRA later determines that the room is not being utilized for its intended purpose, approval of this requested accommodation may be rescinded and the voucher size may be reduced. The reduction in voucher size will take place at an annual recertification or during the move process.

If the PHA becomes aware that the approved live-in aide is not residing in the unit, the participant will be given 120 days to identify and obtain approval of another live-in aide. If

another live-in aide is not identified and approved within 120 days, the voucher size will be reduced to the size the family would qualify for without a live-in aide.

If the reasonable accommodation request is denied, the applicant or participant will be sent a letter regarding the reason for the denial. The applicant or participant may contact staff to discuss the reason for the denial and may submit a revised request for a reasonable accommodation.

Approval of Increased Payment Standards

The PHA may approve a payment standard of not more than 120% of the Fair Market Rent (FMR) if necessary as a reasonable accommodation for a family that includes a person with disabilities.

When making such an approval, the PHA will maintain documentation that the PHA performed the required rent reasonableness analysis and will also maintain documentation that the unit meets the needs of the person with disabilities.

All requests for such an exception must be submitted in writing to the PHA with the reason for such request. Such requests that include the physical features necessary to provide a reasonable accommodation for a disabled person will be reviewed for consideration prior to an inspection of a unit. The final approval is subject to the PHA having verified the existence of such features.

C. UNIT SIZE SELECTED [24 CFR Part 982.402(c)]

The family may select a different sized dwelling unit than that listed on the voucher; however, this will not increase the amount of rental assistance the family receives. The Payment Standard (amount of assistance) is based on the authorized voucher or actual bedroom size, whichever is less. The utility allowance is based on the size of unit actually selected or the authorized voucher size, whichever is less.

Over-housed

If a participant's family size has decreased, resulting in a lower voucher size, the family may choose to remain in the unit. If they choose to remain in the unit, the subsidy standard will be lowered and the family's rent portion may be increased.

If the family chooses to move, the voucher issued will be for the correct subsidy standard. The tenant portion of rent and the current utility allowance cannot exceed 40% of the family's adjusted income. The PHA subsidy will be based on the payment standard for the number of bedrooms for which the family is eligible or the actual number of bedrooms in the unit, whichever is less.

Under-housed

If a unit does not meet HQS space standards due to an increase in family size (unit too small), the PHA will terminate the current contract and issue a new voucher of the appropriate size as soon as the under-housed situation is identified.

The under-housed status will be determined based on the physical unit size in which the family resides not the voucher size.

***HQS GUIDELINES FOR UNIT SIZE SELECTED**

Unit Size	Maximum Number in Household
0 Bedroom	2
1 Bedroom	4
2 Bedrooms	6
3 Bedrooms	8
4 Bedrooms	10
5 Bedrooms	12
6 Bedrooms	14

Chapter 6 FACTORS RELATED TO TOTAL TENANT PAYMENT AND FAMILY SHARE DETERMINATION

[24 CFR Part 5, Subparts E and F; 24 Part CFR 982.515]

INTRODUCTION

An accurate calculation of annual income and adjusted income will ensure that families are not paying more or less rent than required under Federal regulations.

This chapter defines the allowable expenses and deductions to be subtracted from annual income and how the presence or absence of household members may affect the Total Tenant Payment (TTP). Income and TTP are calculated in accordance with 24 CFR Part 5, Subparts E and F, and further instructions set forth in HUD Notices and Memoranda. The formula for the calculation of TTP is specific and not subject to interpretation. The PHA's policies in this chapter address those areas, which allow the PHA discretion to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of the TTP.

A. MINIMUM RENT

"Minimum rent" is \$50. Minimum rent is a minimum Total Tenant Payment. A family whose TTP has been set at the minimum rent may receive a utility reimbursement. Families may request an exemption to this policy for hardship and a Housing Authority approved form must be completed in order to request a hardship.

Hardship Exemption

When a family requests a financial hardship exemption, the PHA must suspend the minimum rent requirement beginning the first of the month following the family's request.

The PHA then determines whether the financial hardship exists and whether the hardship is temporary (expected to last ninety days or less) or long-term.

To qualify for a hardship exemption, a family must submit a request for a hardship exemption in writing. The request must explain the nature of the hardship and how the hardship has affected the family's ability to pay the minimum rent.

Temporary Hardship

If the PHA determines that a qualifying financial hardship is temporary, the PHA will suspend the minimum rent for the 90-day period beginning the first of the month following the date of the family's request for a hardship exemption. HUD requires the PHA to offer a reasonable repayment agreement in such cases, on terms and conditions established by the PHA. The PHA may also determine that circumstances have changed and the hardship is now a long-term hardship.

Participants who are approved for a minimum rent or hardship exemption will receive a mandatory income review every ninety days. The PHA may, at its discretion, run a credit report after ninety days once a participant has been approved for a minimum rent or hardship exemption. The participant has the right to request an informal hearing if a minimum rent request is denied.

Long-Term Hardship

If the PHA determines the financial hardship is long-term, the PHA will exempt the family from the minimum rent requirement for so long as the hardship continues. The exemption will apply from the first of the month following the family's request until the end of the qualifying hardship. When the financial hardship has been determined to be long-term, the family is not required to repay the minimum rent.

B. INCOME AND ALLOWANCES [24 CFR Part 5]

Income includes all monetary amounts the family receives, along with any monies paid to them or on their behalf. For purposes of calculating the Total Tenant Payment, HUD defines what is to be calculated and what is to be excluded in the Code of Federal Regulations. In accordance with this definition, all income that is not specifically excluded in the Regulations is counted.

Annual income is defined as "The gross amount of income anticipated to be received by the family during the twelve months after certification or recertification." Please refer to 24 CFR Part 5, Subpart 609 for additional details regarding monies that count as income for the purposes of determining the TTP.

Adjusted income is defined as the annual income minus any HUD allowable expenses and deductions.

HUD has five allowable deductions from annual income:

- **Dependent Allowance:** \$480 each for family members (other than the head or spouse/partner) who are minors, and for family members who are 18 and older who are full-time students or who are persons with disabilities.
- **Elderly/Persons with Disabilities Allowance:** \$400 per family for families whose head or spouse/partner is 62 or over or a person with disabilities.
- **Unreimbursed Allowable Medical Expenses:** Deducted for all family members of a family where the head of household or spouse is an eligible elderly/disabled family. These deductions are set forth in 24 CFR Part 5.611(a)(3)(i).
- **Child Care Expenses:** Deducted for the care of children under thirteen years of age when child care is necessary to allow an adult member to work, attend school, or actively seek employment.
- **Allowable Disability Assistance Expenses:** Deducted for attendant care or auxiliary apparatus for persons with disabilities if needed to enable the individual or an adult family member to work. These expenses are set forth in more detail in 24 CFR Part 5.611(a)(3)(ii).

C. EARNED INCOME DISREGARD (EID) [24 CFR Part 5.617, Federal Register issued March 8, 2016 and PIH notice 2016-05]

To qualify for the earned income exclusion, a family member with disabilities must be receiving tenant-based rental assistance under the Housing Choice Voucher Program and must meet one or more of the following conditions:

- Annual income increases as a result of employment of a family member who is a person with disabilities and who was previously unemployed for one or more years prior to employment; or
- Annual income increases as a result of increased earnings by a family member who is a person with disabilities during participation in any economic self-sufficiency or other job training program; or

- Annual income increases, as a result of new employment or increased earnings of a family member with disabilities, during or within six months after receiving assistance, benefits or services under any State program for TANF, provided the total amount over a six-month period is at least \$500.

Initial Twelve-Month Exclusion

The annual income for a qualified family member who is a person with disabilities may not be increased as a result of increases in earned income, beginning on the date on which the increase occurred and continuing for a cumulative 12-month period.

If the period of increased income does not last for 12 consecutive months, the disregard period may be resumed at any time within the 24-month period, and continued until the disregard has been applied for a total of 12 cumulative months (the initial 12-month full exclusion).

No earned income disregard will be applied for that family member after the 24-month period following the initial date the exclusion was applied.

Second Twelve-Month Exclusion and Phase-in

After the expiration of the initial cumulative 12-month period, the PHA must exclude at least 50 percent of any increase in income of a family member who is a person with disabilities, from the annual income of a qualified family.

Maximum Two-Year Disregard

The earned income disregard is limited to a lifetime 24-month period for each family member who is a person with disabilities. For each family member who is a person with disabilities the disregard only applies for a maximum of 12 cumulative months of full exclusion of incremental increase, and a maximum of 12 cumulative months of phase-in exclusion during the 24-month period, starting from the date of the initial exclusion.

The definitions of "Previously Unemployed" and "Economic Self-Sufficiency Program" are available in the glossary of this Administrative Plan.

Amounts to be excluded are any earned income increases of a family member who is a person with disabilities during participation in an economic self-sufficiency or job training program and not increases that occur after participation, unless the training provides assistance, training or mentoring after employment.

The amount of TANF received in the six-month period includes monthly income and such benefits and services as one-time payments, wage subsidies and transportation assistance.

The amount that is subject to the disregard is the amount of incremental increase in the income of a family member who is a person with disabilities. The incremental increase in income is calculated by comparing the amount of the family member's income before the beginning of qualifying employment or increase in earned income to the amount of such income after the beginning of employment or increase in earned income.

Applicability to Child Care and Disability Assistance Expense Deductions

The amount deducted for child care and disability assistance expenses necessary to permit employment shall not exceed the amount of employment income that is included in annual income. Therefore, for families entitled to the earned income disregard, the amounts of the full and phase-in exclusions from income shall not be used in determining the cap for child care and disability assistance expense deductions.

Tracking the Earned Income Exclusion

The earned income exclusion will be reported on the HUD 50058 form. Documentation will be included in the family's file to show the reason for the reduced increase in rent.

Such documentation may include:

- Date the increase in earned income was reported by the family
- Name of the family member whose earned income increased
- Reason (new employment, participation in job training program, within 6 months after receiving TANF) for the increase in earned income
- Amount of the increase in earned income (amount to be excluded)
- Date the increase in income is first excluded from annual income
- Date(s) earned income ended and resumed during the initial cumulative twelve month period of exclusion (if any)
- Date the family member has received a total of 12 months of the initial exclusion
- Date the twelve-month phase-in period began
- Date(s) earned income ended and resumed during the second cumulative twelve month period (phase-in) of exclusion (if any)
- Ending date of the maximum twenty-four month (two year) disregard period (twenty four months from the date of the initial earned income disregard)
- Date the family member has received a total of 12 months of the phase-in exclusion

The PHA will maintain a tracking system to ensure correct application of the earned income disregard.

Interim reexaminations will not be done for income increases. The initial 12-month exclusion will still begin on the date on which the increase in earned income begins.

Inapplicability at Admission

The earned income disregard is only applied to determine the annual income of families with a member who is a person with disabilities, who are participants in the Housing Choice Voucher Program, and therefore does not apply for purposes of admission to the program (including the determination of income eligibility or any income targeting that may be applicable).

Applicability for Portability

When a family that is receiving the earned income exclusion at an initial PHA exercises portability into the jurisdiction of the receiving PHA, the earned income exclusion will continue.

D.OCCUPANCY REQUIREMENTS

The PHA must compute all applicable income of every family member, including those who are temporarily absent. It is the family's obligation to report changes in family composition within thirty days. This includes any changes in income.

Temporary Absence of Family Members

Any member of the household who is away from the unit for less than thirty days will be considered temporarily absent.

Permanent Absence of Family Members

Any member of the household, except full-time students and household children placed in foster care, will be considered permanently absent if s/he is away from the unit for more than thirty consecutive days in a twelve-month period, except by PHA approval.

Minors will be considered permanently absent if they are away from the household for 90 days or more, with the exception of a court-granted custodial arrangement.

If the spouse/partner is out of the residence solely for the purpose of employment, the spouse/partner will not be considered absent and their income will be counted. In such cases the family will be required to provide written verification the spouse/partner is away from the home for the purpose of employment, and must report any changes in the spouse/partner's income

Any member of the household will be considered permanently absent if s/he is incarcerated for thirty consecutive days or more.

Reporting Absences to the PHA

Reporting changes in household composition is both a HUD and a PHA requirement.

If a family member leaves the household, the family must report this change to the PHA, in writing, within 30 days of the change and certify as to whether the member is temporarily absent or permanently absent. The Head of Household may be required to provide supporting documentation that the family member who has left the home has established a separate residence.

In the event that the absent family member is unwilling to cooperate in providing supporting documentation, the Head of Household may be required to self-certify the family member is absent.

The PHA may conduct an interim evaluation for changes, which affect the Total Tenant Payment in accordance with the interim policy.

Absence of Entire Family

These policy guidelines address situations when the family is absent from the unit, but has not moved out of the unit (for information on move-out notification, please see Chapter 14 of this Administrative Plan). In cases where the family has moved out of the unit, the PHA may terminate assistance in accordance with appropriate termination procedures contained in this Plan.

A family must notify the PHA in advance, in writing, and obtain approval from the PHA of their absence from the unit if the family anticipates that they will be gone for thirty or more consecutive days. The PHA may not approve absences of a family from the unit for 60 consecutive days or more, except as described below.

If the entire family is absent from the assisted unit for thirty or more consecutive days, without prior notification and approval by the PHA, the unit will be considered to be vacated. If it is determined that the unit is considered to be vacated, the PHA will immediately stop any future payments and may terminate the HAP contract and the family's assistance.

Absences do not negate the family's obligations (e.g. to attend appointments, or return paperwork).

In order to determine if the family is absent from the unit, the PHA may:

- Conduct a home visit
- Write letters to the family at the unit
- Telephone the family
- Interview neighbors
- Contact emergency contacts
- Verify if utilities are in service
- Check with the post office
- Obtain written or verbal verification from the Owner

A person with a disability may request an extension of time as a reasonable accommodation, provided that the extension does not go beyond the HUD-allowed 180 consecutive days limit.

If the absence which resulted in termination of assistance was due to a person's disability, and the PHA can verify that the person was unable to notify the PHA in accordance with the family's obligations, and if funding is available, the PHA may reinstate the family as a Reasonable Accommodation, if requested by the family.

Absence Due to Medical Reasons or Move to a Nursing Facility

If any family member leaves the household to enter a facility such as hospital, nursing home, or rehabilitation center, the PHA will seek advice from a reliable qualified source knowledgeable about the family member's medical history as to the likelihood and timing of their return.

If the verification indicates that the family member will permanently remain in a nursing home, the family member will be considered permanently absent. If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with the PHA's "Absence of Entire Family" policy

If the verification indicates that the family member will return in fewer than 120 consecutive days, the family member will not be considered permanently absent.

If the PHA verifies the family member has been away from the home for more than 120 days, the PHA will require additional confirmation from a health care professional of the anticipated return date to the home.

If a household consists of only one family member and that family member has not returned to the home within 30 days from the anticipated return date, the PHA may issue a notice of termination.

If the head of household and/or spouse/partner/co-head is permanently moved to a hospital or nursing facility and there is a family member who has been part of the household for the past 12 months or has continually been a part of the household throughout the term of assistance, then the voucher will be passed to the remaining member so long as they qualify and the person permanently moved to a care facility will be removed from the voucher. The remaining family member's voucher size eligibility will be reassessed at the next annual recertification or move with continued assistance, whichever comes first.

Absence Due to Full-time Student Status

Full time students who attend school away from the home will be considered as part of the household (for calculating subsidy standards) if they live with the family for more than 183 days in a year.

Absence due to Incarceration

If the sole member or head of household is incarcerated for more than thirty consecutive days and does not notify the Housing Authority, s/he will be considered permanently absent and the PHA may terminate the participant's assistance according to procedure.

Any member, other than head of household will be considered permanently absent if s/he is incarcerated for thirty consecutive days in accordance with the "Permanent Absence of Family Members" section above.

If the reason for the absence is due to an incarceration, the family member who was incarcerated may undergo a new criminal background check.

Absence due to Military Service

Absence of the Head of Household or the spouse/partner, due to military service, will be considered a temporary absence.

Absence of other household member(s) due to enlistment in military training for up to three (3) months will be considered a temporary absence and their income will be counted. In such cases the family will be required to provide written verification that the household member is enlisted in training, the duration of the training, and the expected graduation or release-from-service date.

If a household member is absent due to military service not related to training as mentioned above, they will be considered permanently absent from the home. See "Permanent Absence of Family Members" above. Upon completion of a military assignment resulting in permanent absence, this family member may be added back to the household. See Chapter 5 Section A Determining Family Unit (Voucher Size) "Adding Additional Household Members".

Absence of Children due to Placement in Foster Care

If the family includes a child or children temporarily absent from the home due to placement in foster care, the PHA will contact the appropriate agency to determine when the child/children will be returned to the home.

If the time period is to be greater than six consecutive months from the date of removal of the children, the voucher size will be reduced. The family will be required to provide a letter from the foster care agency to the PHA that includes the anticipated return date of the child(ren) in order to be considered for a larger voucher size.

If any children are removed from the home permanently, the voucher size will be reduced in accordance with the PHA's subsidy standards.

Caretaker for Child(ren)

If the only remaining member/s of the assisted family is/are minor(s), the PHA may allocate the voucher to a person who was not previously part of the assisted family, who has gained legal custody or guardianship of the minor(s), as long as the original minor(s) remain in the home. This person will be subject to all eligibility criteria.

If legal custody or guardianship cannot be established within 60 days, or if the person who obtains custody or guardianship of the minor/s does not meet program eligibility criteria, the PHA will terminate the family's assistance.

If custody is awarded for a limited time, the PHA will state in writing that the transfer of the voucher is for that limited time or as long as they have custody of the children.

When the PHA approves a person to reside in the unit as caretaker for the child(ren), the income of the guardian will be counted.

The guardian is eligible to receive the full benefits of the HCV assistance as long as guardianship of the children is retained. If the guardianship is terminated or a minor child becomes 18 years of age, the voucher will transfer to the new guardian or the adult child.

The PHA will work with the appropriate service agencies and the landlord to provide as smooth a transition as possible in these cases.

Visitors

Any adult or minor child not included on the HUD 50058 who has been in the unit more than 30 consecutive days without PHA approval, or a total of thirty days in a twelve month period, will be considered to be living in the unit as an unauthorized household member. If the PHA determines based on the evidence that an individual is an unauthorized member of the household, the PHA will propose to terminate assistance since prior approval was not requested for the additional household member. It is the family's responsibility to provide evidence that the individual (who the PHA purports to be an unauthorized occupant) is a guest, and not an occupant of the residence. The following items may be considered in demonstration of residence in the assisted household:

- Absence of evidence of any other address (e.g. written lease) will be considered verification that the visitor is a member of the household.
- Statements from neighbors and/or the owner.
- Use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary.

In the absence of such proof, the individual will be considered an unauthorized member of the household and the PHA will terminate assistance since prior approval was not requested for the additional household member.

Examples of acceptable methods of proof that the visitor is not a resident may include a combination of the following items:

- mail
- address of record given to any Federal, State, or public entity
- lease for current residence
- utility bills
- address of record from employer
- credit report history

In a joint custody arrangement, if the minor is in the household 50 percent of the time or less then the minor will not be considered an unauthorized household member.

In a joint custody arrangement where both parents are participating in the HCV program, only one parent can claim the child for deductions and for determination of the occupancy standards.

Reporting Changes to Owner and PHA

Reporting changes in household composition to the PHA is both a HUD and a PHA requirement.

The family obligations require the family to request PHA approval to add any other individual as an authorized occupant of the unit and to inform the PHA of the birth, adoption or court-awarded custody of a child. The family must request prior approval of additional household members in writing. If the family does not obtain prior written approval from the PHA, any person the family has permitted to move in will be considered an unauthorized occupant.

If any new household member is added, the income of the additional member will be included in the family income as applicable under HUD regulations. An interim reexamination will be conducted for any additions to the household.

In addition, the family must obtain prior written approval from the owner when there are changes in family composition and submit a copy to the PHA. (Also see Chapter 5 – Adding Additional Members to the Household)

E. REMAINING MEMBER OF TENANT FAMILY - RETENTION OF VOUCHER

A spouse/partner or co-head will “inherit” the voucher in the absence of the Head of Household.

In the absence due to death, of the Head of Household and/or spouse/partner/co-head, a family member may retain the voucher if that member has been part of the household for the past 12 months or has continually been a part of the household throughout the term of assistance.

F. WAGES FROM EMPLOYMENT WITH THE PHA OR RESIDENT ORGANIZATION

Upon employment with the PHA or officially recognized Resident Organization, the full gross amount of employment income received by the person will be counted for the purposes of determining the subsidy amount.

The PHA will include all sources of income in the determination of tenant rent except those specifically identified to be excluded in 24 CFR Part 5.609 or determined to be excluded by HUD or other federal statutes during the effective dates of the PHA Administrative Plan.

Amounts of \$200.00 or less per month received under a Resident Services Stipend will not be counted in the determination of tenant rent.

Any income received under a Resident Trainee program administered by the PHA will not be counted in the determination of tenant rent.

G. AVERAGING INCOME

When annual income cannot be anticipated for a full twelve months, the PHA will average known sources of income that vary to compute an annual income.

If there are bonuses or overtime, which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year will be used (if not used in the prior year). Income from the previous year may be analyzed to determine the amount to anticipate when third party or check-stub verification is not available.

H. MINIMUM INCOME

There is no minimum income requirement.

Families reporting zero income will be required to complete a Zero Income packet with supporting documentation at each interim recertification until the household ceases to report zero income. The PHA will inquire into how the family pays expenses with no income, including personal expenses.

The PHA may conduct credit checks for all adult members of families who report zero income. Where credit reports show credit accounts open and payments current, the PHA will take action to investigate the possibility of fraud or program abuse.

I. INCOME OF PERSON PERMANENTLY MOVED TO NURSING HOME

If a family member, other than Head of Household or spouse/partner/co-head, is permanently moved to a hospital or nursing home, that family member and their income will be removed from the household. The remaining family member's voucher size will be reassessed at the next annual recertification or move with continued assistance, whichever comes first.

J. REGULAR CONTRIBUTIONS AND GIFTS [24 CFR Part 5.609(a)(2), (b)(7), (c)(9)]

Regular and anticipated contributions and gifts are counted as income for calculation of the Total Tenant Payment. This includes rent and utility payments made on behalf of the family and other cash or non-

cash contributions provided on a regular basis. It does not include sporadic contributions or gifts. Temporary, non-recurring or sporadic income (including gifts) will not be counted as income for calculation of the Total Tenant Payment.

If the family's expenses exceed its known income, the PHA will request information from the family regarding contributions and gifts.

K. ALIMONY AND CHILD SUPPORT [24 CFR Part 5.609(b)(7)]

Regular alimony and child support payments are counted as income for calculation of the Total Tenant Payment.

If the amount of child support or alimony received is less than the amount granted by the court, the PHA will use the amount granted by the court unless the family can verify that they are not receiving the full amount and verification of item(s) as follows:

- The PHA receives verification from the agency responsible for enforcement or collection; or
- The family furnishes documentation of child support or alimony collection action filed through a child support enforcement/collection agency, or has filed an enforcement, or collection action through an attorney; or
- Online printout from the Department of Child Support Services, the Department of Social Services, or the Department of Human Assistance websites.

Military Pay Income

Military pay and allowances (except hazardous duty pay when exposed to hostile fire and any other exceptions to military pay HUD may define) shall be counted as income.

L. LUMP-SUM RECEIPTS [24 CFR Part 5.609(c)(3)]

Lump-sum additions to family assets, inheritances, deferred employment income, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses, are not included in income but may be included in assets.

Lump-sum payments caused by delays in processing periodic payments such as unemployment or welfare assistance are counted as income. Lump sum payments from Social Security or SSI are excluded from income, but any amount remaining will be considered an asset. Deferred periodic payments which have accumulated due to a dispute will be treated the same as periodic payments which are deferred due to delays in processing.

In order to determine the amount of retroactive tenant rent that the family owes as a result of the unreported lump sum receipt, the PHA uses a calculation method which calculates retroactively.

Retroactive Calculation Methodology

The PHA will go back to the date the lump-sum payment was received, or to the date of admission, whichever is most recent.

The PHA will determine the amount of income for each certification period, including the income derived from a lump sum, and recalculate the tenant rent for each certification period to determine the amount due to the PHA.

The amount owed "retroactive" is due and payable to the PHA.

The amount owed by the family is a collectible debt even if the family becomes unassisted.

Attorney Fees

The family's attorney fees may be deducted from lump-sum payments when computing annual income if the attorney's efforts have recovered a lump-sum compensation, and the recovery paid to the family does not include an additional amount in full satisfaction of the attorney fees.

M. CONTRIBUTIONS TO RETIREMENT FUNDS - ASSETS [24 CFR Part 5.609(b)(4)]

Contributions to company retirement/pension funds are handled as follows:

- While an individual is employed, only amounts the family can withdraw without retiring or terminating employment count as assets .
- After retirement or termination of employment, lump sums received count as assets.

N. ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE [24 CFR Part 5.603(b)]

The PHA must count assets disposed of for less than fair market value during the two years preceding initial certification or reexamination. The PHA will count the difference between the market value and the actual payment received in calculating total assets.

Assets disposed of as a result of foreclosure or bankruptcy are not considered to be assets disposed of for less than fair market value. Assets disposed of as a result of a divorce or separation are not considered to be assets disposed of for less than fair market value.

The PHA's minimum threshold for counting assets disposed of for less than fair market value is \$5000. If the total value of assets disposed of within a two-year period is less than \$5000, they will not be considered an asset.

O. STUDENT INCOME [24 CFR Part 5.609(b)(9) and California Postsecondary Education Commission - Glossary of Terms]

Full-time Student Status

A student must meet all program eligibility and screening criteria. Any change in Full Time Student status must be reported to the PHA within 30 days of the change.

Student earned income applies to any household member who is a full time student, 18 years and over, except for the head of household, spouse/partner, or co-head.

Only the first \$480 of the earned income of full-time dependent students will be counted toward family income.

A full time student is a person who is enrolled in at least 12 or more units at 1 (one) or more educational, technical or vocational institutions. An adult member of the household enrolled full-time in high school will also be considered a full-time student upon receipt of verification of continued enrollment.

Financial assistance does not include loan proceeds.

Financial assistance received in the form of Student Grants, financial aid or awards will be 100% excluded if the person receiving this financial assistance is over 23 years of age with dependent children. In all other cases, financial assistance an individual receives in excess of tuition and other mandatory fees must be included when determining annual income in accordance with 24 CFR Parts 5.609(b)(9) and 5.612).

Student Rule (24 CFR Part 5.612)

Single Head of Household students who meet all of the following shall not qualify for housing assistance:

- a student enrolled at an institution of higher education;
- under age 24;
- not a veteran;
- unmarried;
- no dependent child or children;
- individually ineligible for section 8 assistance; and
- the student's parents are, individually or jointly, ineligible for assistance on the basis of income.

For single-member student households, any financial assistance received in excess of amounts received for tuition shall be considered income. Financial assistance does not include loan proceeds.

In cases where the student is not considered an "independent student," both the student's and parents' income are considered for eligibility/recertification purposes.

Independent status must be verified by:

- Obtaining address information sufficient to determine that the student has maintained a separate household for at least one year;
- Parents' income tax returns for the past year to determine whether a parent or guardian has claimed the student as a dependent; and
- Written confirmation of the level of support provided by the parents to the student, including proof of zero financial assistance from the parents. The financial support is considered in determining the income eligibility of the student household.

P. CHILD CARE EXPENSES [24 CFR Parts 5.611(a) and 5.609(c)]

Non-reimbursable childcare expenses for children under thirteen years of age shall be deducted from annual income if they enable a family member to actively seek employment, to be employed, or to further his or her education to comply with Federal Law.

For disabled children thirteen years of age and older refer to the section titled Allowances for Disability Assistance Expense.

In the case of a child attending private school, only before or after-hours care can be counted as childcare expenses.

Childcare expenses must be reasonable. "Reasonable" expenses are determined by what the average allowance expense rates are in the PHA's jurisdiction.

Allowing deductions for childcare expenses is based on the following guidelines:

- **Childcare to work:** The maximum childcare expense allowed must be less than the amount earned by the person enabled to work. The "person enabled to work" will be the adult member of the household who earns the least amount of income from working.
- **Childcare for school:** The number of hours claimed for childcare may not exceed the number of hours the family member is attending school (including one hour travel time to and from school).
- **Amount of Expense:** The PHA may survey the local care providers in the community and use other surveys to determine what is reasonable. The PHA will use the collected data as guidance. If the hourly rate materially exceeds the guideline, the PHA may calculate the allowance using the guideline.

When the person who is enabled to work is a person with disabilities who receives the earned income disregard (EID) or a full-time student whose earned income above \$480 is excluded, child care costs related to enabling a family member to work may not exceed the portion of the person's earned income that actually is included in annual income. For example, if a family member who qualifies for the EID makes \$15,000 but because of the EID only \$5,000 is included in annual income, child care expenses are limited to \$5,000.

SHRA will require the family to provide verification of childcare expenses. Such verification may include but is not limited to:

- Copies of cancelled check or money order receipts from a childcare service; or
- Receipts from an unlicensed childcare provider that has been third party verified by a PHA employee; or
- Receipts, letters, or a printout from a licensed agency providing the childcare service.

Q. MEDICAL EXPENSES/DISABILITY ASSISTANCE EXPENSE [24 CFR Part 5.611(a)(3)(i)]

The medical expense deduction is limited to families whose head, spouse/partner, co-head, or sole member is at least 62 years of age or is a person with disabilities (elderly or disabled families).

To qualify for a deduction, medical expenses must meet the following essential criteria:

- Must be anticipated, regular, ongoing expenses that a family will pay in the 12 months following examination or reexamination; and
- Must be un-reimbursed and not covered by an outside source such as insurance (including MediCal).

If a family qualifies for medical expense deductions, the medical expenses of all family members may be considered.

Medical expenses are expenses anticipated to be incurred during the 12 months following certification or reexamination which are not covered by an outside source such as insurance (including MediCal). The medical expense deduction is not intended to give a family an allowance equal to last year's expenses, but to anticipate regular ongoing and anticipated expenses during the coming year.

Medical expenses may include:

- Services of doctors and health care professionals;
- Services of health care facilities;
- Medical insurance premiums;
- Prescription/over-the-counter medications prescribed by a physician;
- Transportation to treatment (cab fare, bus fare [not bus passes unless they are single daily passes used specifically for transportation to and from a medical appointment or treatment], mileage);
- Dental expenses, eyeglasses, hearing aids, batteries;
- Live-in or periodic medical assistance; and
- Monthly payment on accumulated medical bills (regular monthly payments on a bill that was previously incurred). The allowance may include only the amount expected to be paid in the coming 12 months.

When it is unclear in the HUD rules as to whether or not to allow an item as a medical expense, IRS Publication 502 will be used as a guide. Even if an expense is allowable, in order to be deductible it must be deemed an ongoing expense.

The PHA will require the family to provide verification of expenses. Verification may include but is not limited to print outs and statements from a doctor certifying the anticipation of the medication and/or treatment costs for the next twelve months. "Recommendations" of a healthcare provider will not be acceptable. Actual prescriptions from a licensed healthcare provider (usually a doctor) are an example of acceptable verification of the unreimbursed medical expense.

A tenant-signed certification of medical expenses without supporting documentation will not be accepted as proof of medical expenses.

Allowance for Disability Assistance Expense [Part 5.611(a)(3)(ii)]

Families are entitled to a deduction for un-reimbursed expenses to cover care attendants and auxiliary apparatus for any family member who is a person with disabilities, to the extent these expenses are necessary to enable a family member (including the member who is a person with disabilities) 18 years of age or older to be employed.

Special Calculation for Households Eligible for Disability Assistance and Medical Expenses [HCV Guidebook 5-32]

If an elderly family or disabled family has both medical expenses and disability assistance expenses, a special calculation is required to ensure the family's 3% share of these expenses is applied only one time. Because the allowance for disability assistance expenses is limited by the amount earned by the person free for work, the disability allowance must be calculated before the medical allowance is calculated.

When the family has disability assistance expenses greater than or equal to three percent of annual income, an allowance for disability assistance expenses is computed as described above. In such an instance, the allowance for medical expenses will be equal to the family's total medical expenses.

When a family has disability assistance expenses that are less than three percent (3%) of annual income, the family will receive no allowance for disability assistance expense. However, the allowance for medical expenses will be equal to the amount by which the sum of both disability and medical expenses exceeds three percent of annual income.

If the disability assistance expense is more than the amount earned by the person who was freed for work, the allowance for disability assistance will be capped at the amount earned by that individual. When the household is also eligible for a medical expense allowance, the 3% may have been exhausted in the disability assistance allowance, and the first calculation it then will not be applied to medical expenses.

R. PRORATION OF ASSISTANCE FOR "MIXED" FAMILIES [24 CFR Part 5.520]

Proration of assistance must be offered to any "mixed" applicant or participant family. A "mixed" family is one that includes at least one U.S. citizen or eligible immigrant and any number of ineligible members.

"Mixed" families that were participants on June 19, 1995, and do not qualify for continued assistance must be offered prorated assistance. (See "Recertifications," Chapter 12). Applicants with mixed families are entitled to prorated assistance. Families that become mixed after June 19, 1995, by addition of an ineligible member are entitled to prorated assistance.

Prorated Assistance Calculation

Prorated assistance is calculated by determining the amount of assistance payable if all family members were eligible and multiplying that amount by the percent of the family members who actually are eligible. Calculations for each housing program are performed on the HUD 50058 form.

S. INCOME CHANGES RESULTING FROM WELFARE PROGRAM REQUIREMENTS

See Recertifications, Chapter 12 of this Administrative Plan.

T. UTILITY ALLOWANCE AND UTILITY REIMBURSEMENT PAYMENTS

[24 CFR Part 982.517]

The PHA must review its schedule of utility allowance each year, and must revise its allowances for any category if there is a change of 10% or more. The same utility allowance schedule is used for all tenant-based programs.

The utility allowance is intended to cover the cost of utilities not included in the rent. The allowance is based on the typical cost of utilities and services paid by energy-conservative households that occupy

housing of similar size and type in the same locality. Allowances are not based on an individual family's actual energy consumption.

The PHA's utility allowance schedule, and the utility allowance for an individual family, must include the utilities and services that are necessary in the locality to provide housing that complies with the housing quality standards.

The PHA may not provide any allowance for non-essential utility costs, such as costs of cable or satellite television.

The PHA must classify utilities in the utility allowance schedule according to the following general categories: space heating, cooking, water heating, water, sewer, trash collection; refrigerator (for tenant-supplied refrigerator), range (cost of tenant-supplied range); and other specified services.

An allowance for tenant-paid air conditioning will be provided in cases where the majority of housing units in the market have central air conditioning or are wired for tenant installed air conditioners.

The PHA will review the utility allowance schedule annually. If the review finds a utility rate has changed by 10% or more since the most recent revision of the utility allowance schedule, the schedule will be revised to reflect the new utility rate. Revised utility allowances will be applied in a participant family's rent calculation at their next reexamination.

The approved utility allowance schedule is given to families along with their voucher. The utility allowance is based on the actual unit size selected or the authorized voucher size, whichever is less.

Where families provide their own range and refrigerator, the PHA will establish an allowance adequate for the family to purchase or rent a range or refrigerator, even if the family already owns either appliance.

When the calculation on the HUD 50058 results in a utility reimbursement payment due the family, the PHA will provide a utility reimbursement payment for the family each month. The check will be made out directly to the tenant.

If the tenant and owner agree to any changes in the lease, such changes must be in writing. In order to change the utility or appliance responsibility, a 60-day written notice must be submitted to the PHA and must be approved prior to taking effect. Utility responsibility changes take effect the first of the month following the 60 day notice. Once approved by the PHA, a new HAP contract must be issued.

Chapter 7 VERIFICATION

[24 CFR Parts 5.240, 5.210, 982.516, 982.551]

INTRODUCTION

HUD regulations require that the factors of eligibility and Total Tenant Payment and Family Share be verified by the PHA. PHA staff will obtain written verification from independent sources in accordance with HUD regulations and will document tenant files whenever third party verifications are not available and why third party verification was not obtained.

Applicants and program participants **must** provide true and complete information to the PHA whenever information is requested. The PHA's verification requirements are designed to maintain program integrity. This chapter explains the PHA's procedures and standards for verification of preferences, income, assets, allowable deductions, family status, and changes in family composition. The PHA will obtain proper authorization from the family before requesting information from independent sources.

A. METHODS OF VERIFICATION AND TIME ALLOWED

The PHA will verify information through the five methods of verification acceptable to HUD in the following order:

1. Upfront Income Verification (UIV) is income information that could be obtained through the Enterprise Income Verification (EIV) system or other system that allows a PHA direct access to verify tenant income. Verifications received by direct electronic access from the source are considered Upfront Income Verification;
2. Written Third-Party Verification, which may be a document provided by the tenant from the income provider or source;
3. Written Third Party Verification Form, which is a written income verification request submitted by the PHA to the income provider or source to verify the income received by the participant;
4. Oral Third Party Verification, which is income verified orally by phone with the income provider or source;
5. Tenant Declaration (signed under penalty of perjury).

The PHA will allow up to five (5) days for return of third-party verifications, and will allow up to 5 days to obtain other types of verifications before using the next verification method. The PHA will document the file as to the reason third-party written or oral verification was not used.

For applicants, verifications may not be more than sixty days old at the time of the initial voucher issuance.

The PHA will not delay the processing of an application or recertification beyond a reasonable and appropriate time period based solely upon a third party's failure to return the verification in a timely manner.

Upfront Income Verification

Upfront Income Verification (UIV) is the highest level of third party verification.

The PHA uses a HUD-required Enterprise Income Verification (EIV) system to verify tenant supplied information regarding earned income, Social Security, Supplemental Security Income

(SSI), and unemployment benefits. If UIV information differs from tenant-supplied information by greater than \$200 per month or UIV information does not exist, the PHA must request another form of verification. EIV does not verify earned income, Social Security or SSI for Applicants.

- PHAs are required to use EIV to verify Social Security/SSI benefits of current participants and household members.
- PHAs will print the EIV Income Report and may use it to calculate the tenant rent. If the tenant provides a more current third party verification from the income provider, the PHA may use the amounts on that verification to calculate the tenant rent. The PHA will use the gross benefit amount to calculate annual income from Social Security benefits. EIV will not be used to verify employment income.
- If the participant disputes the EIV-reported benefit amount, the PHA will request the tenant to provide a current (dated within the last 60 calendar days) benefits verification letter, and the PHA will request third-party verification from the income source provider. If the participant is unable to conclusively dispute the validity of the information obtained through EIV and the third party source, the income will be attributed to the participant.
- Photocopies of social security checks or bank statements are **not** acceptable forms of verification for Social Security or SSI benefits because the dollar amount listed may not be the gross benefit amount.

The PHA will accept verifications delivered by the family (if they can be verified by other means) from agencies, including but not limited to:

- Social Security Administration (for SSI and other Social Security programs)
- Veterans Administration
- Department of Human Assistance (welfare office)
- Employment Development Department
- Unemployment Insurance Appeals Board
- City or County Courts
- Pharmacy (in regard to prescription drugs)
- A Local, State or Federal Court
- The Work Number
- State Wage/ Income Collection Agency

Third-Party Oral Verification

When third-party oral verification is used, staff is required to complete a Certification of Document Viewed or Person Contacted Form, stating the name of the person with whom they spoke, the date of the conversation, and the facts provided. If provided by telephone, the PHA must originate the call

Review of Tenant-Supplied Documents

The PHA will utilize documents generated by a third party source provided by the family as the primary source if the documents provide complete information. All such documents, excluding government checks, will be photocopied and retained in the applicant file. In cases where documents cannot be

photocopied, staff viewing the document(s) will complete a Certification of Document Viewed or Person Contacted Form or document.

The PHA will accept the following documents from the family provided that the document is such that tampering would be readily noticeable:

- Printed wage stubs: a minimum of two (2) check stubs are required
- Computer printouts from the employer
- Other documents noted in this chapter as acceptable verification

The PHA may accept faxed documents and photocopies.

If third-party verification is received after documents have been accepted as provisional verification, and there is a discrepancy of more than \$100 a month (per income source), the PHA will utilize the third party verification.

Tenant Declaration

When verification cannot be made through any of the higher forms of verification including upfront or third party, the PHA will require the tenant to complete a written tenant declaration (Affidavit) of income and sign it under penalty of perjury.

Tenant declaration means a statement written on an Affidavit signed under penalty of perjury. The application or the annual recertification packet may also serve as a form of self-certification as long as all adult household members sign it. The tenant may also elect to have a self-certification notarized at his or her own expense.

The PHA does not require an applicant or participant to have documents notarized or to incur the financial expenses of doing so.

B. RELEASE OF INFORMATION [24 CFR Parts 982.516, 982.551, and 5.230]

All adult family members will be required to sign the HUD form 9886 Release of Information/Privacy Act form and a Sacramento Housing and Redevelopment Agency (SHRA) Authorization for the Release of Information.

Family refusal to cooperate with the HUD-prescribed verification system will result in denial of admission or termination of assistance. It is a family obligation to supply any information requested by the PHA and to sign consent forms requested by the PHA or HUD. It is also a family obligation that all information provided is true and correct. Falsifying or omitting any requested information may result in denial of admission to the HCV program or termination of assistance.

C. COMPUTER MATCHING

The PHA may use computer matching with various local, State and Federal agencies.

D. ITEMS TO BE VERIFIED

The PHA will no longer require verification of fully excluded income such as Food Stamps or Foster Care (PIH 2013-4) unless the family is a Zero Income Household.

The following list includes (but is not limited to) items that must be verified:

1. All sources of income not fully excluded according to PIH 2013-4.
2. Full-time student status of any and all adult students.
3. Current assets including assets of \$5,000 or more disposed of for less than fair market value in the last two years.
4. Allowable child care expenses.
5. Total allowable medical expenses of all family members in households whose head or spouse/partner is elderly or disabled.
6. Disability assistance expenses to include only those costs associated with attendant care or auxiliary apparatus for a disabled member of the family, which allow an *adult* family member to be employed.
7. Disability for determination of preferences, allowances or deductions.
8. U.S. citizenship/eligible immigrant status.
9. Social security numbers for all family members, with the exception of those individuals who do not contend to have eligible immigration status (individuals who may be unlawfully present in the United States). These individuals in most instances would not be eligible for a SSN.
10. "Preference" status.
11. Familial or Marital status.
12. Verification of Reduction in Benefits for Noncompliance (e.g. for Social Security/SSI benefits or welfare benefits).
13. The PHA will obtain written verification from the welfare agency stating that the family's benefits have been reduced for fraud or noncompliance *before* denying a family's request for rent reduction.
14. Legal Identity verification includes the following items:
 - a. A valid state or federally issued identification card or driver license displaying a photo of the individual, for persons at least 18 years or older.
 - b. Birth certificates for minors.
 - c. Documents including a photo issued by the INS.
15. Family Composition.

E. VERIFICATION OF INCOME

This section defines the methods the PHA will use to verify various types of income.

Employment Income

PHA verification forms may request the employer to specify the following:

- Dates of employment
- Amount and frequency of pay
- Date of the last pay increase
- Likelihood of change of employment status and effective date of any known salary increase during the next 12 months
- Year-to-date earnings
- Estimated income from overtime, tips, or bonus pay expected during the next 12 months

Acceptable methods of verification include, in this order:

- Check stubs or earning statements, which indicate the employee's gross pay, frequency of pay or year-to-date earnings. If check stubs are provided by the tenant, a minimum of two (2) of the most current and consecutive check stubs are required.
- A formal employment letter from the employer detailing the criteria as stated above.
- Employment verification form completed by the employer.
- W-2 forms and income tax return forms.
- Income tax returns signed by the family may be used for verifying self-employment income, or income from tips and other gratuities.

Applicants and program participants may be required to sign an authorization for release of information for the PHA to contact the Internal Revenue Service for further verification of income.

In cases where there are questions about the validity of information provided by the family, the PHA may require the most recent Federal income tax statements.

Social Security, Pensions, Supplemental Security Income (SSI), Disability Income

Acceptable methods of verification include, in this order:

- Upfront Income Verification (UIV) from a third party such as EIV
- Tenant supplied documentation generated from a third-party source
- Online printout from the income source website
- Benefit verification form completed by the agency providing the benefits
- Tenant Declaration signed under penalty of perjury

Unemployment Compensation

Acceptable methods of verification include, in this order:

- Upfront Income Verification (UIV)
- Two (2) of the most current and consecutive payment stubs or a letter generated from a third party source (e.g. the Employment Development Department [EDD])
- PHA verification form completed by the unemployment compensation agency. Computer report electronically obtained or in hard copy, from EDD stating payment dates and amounts
- Tenant Declaration signed under penalty of perjury

Alimony or Child Support Payments

Acceptable methods of verification include, in this order:

- Copy of last 2 checks and/or payment stubs for the tenant provided by the court Trustee.
- Copy of the most current court order
- A written accounting or other statement from a local child support agency
- Copy of a separation or marital settlement agreement or a divorce decree stating amount and type of support and payment schedules
- PHA verification form completed by payment provider

- Oral verification by staff from the Department of Child Support Services (DCSS)
- Tenant declaration, signed under penalty of perjury, of amount received and of the likelihood of support payments being received in the future, or that support payments are not being received

If payments are irregular, the family may be asked to provide one or more of the following:

- A printout directly from the payment source showing the payments over the last twelve months
- PHA verification form completed by parent provider
- A welfare notice of action showing amounts received by the welfare agency for child support
- A written statement from an attorney certifying that a collection or enforcement action has been filed

Net Income from a Business

In order to verify the net income from a business, the PHA will review IRS and financial documents from the most recent year and use this information to anticipate the income for the next twelve months with all schedules (including IRS 1099s and Schedule Cs for self-employed individuals).

Some examples of financial documents a PHA may use in reviewing business income include:

- Audited or un-audited financial statements of the business
- Credit report or loan application
- Documents such as manifests, appointment books, cashbooks, bank statements, and receipts will be used as a guide for the last six months (or lesser period if not in business for six months) to project income for the next twelve months. The family will be advised to maintain these documents in the future if they are not available.
- Tenant declaration as to net income realized from the business during previous years

Child Care Business

If an applicant/participant is operating a licensed day care business, income will be verified as with any other business.

If the applicant/participant is operating a non-licensed day care operation, the PHA will require that the applicant/participant complete a form for each customer indicating: name of person(s) whose child (children) is/are being cared for, contact information including phone number and e-mail address if available, number of hours child is being cared for, method of payment (check/cash), amount paid to applicant/participant, and signature of person providing care.

If the family has filed a tax return, the family will be required to provide it.

If childcare services were terminated, third-party verification may be sent to the parent whose child was cared for.

Recurring Gifts

The family must furnish a self-certification form containing the following information:

- The name and contact information of the person who provides the gifts;
- The value of the gifts;
- The frequency (dates) of the gifts; and
- The purpose of the gifts.

Zero-Income Status

Families claiming to have no income will be required to complete a zero income packet and provide proof that prior income has ended. There will be a review of income every 90 days, the family will be required to provide all receipts/statements as requested. Recertifications will be processed for any change in income.

At any time the PHA may run a credit report.

Full-time Student Status

A full-time student is a person enrolled in at least 12 or more units at 1 (one) or more educational, technical, or vocational institutions. An adult member of the household enrolled full-time in high school will also be considered a full-time student upon receipt of verification of continued enrollment.

Only the first \$480 of the earned income of full-time dependent student will be counted toward family income.

F. INCOME FROM ASSETS

1. Savings account interest income and dividends account statements, passbooks, and/or certificates of deposit
 - a. Provide current asset statements
 - b. PHA verification form to be completed by relevant financial institution, or
 - c. Broker's statements showing value of stocks or bonds and the earnings credited the family. Earnings can be obtained from current newspaper quotations or broker's oral verification, or
 - d. IRS Form 1099 from the financial institution provided that the PHA must adjust the information to project earnings expected for the next twelve months.
2. Interest Income from Mortgages or Similar Arrangements:
 - a. Amortization schedule showing interest for the twelve months following the effective date of the certification or recertification.
 - b. A letter from an accountant, attorney, real estate broker, the buyer, or a financial institution stating interest due for next twelve months. A copy of the check paid by the buyer to the family is not sufficient unless a breakdown of interest and principal is shown.
 - c. If the family has filed a tax return, they will be required to provide it.
3. Net Rental Income from Property Owned by Family:
 - a. IRS Form 1040 with all attached Schedules (Rental Income).

- b. Documentation of allowable operating expenses of the property: tax statements, insurance invoices, bills for reasonable maintenance and utilities, and bank statements or amortization schedules showing monthly interest expense.
- c. Copies of latest rent receipts, leases, or other documentation of rent amounts.

G. VERIFICATION OF ASSETS

Family Assets

The PHA will require the information necessary to determine the current cash value of the family's assets (the net amount the family would receive if the assets were converted to cash).

Acceptable verification may include any of the following:

- For all assets or assets disposed of for less than fair market value in the preceding two years, the family must provide the most current account statement, including all pages of account activities provided by the family or the account source. Examples include:
 - a. Saving Passbooks, certificates of deposit, bonds, or financial statements completed by a financial institution or broker;
 - b. Written quotes from a stock broker or realty agent as to the net amount family would receive if they liquidated securities or real estate;
 - c. Real estate tax statements if the approximate current market value can be deduced from assessment;
 - d. Copies of closing documents showing the selling price;
 - e. Appraisals of personal property held as an investment.
- For closed accounts, the family must submit verification from the institution where the account was closed.
- For assets or cash held at the family's home or in safe deposit boxes, the PHA will accept the family's self-certification.

The PHA may opt to conduct a streamlined verification process for families that have net assets totaling \$5,000 or less according to PIH 2016-05.

Assets Disposed of for Less than Fair Market Value (FMV) During Two Years Preceding Effective Date of Certification or Recertification

For all certifications and recertifications, the family must disclose whether any member has disposed of assets for less than fair market value within the past two years of the effective date of the certification or recertification. The PHA must count assets disposed of for less than fair market value during the two years preceding initial certification or recertification. The PHA will count the difference between the market value and the actual payment received in calculating total assets. The PHA's minimum threshold for counting assets disposed of for less than fair market value is \$5000. If the total value of assets disposed of within a two-year period is less than \$5000, they will not be considered an asset.

If the family certifies that they have disposed of assets over \$5000 for less than fair market value, verification is required and must show:

- the date they were disposed of;
- the payment amount the family received; and

- the market value of the assets at the time of disposition.

Third-party verification will be obtained whenever the family cannot supply documentation generated from a third party source.

Assets disposed of as a result of foreclosure or bankruptcies are not considered to be assets disposed of for less than fair market value. Assets disposed of as a result of a divorce or separation are not considered to be assets disposed of for less than fair market value.

H. VERIFICATION OF ALLOWABLE DEDUCTIONS FROM INCOME

Child Care Expenses

Families must provide certification as to whether any of child-care payments have been or will be paid or reimbursed by outside sources.

Written verification from the person who receives the payments is required. If the child care provider is an individual, s/he must provide a statement of the amount he/she is charging the family for services.

Verifications must specify the child-care provider's name, address, telephone number, social security or tax I.D. number, the names of the children cared for, the number of hours the provider cares for the child(ren), the rate of pay, and the typical yearly amount paid, including school and vacation periods.

Acceptable forms of childcare expense verification include a Childcare Provider Verification form in addition to one or more of the following:

- Cancelled checks
- Money Order receipts
- Receipts, letters, or a printout from a licensed agency providing the childcare service.
- Receipts from an unlicensed childcare provider that have been third-party verified by a PHA employee

Medical Expenses

Families whose head or co-head is elderly or disabled and eligible to claim medical expenses will be required to submit a certification as to whether any expense payments have been, or, will be reimbursed by an outside source. One or more of the methods listed below will verify all expense claims:

- Written verification by a doctor, hospital or clinic personnel, dentist, or pharmacist certifying:
 - (a) The anticipated medical costs to be incurred by the family and regular payments due on medical bills; and
 - (b) The extent to which those expenses will be reimbursed by insurance or a government agency.
- Written confirmation by the insurance company or employer of health insurance premiums to be paid by the family.
- Written confirmation from the Social Security Administration of Medicare premiums to be paid by the family over the next twelve months. A computer printout may be accepted.
- For attendant care, a knowledgeable professional's certification that the assistance of an attendant is necessary as a medical expense and a projection of the number of hours the care is needed for calculation purposes. The PHA may request the attendant's written confirmation of hours of care provided; amount and frequency of payments received from the family or agency; copies of

canceled checks the family used to make those payments; or stubs from the agency providing the services.

- Receipts, canceled checks, or pay stubs that verify medical costs and insurance expenses likely to be incurred in the next twelve months.
- Copies of payment agreement or most recent invoices verifying payments made on outstanding medical bills that will continue over all or part of the next twelve months.
- Receipts or other record of medical expenses incurred within the past twelve months that can clearly show ongoing need may be used to anticipate future medical expenses. PHA may use this approach for "general medical expenses" such as prescribed over-the-counter drugs and regular visits to doctors or dentists, but not for one time, non-recurring expenses from the previous year. Costs for over-the-counter medications will not be counted in determining medical expenses unless prescribed by a medical professional. "Recommendations" from a healthcare provider for over-the-counter medications or other products are not sufficient proof of medical expenses.
- The PHA will use mileage at the IRS rate, cab fare, bus fare (for trips for medical purposes, not, e.g. regular monthly/daily bus passes [since these can be used for trips unrelated to medical visits for treatment, check-ups, etc.]), or other public transportation cost for verification of the cost of transportation directly related to medical treatment.
- Cost for transportation to stores or medical facilities will not be counted in determining medical expenses unless receipts can be provided that show the participant obtained medication or treatment prescribed by the physician on the day the transportation cost is being claimed.
- Cost for medical magazines, books or medical buyer club type enrollment will not be counted in determining medical expenses unless prescribed (not "recommended" or "suggested") by a doctor.

Assistance to Persons with Disabilities

For households that include family members with disabilities, the PHA will take into consideration medical expenses to allow a family member or the person who is disabled to work. The following verification will be accepted:

- Written certification from a reliable, knowledgeable professional that the person with disabilities requires the services of an attendant and/or the use of auxiliary apparatus to permit him/her to be employed or to function sufficiently independently to enable another family member to be employed.
- The family's certification as to whether they receive reimbursement for any of the expenses of disability assistance and the amount of any reimbursement received.

Attendant Care:

- Certification of family and attendant and/or copies of canceled checks or duplicate copies of checks the family used to make payments.
- Attendant's written certification of payment amounts received from the family, frequency of receipt, and number of hours of care provided.

Auxiliary Apparatus:

- Receipts for purchases or proof of monthly payments and maintenance expenses for auxiliary apparatus.
- In the case where the person with disabilities is employed, a statement from the employer that the auxiliary apparatus is necessary for employment.

I. VERIFYING NON-FINANCIAL FACTORS

Verification of Legal Identity

In order to prevent program abuse, the PHA will require applicants/participants to furnish verification of legal identity for all family members.

The documents listed below will be considered acceptable verification of legal identity for adults. If a document submitted by a family is illegible or otherwise questionable, more than one of these documents may be required:

- Valid government-issued photo identification (I.D.) card (employment or student IDs are not acceptable)
- Birth certificate
- Naturalization papers
- U.S. military discharge (DD 214)
- U.S. Passport
- Department of Human Assistance Identification Card

Documents considered acceptable for the verification of legal identity for minors may be one or more of the following:

- Copy or original birth certificate issued by a bureau of vital statistics
- Naturalization paperwork issued from U.S. Department of State
- Adoption papers
- Custody agreement
- Passport
- Valid state Identification Card or Driver's License

Familial Relationships

The following documents will be accepted for verification purposes:

- Verification of relationship
 1. Birth Certificates
 2. Baptismal certificates
- Verification of guardianship
 1. Court-ordered assignment of guardian(s)
 2. Notarized affidavit / statement from the child(ren)'s parent(s)
 3. Verification from social services agency
 4. School records
- Verification of Marital Status
 1. Certificate of Marriage

2. Divorce Decree
3. Court Records

Verification of Permanent Absence of Family Member

If an adult member who was formerly a member of the household is reported permanently absent by the family, the PHA may consider any of the following as verification:

- Filing of a petition for divorce, and proof of another home address.
- Filing of a petition for legal separation, and proof of another home address.
- Order of protection/restraining order obtained by one family member against another.
- Proof of another home address, such as utility bills, canceled rent checks, driver's license, or lease or rental agreement.
- Statements from agencies, such as social services agencies, or a written statement from the owner or manager that the adult family member is no longer living at that location.
- If the adult family member is incarcerated, a document from the court or correctional facility should be obtained stating how long they will be incarcerated.
- The PHA will accept a self-certification from the head of household or the spouse/partner or co-head.

Verification of Change in Family Composition

The PHA may verify changes in family composition (either reported or unreported) through letters, telephone calls, utility records, inspections, owners, neighbors, credit data, school or DMV records, IRS tax returns and other sources. The family is required to report any changes in family composition (e.g. a family member moves out) to the PHA.

Verification of Disability

Verification of disability may be receipt of Supplemental Security Income (SSI) or SSA disability or verified by appropriate diagnostician, including but not limited to: physician, psychiatrist, licensed clinical social worker, therapist, rehabilitation specialist, or psychologist, using the HUD language as the verification format. This threshold is not used for determination of reasonable accommodation (refer to Chapter 1).

Verification of Citizenship/Eligible Immigrant Status

Ineligible family members are those who have either been determined ineligible or elect not to contest their status. To be eligible for assistance, individuals must be U.S. citizens or eligible immigrants. Individuals who are not U.S. citizens or ineligible immigrants may elect not to contend their status. Eligible immigrants must fall into one of the categories specified by the regulations and must have their status verified by the Department of Homeland Security. Each family member must declare his or her status once. For minor children, the parents or guardians will declare their eligibility status. Assistance cannot be delayed, denied, or terminated while verification of status is pending except that assistance to applicants may be delayed while the PHA is awaiting verification of legal status.

The PHA will not require citizens to provide documentation of citizenship.

Citizens or Nationals of the United States are required to sign a declaration under penalty of perjury.

Eligible Immigrants who were Participants and 62 or over on June 19, 1995, are required to sign a declaration of eligible immigration status and provide proof of age.

Non-citizens with eligible immigration status must sign a declaration of status and verification consent form and provide their original immigration documents, which will be copied front and back and returned to the family. The PHA verifies the status through the Department of Homeland Security SAVE system. If this primary verification fails to verify status, the PHA must request within ten days that the Department of Homeland Security conduct a manual search.

Ineligible family members who do not claim to be citizens or eligible immigrants must be listed on a statement of ineligible family members signed by the head of household or spouse/partner.

Non-citizen students on student visas are ineligible members even if they are in the country lawfully. They must provide their student visas but their status will not be verified and they will not sign a declaration. These non-citizen students are listed on the statement of ineligible members.

Failure to Provide

If an applicant or participant family member fails to sign required declarations and consent forms or provide documents, they must be listed as an ineligible member. If the entire family fails to provide and sign as required, the family may be denied or terminated for failure to provide required information.

Time of Verification

For applicants, verification of U.S. citizenship/eligible immigrant status occurs at the same time as verification of other factors of eligibility at the time of initial application.

For family members added after other members have been verified, the verification must occur before the new family member moves into the assisted unit.

Once verification has been completed for any covered program, it need not be repeated except that, in the case of port-in families, if the initial PHA does not supply the documents, the receiving PHA must conduct the determination.

Extensions of Time to Provide Documents

The PHA will grant an extension of thirty days for families to submit evidence of eligible immigrant status.

Acceptable Documents of Eligible Immigration

The regulations stipulate that only the following documents are acceptable unless changes are published in the Federal Register:

- Resident Alien Card (I-551)
- Alien Registration Receipt Card (I-151)
- Arrival-Departure Record (I-94)
- Temporary Resident Card (I-688)
- Employment Authorization Card (I-688B)

- Receipt issued by United States Citizenship and Immigration Services (formerly INS) for issuance of replacement of any of the above documents that shows the individual's eligibility has been verified

A birth certificate is not acceptable verification of status. All documents in connection with U.S. citizenship/eligible immigrant status must be kept for five years.

Verification of Social Security Numbers [24 CFR Part 5.216 and HUD PIH Notice 2010-3]

Social security numbers must be provided as a condition of eligibility for all family members unless they are exempt (which includes those individuals who do not contend to have eligible immigration status), existing program participants who have previously disclosed their SSN and HUD has determined the SSN to be valid, and existing program participants who are 62 years of age or older, and had not previously disclosed a valid SSN). Family members must provide one of the following to verify their social security number:

- An original SSN card issued by SSA;
- An original SSA-issued document, which contains the name and SSN of the individual; or
- An original document issued by a federal, state, or local government agency, which contains the name and SSN of the individual

If an applicant does not have a Social Security card, they will have 90 days to provide the Social Security card. No assistance will be provided until appropriate verification can be produced. If they fail to provide this documentation, the household's eligibility will be denied.

New family members will be required to provide documentation of their social security number also. This information is to be provided at the time the change in family composition is reported to the PHA.

When a participant requests to add a new household member who is under the age of six and does not have an assigned SSN, the participant must disclose the assigned SSN and provide the PHA with the documentation described above within 90 calendar days of the child being added to the household.

If the family is unable to disclose and provide evidence of the SSN within 90 calendar days, the PHA is required to grant the family an additional 90-day period to comply with the SSN disclosure and documentation requirement, if the PHA determines the family was unable to comply with the requirements due to circumstances that could not have reasonably been foreseen and were outside the control of the family. Examples include but are not limited to: delayed processing of SSN application by SSA, natural disaster, fire, etc.

The child is to be included as part of the assisted household and entitled to all the benefits of being a household member during the allotted time for the family to comply with the SSN disclosure and documentation requirements. The PHA should generate an ALT ID. Upon expiration of the provided time period, if the family has not complied with the SSN disclosure and documentation requirements, the PHA must terminate the family's tenancy or assistance.

The PHA must terminate the assistance of Section 8 program participants (the entire household) and terminate the tenancy of participants (the entire household) if s/he (including each member of the household required to disclose his/her SSN) does not disclose his/her SSN and provide the required documentation.

Chapter 8 VOUCHER ISSUANCE AND BRIEFINGS

[24 CFR 982.301, 982.302]

INTRODUCTION

The PHAs goals and objectives are designed to assure that families selected to participate are equipped with the tools necessary to locate an appropriate housing unit. Families are provided sufficient information regarding the program and how to achieve maximum benefit while complying with program rules and requirements. When eligibility has been determined, the PHA will conduct a mandatory briefing to ensure that families are provided clear information on how the program works. The briefing will provide a broad description of owner and family responsibilities, PHA procedures, and how to lease a unit. The family will also receive a briefing packet that provides more detailed information about the program, including the benefits of moving outside areas of poverty and minority concentration. This chapter describes how briefings will be conducted, the information that will be provided to families, and the policies for how changes in the family composition will be handled.

A. FUNDING AVAILABILITY

When funding is available, the PHA will issue vouchers to applicants whose eligibility has been determined. The number of vouchers issued must ensure that the PHA stays as close as possible to 100 percent lease-up. The PHA performs a monthly calculation to determine whether applications can be processed, the number of vouchers that can be issued, and to what extent the PHA can over-issue (issue more vouchers than the budget allows to achieve lease-up).

The PHA may over-issue vouchers only to the extent necessary to meet leasing goals. All vouchers that are over-issued may be honored. If the PHA finds it is over-leased, it must adjust future issuance of vouchers in order not to exceed the Annual Contribution Contract (ACC) budget limitations over the fiscal year.

B. BRIEFING TYPES AND REQUIRED ATTENDANCE [24 CFR Part 982.301]

Initial Applicant Briefing

A full HUD-required briefing will be conducted for applicant families who are determined to be eligible for assistance. The briefings will be conducted in groups. Families who attend group briefings and still have the need for individual assistance (e.g. because they do not understand the information or have additional questions) will be referred to designated staff.

The purpose of the briefing is to explain how the program works and to explain the documents in the voucher holder's packet to families so that they are fully informed about the program. This will enable families to utilize the program to their advantage, and it will prepare them to discuss the benefits of the program with potential owners and property managers.

The PHA will not issue a voucher to a family unless the head of household has attended a briefing and signed the voucher. Applicants who provide prior notice of inability to attend a briefing will automatically be scheduled for the next briefing. Applicants who fail to attend two scheduled briefings without prior notification and approval of the PHA may be denied admission based on failure to supply information needed for certification. The PHA will conduct individual briefings for families with disabilities at their home if such a briefing is requested by the family as a reasonable accommodation based on their disability or disabilities.

Briefing Packet [24 CFR Part 982.301(b)]

The documents and information provided in the briefing packet for the voucher program will comply with all HUD requirements. The family is provided with the following information and materials:

- The term of the voucher and the PHA policy for requesting extensions or suspensions of the voucher (referred to as tolling).
- A description of the method used to calculate the housing assistance payment for a family, including:
 - How the PHA determines the payment standard for a family;
 - How the PHA determines total tenant payment for a family and information on the payment standard and utility allowance schedule;
 - How the PHA determines the maximum allowable rent for an assisted unit; and
 - Where the family may lease a unit. For a family that qualifies to lease a unit outside the PHA jurisdiction under portability procedures, the information must include an explanation of how portability works.
- The HUD required tenancy addendum, which must be included in the lease.
- The form the family must use is called Request for Tenancy Approval (RFTA), and a description of the procedure for requesting approval for a tenancy.
- The PHA will provide a prospective owner with up to three years of tenant rental history, when available.
- The PHA Subsidy Standards including when and how exceptions are made and how the voucher size relates to the unit size selected.
- The HUD brochure on how to select a unit and the HUD brochure "A Good Place to Live" on how to select a unit that complies with HQS.
- The HUD pamphlet on lead-based paint entitled *Protect Your Family from Lead in Your Home*. Information on Federal, State and local equal opportunity laws and a copy of the housing discrimination complaint form. The PHA will also include the pamphlet "Fair Housing: It's Your Right" and other information about fair housing laws and guidelines and the phone numbers of the local fair housing agency and the HUD enforcement office.
- Information on how to obtain a list of owners or other parties willing to lease to assisted families or help in the search of known units available for the voucher issued. The list includes owners or other parties who are willing to lease units or help families find units outside areas of poverty or minority concentration.
- If the family includes a person with disabilities, the PHA will provide a list of available accessible units known to the PHA.
- The family obligations under the program.
- The grounds on which the PHA may terminate assistance for a participant family because of family action or failure to act.
- Notification of their rights under Violence Against Women Act (VAWA), which includes the "Certification of Domestic Violence, Dating Violence, or Stalking" form, HUD-50066, and the right to confidentiality and limits thereof.
- PHA informal hearing procedures including when the PHA is required to offer a participant family the opportunity for an informal hearing, and how to request the hearing.
- Information packet with an explanation of how portability works, including a list of neighboring housing agencies with the name, address and telephone number for use by families who choose to move under portability.

- A map showing areas representing various income levels of the jurisdiction and surrounding areas for the purpose of expanding housing opportunities for families.
- Information regarding the schools in the various school districts and their rankings, how to research crime in neighborhoods, employment, child care opportunities.
- A list of properties or property management organizations that own or operate housing units outside areas of poverty or minority concentration.
- The family's rights as a tenant, and a program participant.
- Requirements for reporting changes between annual recertifications.
- A Reasonable Accommodation brochure.
- The Voucher Expiration Notice which notifies the family that they are no longer participants when the voucher expires.

If the family includes a person with disabilities, the PHA will ensure compliance with 24 CFR Part 8, Subpart 6 to ensure effective communication.

Move Briefing

- A move briefing may be held for participants who will be reissued a voucher to move. This briefing includes incoming and outgoing portable participants. The PHA will perform a recertification before approving a move if the recertification is scheduled within 150 days of the request to move. Similar information as provided in the intake briefing is provided to the tenants including (but not limited to) a map showing areas representing various income levels of the jurisdiction and surrounding areas for the purpose of expanding housing opportunities for families. In addition, information regarding the schools in the various school districts and their rankings, how to research crime in neighborhoods, employment, and child care opportunities is provided.

If the family is moving involuntarily, every effort will be made to expedite the recertification also for the same reason, but the family will not be delayed in moving.

Owner Briefing

Briefings are held for owners monthly. The purpose of the briefing is to ensure successful owner participation in the program. The briefing covers the responsibilities and roles of the owner, the family, and the PHA.

C. ENCOURAGING PARTICIPATION IN AREAS WITHOUT LOW-INCOME OR MINORITY CONCENTRATION

At the briefing, families are encouraged to search for housing in non-impacted areas and the PHA will provide assistance to families who wish to do so.

The PHA has areas of poverty and minority concentration clearly delineated in order to provide families with information and encouragement in seeking housing opportunities outside highly concentrated areas.

The PHA has maps that show areas outside of poverty and minority concentration and has assembled information regarding the characteristics of these areas to use in briefings to inform voucher holders of the full range of areas to search for housing.

The PHA will analyze when voucher holders are experiencing difficulties locating or obtaining housing units outside areas of concentration.

The assistance provided to such families includes:

- Direct contact with owners;
- Providing information about services in various non-impacted areas;
- Formal or informal discussions with owner groups;
- Formal or informal discussions with social service agencies;
- Meeting with rental referral companies or agencies;
- Meeting with fair housing groups or agencies.

D. ASSISTANCE TO FAMILIES WHO CLAIM DISCRIMINATION

The PHA will give participants a copy of HUD Form 903 to file a complaint.

E. SECURITY DEPOSIT REQUIREMENTS [24 CFR Part 982.313]

The owner is not required to, but may, collect a security deposit from the tenant. Security deposits charged by owners should be in accordance with California law.

For lease-in-place families, responsibility for first and last month's rent is not considered a security deposit issue. In these cases, the owner should settle the issue with the tenant prior to the beginning of assistance.

F. VOUCHER ISSUANCE [24 CFR Parts 982.302, 982.402 and 982.54(d)(2)]

During the briefing session, each household will be issued a voucher that authorizes the family to search for a suitable unit. The voucher is evidence that the PHA has determined the family is eligible for the program and plans to subsidize the family if the family selects a unit that can be approved under program requirements. The voucher specifies the unit size for which the family is qualified and briefly describes how the program works and explains the family obligations under the program. Admission to the program occurs when the lease and contract become effective.

After the issuance of the voucher, the subsidy standard will not be increased for additions to the family except as described in Chapter 5, under the "Exceptions to Subsidy Standards" section of this Administrative Plan.

The PHA, at its discretion, may suspend, restrict, or stop voucher issuance for families in the application intake process.

Term of Voucher [24 CFR Part 982.303]

Vouchers may be issued for a term of 60 days. In the case of Port-Ins, the voucher may be less than 60 days as the voucher expiration date is based on the expiration date of the voucher from the initial PHA. The family must submit a Request for Tenancy Approval and Lease Approval within this period. Please see the VASH Addendum to this Administrative Plan for information about VASH vouchers.

In the case of port-outs the family will be scheduled for a briefing as soon as:

- They give written notice of their intent to move to the PHA;
- The recertification has been completed;
- All outstanding debts have been paid to the PHA; and
- Any pending violations of family obligations are resolved.

The effective day of the voucher will be the date the family attends the briefing. The voucher lists the issue date and the expiration date.

Voucher Extensions

The PHA may approve a 30-day extension to the voucher term. All requests for an extension must be received in writing, prior to the expiration of the voucher. Any request received after the voucher has expired may be denied. Any additional extension requires a Supervisor's approval. The PHA will notify the family in writing of voucher extension approvals and denials. The PHA may request a copy of the family search record in order to grant any additional extension.

To make the program accessible to a family member who is a person with disabilities additional extension options may be considered.

The PHA, at its discretion, may cease granting voucher extensions for an indefinite period except if necessary as a reasonable accommodation for individuals with disabilities.

Tolling/ Suspension of Search Time

The voucher term will be suspended (the clock on the family's voucher is stopped) from the date a RFTA is received until the PHA approves or denies the request.

No tolling time will be allowed if the tenant voids a RFTA after a move-in inspection has occurred or if the tenant voids a RFTA more than one (1) time during a move process. Additional time will be given to the family to choose an appropriate size unit following a reasonable accommodation decision for individuals with disabilities that affect their ability to search for and/or secure an appropriate rental unit.

Expiration of the Voucher

If the family does not turn in a RFTA during the term of the voucher, including any approved suspensions or extension, the voucher will expire and the family will no longer be eligible to participate in the Housing Choice Voucher program.

If the voucher expires during the term of the HAP contract and the eligible family remains in the assisted unit, they will continue to receive assistance.

The Voucher Expiration Notice is included in the briefing packet and is required to be signed by the family. There are no hearing rights associated with:

- The expiration of the voucher,
- The PHAs denial of a request to extend the term of the voucher, or
- The PHAs denial of a request to suspend the term of the voucher.

A family is eligible to find a unit and receive a subsidy until the voucher expires. Once the voucher expires, including any time associated with extensions and/or tolling, they are no longer eligible for rental assistance.

Assistance to Voucher Holders

The PHA will assist families with negotiations with owners and provide other limited assistance related to their search for housing.

G. VOUCHER ISSUANCE DETERMINATION FOR SPLIT HOUSEHOLDS

[24 CFR Part 982.315]

Division of family due to divorce or legal separation

When a family assisted under the HCV program or an applicant family becomes divided into two otherwise eligible families due to divorce, legal separation, or the division of the family absent a court's decision or order, the supervisor may consider the following factors to determine which of the families will continue to be assisted:

- Which of the two new family units has custody of dependent children
- Which family member was the head of household when the voucher was initially issued (listed on the initial application)
- The composition of the new family units and which unit contains elderly or disabled members
- Whether domestic violence was involved in the breakup, separation, or divorce
- Which family members remain in the unit
- Recommendations of social service professionals

Documentation of these factors will be the responsibility of the requesting parties.

If documentation is not provided, the PHA will terminate assistance on the basis of failure to provide information necessary for a recertification.

Division of family when a legal guardian is the Head-of-Household

When a legal guardian has been added to the household to care for dependents and the guardian can no longer remain in the household, the PHA will consider the following factors to determine who will be the voucher holder:

- Whether any of the original dependent children have turned 18 years of age and are willing to become the new Head-of-Household; or
- Whether there is a new legal guardian who can be approved and added to household to care for the children.

Chapter 9 REQUEST FOR TENANCY APPROVAL AND CONTRACT EXECUTION

[24 CFR Part 982.302]

INTRODUCTION

The PHA's program operations are designed to utilize available resources in a manner that is efficient and provides eligible families with timely assistance based on the number of vouchers that have been budgeted. The PHA's objectives include maximizing HUD funds by providing assistance to as many eligible families and for as many eligible units as the budget will allow.

After families are issued a voucher, they may search for a unit anywhere within the jurisdiction of the PHA, or outside of the PHA's jurisdiction if they qualify for portability. The family must find an eligible unit under the program rules, with an owner who is willing to enter into a Housing Assistance Payments Contract with the PHA. This chapter defines the types of eligible housing, the PHA's policies that pertain to initial inspections, lease requirements, owner disapproval, and the processing of Requests for Tenancy Approval (RFTA).

A. REQUEST FOR TENANCY APPROVAL [24 CFR Parts 982.302, 982.305(b), and 982.508]

The Request for Tenancy Approval (RFTA), including the HUD prescribed tenancy addendum, must be submitted by the family during the term of the voucher. The family must submit the RFTA in the form and manner required by the PHA.

The RFTA must be signed by both the owner and voucher holder.

The PHA will not permit the family to submit more than one RFTA at a time. When a replacement RFTA is requested, the family must submit the request in writing indicating the reason for the request.

The PHA will review the Request for Tenancy Approval documents in determining whether the request can be approved. The request will be approved if:

- The unit is an eligible type of housing;
- The rent to owner is reasonable;
- The RFTA documentation is complete;
- The security deposit is approvable in accordance with State and Local laws;
- The proposed lease complies with HUD and PHA requirements (See "Lease Review", Section C of this Chapter);
- The owner is approved, and there are no conflicts of interest (See "Owner Disapproval", Chapter 16 of this Administrative Plan); and
- At the time the PHA approves a tenancy for initial occupancy of a dwelling unit by a family with tenant-based assistance under the program, and where the gross rent of unit exceeds the applicable payment standard for the family, the family share must not exceed 40% of the family's adjusted monthly income.

Disapproval of RFTA by PHA

If the PHA determines that the request cannot be approved for any reason, the owner and the family will be notified in writing. When a RFTA is not approved and the voucher has not expired, the PHA will

furnish another RFTA form to the family along with the notice of disapproval so that the family can continue to search for eligible housing.

Disapproval of RFTA by Owner or Participant

If a RFTA is approvable but the participant or the prospective owner elects to void/disapprove the RFTA, then the voiding party is responsible for providing notification to all involved parties. The PHA will also send a void confirmation letter to the tenant/landlord.

No tolling time will be allowed if the tenant voids a RFTA after a move-in inspection has occurred or if the tenant voids a RFTA more than one (1) time during a move process. Additional time will be given to the family to choose an appropriate sized unit following a reasonable accommodation decision for individuals with disabilities.

If there is no time remaining on the voucher the tenant is no longer eligible to participate in the program.

B. ELIGIBLE TYPES OF HOUSING [24 CFR Part 982.353]

The PHA will approve any of the following types of housing:

- All structure types can be utilized
- Manufactured homes where the tenant leases the mobile home and the pad
- Manufactured homes where the tenant owns the mobile home and leases the pad
- Group homes
- Congregate facilities (only the shelter rent is assisted)
- Single room occupancy (SRO)
- Units owned (but not subsidized) by the PHA (following HUD-prescribed requirements).

A participant can own a rental unit but cannot reside in it while being assisted, except in the case when the participant owns the mobile home and leases the pad. A family may lease in and have an interest in a cooperative housing development. This must be reported as an asset.

The PHA may not permit a voucher holder to lease a unit receiving HUD project-based Housing Choice Voucher assistance or any duplicative rental subsidies.

Owner Interest in Unit

The owner may not reside in the assisted unit regardless of whether (s)he is a member of the assisted family, unless the family owns the mobile home and rents the pad, excluding shared housing; unless the client is a participant in the Homeownership Program.

A live-in aide must not have any ownership interest in the unit. If such a person becomes the owner of the unit while s/he is the live-in aide, s/he must cease to be the live-in aide for the voucher holder.

C. LEASE AND TENANCY [24 CFR Part 982.308]

The tenant must have legal capacity to enter into a lease under State and local law since a lease is a legally binding contract. If the owner uses a standard lease form for the rental of unassisted tenants in the

County of Sacramento, the same lease must be used for HCV program units (with the addition of the HUD Tenancy addendum and the PHA's Lease Supplemental Agreement).

The Lease Supplemental Agreement, together with the HUD-prescribed tenancy addendum, will be part of the PHA-approved lease form provided by the Owner, if any, and collectively will be the Lease between Owner and Tenant. In the event of a conflict between the terms and conditions set out in the documents comprising the Lease, the Lease Supplemental Agreement shall supersede any conflicting provisions.

The owner must submit a copy of the lease or rental agreement to the PHA.

The lease and Lease Supplemental Agreement must specify:

- The name(s) of the owner(s) and all household members;
- The address of the rental unit;
- The term of the lease;
- The amount of the monthly rent to the owner;
- The utilities and appliances to be supplied by the owner; and
- The utilities and appliances to be supplied by the family.

The HUD-prescribed tenancy addendum must be included in the lease word-for-word before the lease is executed. The PHA may review the lease to determine if the lease complies with State and local law, and may decline to approve the tenancy if the PHA determines that the lease does not comply with State or local law.

Effective September 15, 2000, the owner's lease must include the Lead-Based Warning Statement and disclosure information as required by 24 CFR Part 35.92(b).

Actions before Lease Term

The following must always be completed prior to the beginning the initial term of the lease for a unit:

- The PHA has inspected the unit and has determined that the unit satisfies Housing Quality Standards (HQS);
- The owner and the tenant have executed the lease, including the HUD-prescribed tenancy addendum;
- The tenant must be in possession of the unit and the tenant may not have more than one active HAP contract except as covered in Chapter 13, under the "Procedure for Moves" section of this Administrative Plan.
- The PHA must have approved leasing of the unit in accordance with program requirements;
- When the gross rent exceeds the applicable payment standard for the family, the PHA must determine that the family share (total family contribution) will not be more than 40% of the family's monthly adjusted income.

D. SEPARATE AGREEMENTS

Illegal Side Agreements (Side Payments)

Families and owners are advised that it is a violation of the terms of the HAP contract to enter into illegal side payment agreements. Illegal side payments may be described as, including but are not limited to, any payments charged by the owner and/or accepted from the tenant for rent and/or utilities, in excess of the

rent approved on the HAP contract or the most current Subsidy Adjustment Notice. For example, if the contract rent is \$800, the tenant (voucher holder) and owner (landlord) may not enter into a separate agreement, either oral or written, that the tenant will pay an additional \$100 rent per month to the landlord. This rule is in place to protect both the PHA from providing excessive subsidies and the tenant from paying additional rent to the landlord.

The family is responsible for all matters concerning the lease that are not covered by the HAP contract.

Separate Agreements Approved by PHA

Owners and families may execute separate agreements for services, appliances (other than range and refrigerator) and other items that are not included in the lease if the agreement is in writing and approved by the PHA. Separate agreements that are approved by the PHA will be returned to the Owner and Tenant with an approval signature.

Any appliances, services or other items that are routinely provided to unassisted families as part of the lease (such as air conditioning, dishwasher or garage) or are permanently installed in the unit cannot be put into a separate agreement. For there to be a separate agreement, the family must have the option of not utilizing the service, appliance or other item.

If the family and owner have come to a written agreement on the amount of allowable charges for a specific item, so long as those charges are reasonable and not a substitute for higher rent, they will be allowed.

All agreements for special items or services must be attached to the lease approved by the PHA.

If agreements are entered into at a later date, they must be approved by the PHA and attached to the lease.

E. RENT LIMITATIONS [24 CFR Part 982.507]

The PHA will make a determination as to the reasonableness of the proposed rent in relation to comparable units available for lease on the private unassisted market, and the rent charged by the owner for a comparable unassisted unit in the building or premises.

By accepting each monthly housing assistance payment from the PHA, the owner certifies that the rent is not more than rent charged by the owner for comparable unassisted units in the building or premises. The owner is required to provide the PHA with information requested on rents charged by the owner on the premises or elsewhere.

At all times during the tenancy, the rent to owner may not be more than the most current reasonable rent as determined and approved by the PHA.

F. DISAPPROVAL OF PROPOSED RENT [24 CFR Parts 982.506 and 982.507]

In any of the programs, if the proposed gross rent is not reasonable, at the family's request, the PHA will negotiate with the owner to reduce the rent to a reasonable rent.

Prior to approval of a new lease/contract, if the rent is not affordable because the family share would be more than forty percent of the family's monthly adjusted income, the PHA will negotiate with the owner to reduce the rent to an affordable rent for the family.

If the rent is approved after negotiations with the owner, the PHA will continue processing for tenancy approval and lease.

If the owner does not agree on the rent to owner, the PHA will disapprove the RFTA. (See "Disapproval of RFTA", Section A, of this chapter.)

G. INFORMATION TO OWNERS [24 CFR Parts 982.307 and 982.54(d)(7)]

In accordance with HUD requirements, the PHA will furnish prospective owners with the family's current address as shown in the PHA's records and, if known to the PHA, the name and address of the owner at the family's current and prior address.

The PHA will make an exception to this requirement if the family's whereabouts must be protected due to domestic abuse or witness protection.

The PHA will inform owners that it is the responsibility of the owner to determine the suitability of prospective tenants. Owners are encouraged to screen applicants for rent payment history, payment of utility bills, eviction history, ability to respect the rights of other residents, damage to previous rental units, any drug-related criminal activity or other criminal activity that is a threat to the health, safety or property of others the tenant has engaged in, and compliance with other essential conditions of tenancy.

A statement of the PHA's policy on release of information to prospective owners will be included in the briefing packet, which is provided to the family. The PHA's policy on providing information to owners is included in the briefing packet and will apply uniformly to all families and owners.

H. CHANGE IN TOTAL TENANT PAYMENT (TTP) PRIOR TO HAP EFFECTIVE DATE

When the family reports changes in factors that will affect the total family share of the rent prior to the effective date of the HAP contract the information will be verified and the total family share will be recalculated (please see Chapter 12, Part B, Interim Changes).

A HAP contract will not be generated when the family reports a change in household income or family composition that results in a reduction of the family's voucher size or TTP prior to the generation of the HAP contract. The family's eligibility for the unit will be re-determined based on the new voucher size. If the reduction results in the family paying more than 40% of their monthly adjusted income toward rent and utilities, the RFTA will be voided. This limitation will apply even if the family has moved into the unit prior to PHA approval or a "Passed" unit inspection has been completed.

The family will be responsible for any HAP overpayment due to untimely reporting of changes in household composition or income and may result in termination of HCV assistance.

I. CONTRACT EXECUTION PROCESS [24 CFR Part 982.305(c)]

The PHA makes every effort to execute the HAP contract before the commencement of the lease term. The HAP contract may not be executed more than 60 days after commencement of the lease term and no payments will be made until the contract is executed.

The owner must provide:

- a current residential address (not a Post Office [P.O.] box).
- a current home or cell telephone number and business number, if applicable.
- an employer identification number or social security number.
- proof of ownership of the property, such as grant deed, certified settlement statement, or letter from title company with date recorded, new owner name and property address.
- a copy of the management agreement, if an agent (e.g. a property manager) is acting on behalf of an owner.

The PHA will not approve a HAP contract to any relative of the tenant who is the property owner (see Owner Disapproval, Chapter 16, of this Administrative Plan) unless the lease was effective prior to June 17, 1998. The PHA may waive this restriction as a reasonable accommodation for a family member who is a person with a disability. This means that tenants (voucher holders) may **not** rent from family members, including grandparents, parents, siblings, aunts, uncles, nieces, nephews, children, etc.

J. CHANGE IN UTILITY/ APPLIANCE RESPONSIBILITY (24 CFR Part 982.308)

If the tenant and owner agree to any changes in the lease, such changes must be in writing. In order to change the utility or appliance responsibility a 60-day written notice must be submitted to the PHA, and must be approved prior to taking effect. Once approved, a new HAP contract must be issued. No utility/appliance responsibility changes may occur during the first year of the HAP contract.

Tenant-based assistance shall not be continued unless the PHA has approved a new tenancy in accordance with program requirements and has executed a new HAP contract with the owner.

If the change in utilities results in the tenant paying for utilities that were previously the responsibility of the owner, the PHA will:

1. Complete a rent comparable study before the approval of any utility change(s).
2. Establish a contract rent based on the results of a current rent comparability study.
3. Execute a new Housing Assistance Payment (HAP) Contract based on the new utility and/or contract rent.

The owner and tenant will be required to sign the new HAP contract before the PHA will make any payments.

Chapter 10 HOUSING QUALITY STANDARDS AND INSPECTIONS

[24 CFR Part 982.401]

INTRODUCTION

Housing Quality Standards (HQS) are the HUD minimum quality standards for tenant-based rental assistance programs. The Housing Authority requires additional housing standards, which are identified later in this chapter. Housing inspections conducted by the PHA will check for any items in violation of either set of standards. HQS inspections are required both at initial occupancy and during the term of the lease. HQS applies to the building and common areas, as well as the unit. Newly leased units must pass the HQS inspection before the beginning date of the assisted lease and HAP contract.

The PHA will inspect each unit under contract at least biennially. The PHA may comply with the biennial inspection requirement through reliance upon an inspection conducted for another housing assistance program. Compliance with the biennial inspection requirement may be met by reliance upon an inspection of housing assisted under the HOME Investment Partnerships (HOME) program (under Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12701) or housing financed via the Treasury Department's Low-Income Housing Tax Credit program (LIHTC), taking into account the standards used by those programs.

The PHA will also perform quality control inspections on the number of units required for file sampling by the Section Eight Management Assessment Program (SEMAP) annually to maintain the PHA's required standards and to assure consistency in the PHA's program. This chapter describes the PHA's procedures for performing HQS and other types of inspections, and PHA standards for the timeliness of repairs. It also explains the responsibilities of both the owner and family, as well as the consequences of non-compliance with HQS requirements for both families and owners. The use of the term "HQS" in this Administrative Plan refers to the combination of both HUD and PHA requirements.

A. GUIDELINES/TYPES OF INSPECTIONS [24 CFR Parts 982.401(a), 982.405]

The PHA will make an effort to encourage owners to provide housing above HQS minimum standards. However, the PHA will not promote any additional acceptability criteria that are likely to adversely affect the health or safety of participant families, or severely restrict housing options.

All utilities must be in service prior to the inspection. If the utilities are not in service at the time of inspection, the inspector will notify the owner or tenant to have the utilities turned on.

If the tenant is responsible for supplying the stove and/or the refrigerator, the PHA will allow the stove and refrigerator to be placed in the unit after the unit has passed all other HQS requirements. The family and owner must then certify at move-in that the appliances are in the unit and are in working order. The PHA will not conduct a re-inspection on this basis alone.

There are five types of inspections:

1. Initial/Move-in: conducted prior to the initial term of the lease.
2. Biennial: conducted within twenty four months after the last inspection as required by SEMAP.
3. Alternative Inspections: utilized to comply with biennial inspection requirement through reliance upon an inspection conducted for another housing assistance program when applicable (such as HOME, LIHTC, or HUD inspections).
4. Special: conducted as needed to determine if the unit meets HQS.

5. Quality Control: conducted to ensure that inspections performed by the PHA are accurate and complete.

B. INITIAL HQS INSPECTION [24 CFR Parts 982.401(a) and 982.305(b)(2)]

Timely Initial HQS Inspection

When a complete Request for Tenancy Approval (RFTA) is received, PHA will seek to contact the landlord to schedule an inspection appointment within 15 days. The 15 day period is suspended during any period the unit is not available for inspection or the RFTA is not complete or approvable.

The PHA will make every reasonable effort to conduct the initial HQS inspections for the family and owner in a manner that is time-efficient and indicative of good customer service. The PHA may review the average time required for a family and owner to have a unit inspected from the time the RFTA is submitted by the family and owner to the PHA.

The Initial Inspection will be conducted to:

- Determine whether the unit and property meet the HQS defined in this Administrative Plan.
- Document the information to be used for determination of rent-reasonableness.

If the unit fails the initial Housing Quality Standards inspection, the owner will be given up to 10 days to complete repairs and to contact the PHA to schedule a re-inspection appointment.

The owner will be allowed a second inspection for repair work to be completed. A third inspection may be authorized only with Supervisor approval and with documentation, such as receipts and photographs showing that the repair work has been completed.

If the time period given by the PHA to correct the repairs has lapsed or the maximum number of failed re-inspections has occurred, the RFTA will be voided. A new voucher will be issued to the family with any eligible tolling time and the family must submit the new RFTA before their voucher expiration date.

If the effective date of the lease and contract is between 30 and 90 days after the unit passed HQS inspection, another inspection is not necessary as long as the owner certifies in writing that:

- The unit has not been occupied since the date the unit passed the HQS inspection; and
- The unit remains in the same rent-ready condition as when it passed HQS inspection.

If the date the unit passed HQS inspection is more than 90 days from the effective date of the lease and contract, the unit must be reinspected before the lease and contract may begin.

Emergency Inspection

When a family resides in a unit that becomes uninhabitable, the PHA may conduct a priority inspection of the new unit.

The PHA will execute a Housing Assistance Payment (HAP) contract if all other required factors including rent comparability, family, and unit eligibility have been met.

The PHA will cease payment on the uninhabitable unit on the day it became uninhabitable and may begin payment at the new unit from the inspection pass date if the family is determined to be eligible.

If the biennial inspection due date is within 90 days of a scheduled special inspection, the special inspection will be categorized as biennial and all biennial procedures will be followed.

C. BIENNIAL HQS INSPECTIONS [24 CFR Part 982.405(a)]

The PHA inspects each assisted unit biennially at least 24 months after the last inspection as required by SEMAP.

If an additional room has been granted as a reasonable accommodation for an individual with disabilities, at the biennial inspection the PHA will verify that the additional bedroom is being used as intended. If the additional bedroom is verified as not being used as intended, the voucher size may be reduced. “Reasonable Hours to Conduct an Inspection” are defined as the hours between 8:00 a.m. and 5:00 p.m. Inspections will be conducted only on business days unless authorized by the Assistant Director.

Inspection

The family and owner are notified of the date and time of the inspection appointment by mail or phone. If the family is unable to be present, due to a medical appointment or court appearance, the Housing Authority will reschedule the inspection upon receiving written verification of the medical appointment or court appearance. Other requests to reschedule re-inspections will only be granted if there are extenuating circumstances. Re-scheduled appointments must be rescheduled so that the inspection is completed within seven days of the date originally scheduled for the inspection.

If the family misses two inspection appointments, the PHA will consider the family to have violated a family obligation and their assistance may be terminated.

The family must allow the PHA to inspect the unit at reasonable times and with reasonable notice. [24 CFR Part 982.551(d)]

The owner must correct HQS deficiencies that cause a unit to fail unless the tenant is responsible for the repairs.

For tenant-caused damages or other conditions that violate HQS, the tenant must correct the repairs within the specified timeline (See Time Standards for Repairs below). If the tenant fails to complete repairs timely, the PHA will consider the family to have violated a family obligation and their assistance may be terminated.

Re-inspection(s)

The family and owner are provided a notice of the inspection appointment by phone or mail. If the family misses two inspection appointments, the PHA will consider the family to have violated a family obligation and their assistance may be terminated. Program Eligibility may also be jeopardized for missed inspections for which the tenant is responsible.

It is a family obligation to allow the PHA to inspect the unit to ensure that it meets HQS.

Time Standards for Repairs

Emergency items must be corrected within 24 hours of notification.

Repairs for non-emergency items must be made within 30 days of the inspection-fail date. An extension beyond the 30 day period may be approved by a Supervisor or Program Manager upon written request from the owner, with verifiable documentation. If the tenant is responsible and corrections are not made during the timeframe provided to the family, the PHA will terminate the HAP contract when assistance is terminated. A PHA supervisor may grant a time extension to a repair deadline in lieu of abatement in the following cases: if there is an unavoidable delay in completing repairs due to difficulties in obtaining parts or contracting for services, or if the repairs must be delayed due to climate conditions.

If the extension is related to not being able to obtain parts or contracting for services, the family must provide proof to document this hardship (including but not limited to bills/receipts from the contracted company stating that the parts are back ordered etc). Extensions will not be provided to the tenant due to financial hardships.

Self-Certification of Repairs by Owner and Tenant

The PHA may allow owners and tenants to self-certify that repair work has been completed, in lieu of the PHA completing a re-inspection. In this case, the owner and tenant will both sign a form certifying that the repair items have been completed. The PHA may request proof of repairs to be attached to the form. Proof of repair consists of photos, receipts, work invoices/contracts, etc.

Alternative Inspections

The Housing Authority may comply with the biennial inspection requirement through reliance upon inspections conducted for another housing assistance program. Compliance with the biennial inspection requirement may be met by reliance upon an inspection of housing assisted under the HOME Investment Partnerships Program (HOME) (under Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12701) or housing financed via the Treasury Department's Low- Income Housing Tax Credit program (LIHTC), taking into account the standards used by those programs.

Special inspections may be scheduled between anniversary dates. The PHA will notify the family and the owner of the special inspection date and time in writing or by phone.

If, at any time, the family or owner notifies the PHA that the unit does not meet Housing Quality Standards, the PHA may conduct an inspection. Before conducting a special inspection for a tenant or owner complaint, the PHA may request verification that the owner or tenant has been notified of the deficiency and has not completed repair within a reasonable time. Reasonable time for non-emergency items is 30 days.

The PHA will consider complaints and any other information brought to the attention of the PHA, including information from third parties such as neighbors or public officials.

The PHA will inspect only the items which were reported, but if the inspector notices additional deficiencies that would cause the unit to fail HQS, the responsible party will be required to make the necessary repairs.

If the biennial inspection due date is within ninety days of a scheduled special inspection, the special inspection will be categorized as biennial and all biennial procedures will be followed.

A move-out inspection will be performed for Shelter Plus Care and Moderate Rehabilitation units only at the owner's request.

D. QUALITY CONTROL INSPECTIONS [24 CFR Part 982.405(b)]

Quality control inspections will be conducted by PHA staff, and will be based upon the SEMAP-defined minimum file sample size.

The purpose of quality control inspections is to ensure that each inspector is conducting accurate and complete inspections, and to ensure that there is consistency among inspectors in the application of the HQS.

The sampling of files will include recently completed inspections (within the last 3 months), a cross-section of neighborhoods, and a cross-section of inspectors.

E. SINGLE CYLINDER DEAD BOLT LOCKS

The PHA requires that the owner install an operable single-cylinder deadbolt lock on each main swinging entry door of a dwelling unit. The dead bolt lock must be installed in conformance with manufacturer's specifications. These doors include exterior doors which allow access to the unit. The following swinging doors must have a single cylinder dead bolt lock:

1. The front door
2. The back door
3. Any door that allows direct access to the unit

Security doors and screen doors are not main entrance doors. Single-cylinder locks installed on security doors do not satisfy the requirements.

F. EMERGENCY REPAIR ITEMS[24 CFR 982.404(a)]

The following items are considered emergency repairs and must be corrected by the owner or tenant (whoever is responsible) within 24 hours notice from the PHA:

1. Lack of security for the unit
2. Severe structural damage (e.g. collapsed ceilings, walls, or floors)
3. Major plumbing leaks (e.g. those causing flooding or significant hazards)
4. Natural gas leak or fumes
5. Electrical problem that could result in shock or fire (e.g. exposed stripped wires)
6. Lack of running water
7. Shattered glass where someone could be injured
8. Lack of a functioning toilet in the unit
9. Lack of one working smoke detector per floor of the unit

In those cases where there is leaking gas or potential for fire or other threat to public safety and the responsible party cannot be reached or it is impossible for the responsible party to make the repairs, the proper authorities will be notified by the PHA.

If the emergency repair item(s) are not corrected in the time period required by the PHA, and the owner is responsible, the housing assistance payment will be abated and the HAP contract will be terminated.

If the emergency repair item(s) are not corrected in the time period required by the PHA and it is an HQS breach that is a family obligation, the PHA will terminate the assistance to the family.

Smoke Detectors [24 CFR Part 982.401(n)]

Inoperable smoke detectors are a serious health threat and are treated by the PHA as an emergency (24-hour) fail item.

If the smoke detector is not operating properly the PHA will contact the owner by phone and request the owner to repair the smoke detector within twenty-four hours. The PHA will re-inspect the unit the following business day.

If the PHA determines that the family has disconnected the smoke detector (by removing batteries or other means), the family will be required to repair the smoke detector within twenty-four hours and the PHA will re-inspect the unit the following business day. The PHA will also issue a warning to the tenant for HQS non-compliance.

If the dwelling unit is occupied by any hearing-impaired person, smoke detectors must have an alarm system, designed for hearing-impaired person as specified in National Fire Alarm and Signaling Code (NFPA) 72 (or successor standards).

G. CONSEQUENCES IF OWNER IS RESPONSIBLE (NON-EMERGENCY ITEMS) [24 CFR Parts 982.404 and 982.453]

When it has been determined that a unit on the program fails to meet Housing Quality Standards, the owner is responsible for completing the necessary repair(s) in the time period specified by the PHA. The PHA must take prompt action to enforce owner obligations. PHA remedies for such breach of the Housing Quality Standards may include abatement of the HAP or termination of the HAP contract.

Abatement

Should circumstances arise that warrant abatement, a notice of abatement of the housing assistance payment will be sent to the owner, and the abatement will be effective the first of the month following the specified correction period. The housing assistance payment will be abated for no more than a period of thirty (30) days, at which time the contract will be terminated if the required repairs are not made and verified by the PHA.

If re-inspection is necessary, the PHA will inspect abated units within seven calendar days of the owner's notification that the work has been completed.

If the owner makes repairs during the abatement period, payment will resume on the day the unit passes inspection.

No retroactive payments will be made to the owner for the period of time the rent was abated and the unit did not comply with HQS. The notice of abatement states that the tenant is not responsible for the PHA's portion of rent that is abated.

Extensions to Repair Deadlines, Delaying Abatements

A PHA supervisor may grant a time extension to a repair deadline in lieu of abatement in the following cases:

- There is an unavoidable delay in completing repairs due to difficulties in obtaining parts or contracting for services; or
- The repairs must be delayed due to climate conditions.

The extension will be made for a period of time not to exceed 30 days. At the end of that time, if the work is not completed, the PHA will begin the abatement.

Termination of Contract

If the owner is responsible for repairs and fails to correct all the deficiencies cited prior to the end of the abatement period, the HAP Contract will be terminated. A notice of termination will be mailed to owner and tenant (if tenant is still in the unit).

H. DETERMINATION OF RESPONSIBILITY [24 CFR Part 982.404]

Certain HQS deficiencies are considered the responsibility of the family:

- Tenant-paid utilities not in service
- Failure to provide or maintain tenant-supplied appliances
- Damage to the unit or premises caused by a household member or guest beyond normal wear and tear ("Normal wear and tear" is defined as items that could not be charged against the tenant's security deposit under State law or court practice).

The owner is responsible for all other HQS violations.

The owner is responsible for vermin infestation, even if caused by the family's living habits. If such infestation is serious and repeated, it may be considered a lease violation and the owner may evict for serious or repeated violation of the lease. The PHA may terminate the family's assistance on this basis.

The inspector will make a determination of owner or family responsibility during the inspection.

If the family is responsible, but the owner carries out the repairs, the owner may bill the family for the cost of the repairs and this will be noted in the family's file.

I. CONSEQUENCES IF FAMILY IS RESPONSIBLE [24 CFR Part 982.404(b)]

If non-emergency violations of HQS are determined to be the responsibility of the family, the PHA will require the family to make any repair(s) or corrections within 30 days. The family will be required to make repairs or corrections to tenant-responsible emergency violations within 24 hours. If the repair(s) or correction(s) are not made in this time period, the PHA may propose termination of the family's assistance. The owner's rent will not be abated for items which are the family's responsibility.

If the tenant is responsible and corrections are not made, the HAP contract will terminate when assistance is terminated.

Chapter 11 OWNER RENTS, RENT REASONABLENESS, AND PAYMENT STANDARDS

[24 CFR Parts 982.503, 982.504, 982.505, 982.507]

INTRODUCTION

The PHA will determine rent reasonableness in accordance with 24 CFR Part 982.507(a). It is the PHA's responsibility to ensure that rents charged by owners are reasonable based upon unassisted comparable units in the rental market using the criteria specified in 24 CFR Part 982.507(b).

This chapter explains the PHA's policies for determination of rent-reasonableness, payments to owners, adjustments to the payment standards, and rent adjustments.

A. RENT TO OWNER IN THE HOUSING CHOICE VOUCHER PROGRAM

[(24 CFR Part 982.508)]

All HAP contracts will begin the later of:

- the date the unit passes inspection
- the date the family moves in
- the date the voucher is issued
- the day after the lease-end date of the previous unit

Exceptions may be granted by Supervisor approval. The family will be responsible for any rent prior to the effective date of the HAP contract. The owner will be responsible for collecting any rent owed prior to start date. The rent to owner is limited by rent reasonableness. The PHA must demonstrate that the rent to owner is reasonable in comparison to rent for other comparable unassisted units.

Another limitation on rent to owners is the maximum rent standard at initial occupancy (24 CFR Part 982.508). At the time a family initially receives tenant-based assistance for occupancy of a dwelling unit, whether it is a new admission or a move to a different unit, if the gross rent for the unit exceeds the applicable payment standard for the family, the family share may not exceed 40% of the family's monthly adjusted income.

During the initial term of the lease, the owner may not raise the total contract rent amount.

B. MAKING PAYMENTS TO OWNERS [24 CFR Part 982.451]

Once the HAP contract is executed, the PHA begins processing payments to the owner. A HAP Register will be used as a basis for monitoring the accuracy and timeliness of payments. Changes are made to the HAP Register for the following month. Payments are disbursed by SHRA's Finance Division to the owner each month. Payments may not be picked up by owner at the PHA. Exceptions may be made with the approval of a Supervisor in cases of hardship. Payments that are not received will not be replaced until a request has been received from the payee and a stop payment has been placed on the payment. A request for stop payment will be processed no earlier than 10 days after the payment issuance date.

Overpayments

The total amount of rent paid by the family plus the PHA housing assistance payment to the owner may not be more than the contract rent. The owner must immediately return any excess HAP to the PHA.

Owners who do not return excess payments will be subject to penalties as outlined in the "Owner or Family Debts to the PHA," Chapter 17 of this Administrative Plan.

Late Payments to Owners

It is a local business practice in Sacramento for property managers and owners to charge families a reasonable late fee for rents not received by the owner or property manager by the due date. Therefore, in keeping with generally accepted practices in the local housing market, the PHA must make housing assistance payments to the owner promptly and in accordance with the HAP contract.

The PHA may pay a maximum \$35.00 late fee to the owner for housing assistance payments that are not processed by the PHA by the fifth day of the month if requested by the owner and due to no fault of the owner, excluding the first two calendar months of the HAP contract term.

Late fees will not be paid when any portion of the housing assistance payment has been issued timely.

Proof of "Processed" date will be the date of the check on the HAP register.

The PHA will not be obligated to pay any late payment penalty if HUD determines that late payment is due to factors beyond the PHA's control, such as a delay in the receipt of program funds from HUD. The PHA will not use any program funds for the payment of late fee penalties to the owner.

Payments When Property Ownership/Management Changes:

All changes in property ownership, property management or payee must be reported to the PHA in writing.

The PHA will make monthly HAP according to the owner/payee of record that has been reported and documented in writing to the PHA. When the PHA receives notification of an ownership, property management or payee change, the PHA will place the vendor payments on "Hold" to prevent the HAP from going to an unauthorized party. The payments will remain on "Hold" until the PHA receives documentation of the change and the change has been completed by the PHA.

The new owner must complete a PHA "Owner/Agent/Payee" form provided by the PHA with proof of ownership which may include but is not limited to:

- A Trustees Deed of Sale
- A property Bill of Sale showing the property sale date and purchaser's name
- Property Auction receipt showing the property sale date and purchaser's name
- Other documentation that is commonly known to verify property ownership; and,

The owner must provide:

- A completed W-9
- A copy of the Management Agreement, where one is applicable and must sign a new HAP contract and provide a lease agreement.

C. RENT REASONABLENESS DETERMINATIONS [24 CFR Part 982.507]

The PHA will determine and document on a case-by-case basis that the approved rent is reasonable relative to rent for other comparable unassisted units on the market. This applies to all programs.

The PHA will not approve a lease until the PHA determines that the initial rent to owner is a reasonable rent. The PHA must reassess rent reasonability before any increase in the rent to owner. The PHA must also reassess rent reasonability if there is a 5% decrease in the published FMR in effect 60 days before the contract anniversary (for the unit size rented by the family) as compared with the FMR in effect one year before the contract anniversary.

The PHA must reassess rent reasonableness if directed by HUD and based on a need identified by the PHA's auditing system. The PHA may elect to reassess rent reasonableness at any other time. At all times during the assisted tenancy, the rent to owner may not exceed the most recently determined reasonable rent assessed by the PHA.

The owner will be advised that accepting each monthly housing assistance payment s/he is certifying that the rent to owner is not more than rent charged by the owner for comparable unassisted units on the premises.

If requested, the owner must give the PHA information on rents charged by the owner for other units on the premises or elsewhere. The PHA may request information on the owner's units elsewhere if:

- the PHA has cause to believe the owner charges higher rents to program participants, or
- the PHA needs to determine rent reasonableness on comparable units.

The data for other unassisted units may be gathered from newspapers, realtors, professional associations, inquiries of owners, market surveys, and other available sources. The market areas for rent reasonableness include area zip codes/subdivisions/census tracts/neighborhoods within the PHA's jurisdiction.

The following items may be used for rent reasonableness determination:

- Size (number of bedrooms/square footage)
- Location
- Quality
- Amenities (bathrooms, dishwasher, air conditioning, etc.)
- Housing Services
- Age of unit
- Unit Type
- Maintenance
- Utilities

Rent Reasonableness Methodology

The PHA uses an "appraisal" method and tests the subject unit against selected units with similar characteristics. Adjustments are made for differences between the subject unit and comparable units on the market.

The PHA maintains an automated database that includes data on unassisted units for use by staff in making rent reasonableness determinations. The data is updated on an ongoing basis and purged when it is more than eighteen (18) months old.

D. PAYMENT STANDARDS FOR THE VOUCHER PROGRAM [24 CFR Part 982.503]

The Payment Standard is used to calculate the housing assistance payment for a family. In accordance with HUD regulations, and at the PHA's discretion, the Voucher Payment Standard amount is set by the PHA between 90% and 110% of the HUD-published FMR. This is considered the basic range. The PHA reviews the appropriateness of the Payment Standard annually when the FMR is published. In determining whether a change is needed, the PHA will ensure that the Payment Standard is always within the range of 90% to 110% of the new FMR, unless an exception payment standard has been approved by HUD.

The PHA will establish a single voucher payment standard amount for each FMR area in the PHA jurisdiction. The PHA will establish payment standard amounts for each "unit size." The PHA may have a higher payment standard within the PHA's jurisdiction if needed to expand housing opportunities outside areas of minority or poverty concentration, as long as the payment standard is within the 90% to 110% of FMR range.

The PHA may approve a higher payment standard within the basic range, if required as a reasonable accommodation for a family that includes a person with disabilities. However, the payment standard cannot be approved over 120% of the Fair Market Rent.

E. ADJUSTMENTS TO PAYMENT STANDARDS [24 CFR Part 982.503]

Payment Standards may be adjusted, within HUD regulatory limitations, to increase Housing Assistance Payments in order to keep families' rents affordable. The PHA will not raise Payment Standards solely to make "high end" units available to voucher holders. The PHA may use some or all of the measures below in making its determination of whether an adjustment should be made to the Payment Standards.

Assisted Families' Rent Burdens

The PHA may review its voucher payment standard amounts annually to determine whether more than forty percent 40% of families in a particular unit size are paying more than thirty percent 30% of their annual adjusted income for rent.

Quality of Units Selected

The PHA will review the quality of units selected by participant families when making the determination of the percent of income families are paying for housing, to ensure that Payment Standard increases are only made when needed to reach the mid-range of the market.

PHA Decision Point

The PHA will review the average percent of income of families on the program. If more than 25% of families are paying more than 30% of monthly adjusted income, the PHA will determine whether there is a difference by voucher size, whether families are renting units larger than their voucher size, and whether families are renting units which exceed HUD's HQS and any additional standards included by the PHA in this Administrative Plan.

If families are paying more than 30% of their income for rent due to the selection of larger bedroom size units or luxury units, the PHA may decline to increase the payment standard. If these are not the primary factors for families paying higher rents, the PHA will continue increasing the payment standard.

Time to Locate Housing

The PHA may consider the average time period for families to lease-up under the voucher program. If more than 50% of voucher holders are unable to locate suitable housing within the term of the voucher and the PHA determines that this is due to 30% of rents in the jurisdiction being unaffordable for families even with the presence of a voucher, the Payment Standard may be adjusted.

Lowering of the Payment Standard

Lowering of the FMR may require an adjustment of the Payment Standard. Additionally, statistical analysis may reveal that the Payment Standard should be lowered. In any case, the Payment Standard will not be set below 90% of the FMR without authorization from HUD.

Insufficient Funding

If the PHA determines that it has insufficient funding with which to continue to assist families served by the program, it may consider decreasing the Payment Standard, in accordance with regulations. The PHA will consider the impact of lowering the Payment Standard on families. The PHA will consider and implement other cost-saving measures wherever feasible, including those listed in PIH 2011-28, before considering whether to lower the Payment Standard.

Financial Feasibility

Before increasing the Payment Standard, the PHA may review the budget to determine the impact projected subsidy increases would have on funding available for the program and number of families served.

The PHA will compare the number of families who could be served under a higher Payment Standard with the number assisted under current payment standards.

File Documentation

The PHA will retain a file for at least three years to document the analysis and findings to justify whether or not the Payment Standard was changed.

F. EXCEPTION PAYMENT STANDARDS

HUD may approve a payment standard amount that is higher than the basic range for a designated area. This is called an “exception area.” If the dwelling unit is located in an exception area, the PHA must use the appropriate payment standard amount established by the PHA for the exception area in accordance with regulation at 24 CFR Part 982.503(c).

The PHA may approve a payment standard of more than 110% of the FMR if required as a reasonable accommodation for a family that includes a person with disabilities. For information on this, please refer to Chapter 5 Subsidy Standards, Section B of this Administrative Plan, under "Approval of Increased Payment Standards."

G. OWNER PAYMENT [24 CFR Part 982.308(g)]

The owner is required to notify the family and PHA, in writing, at least sixty days before any change in the amount of proposed contract rent. Any requested change in rent to owner will be subject to rent reasonableness requirements and available PHA funding.

Contract Rent Increases

Requests for rent increases will not be approved if the:

- unit is in an initial lease term.
- the family and PHA have not received proper notice.
- unit is in a failed condition.
- requested rent amount is not rent reasonable per HUD guidelines.
- RFTA supplemental form is missing.

If approved, any increase will be effective on the first of the month following the 60-day notice. Upon approval of a rental increase, the new contract rent amount will remain effective for a period of 12 months. Owners may request rent increases no more than once every 12 months.

If the PHA determines in the course of processing a rent increase that the current contract rent amount is not reasonable given market conditions, the PHA will process a rent decrease to the “reasonable” amount. This applies to Project-Based vouchers as well as tenant-based vouchers.

Chapter 12 RECERTIFICATIONS

[24 CFR Part 982.516]

INTRODUCTION

In accordance with HUD requirements, the PHA will reexamine the income and household composition of all families at least annually. Families will be provided accurate annual and interim rent adjustments. Recertifications and interim examinations will be processed in a manner that ensures families are given reasonable notice of rent increases. All annual activities will be coordinated in accordance with HUD regulations. It is a HUD requirement that families report all changes in household composition. Between regular annual recertifications, HUD requires that families report all changes in household composition, but the PHA decides what other changes must be reported and the procedures for reporting them. This chapter defines the PHA's policy for conducting annual recertifications and coordinating annual activities. It also explains the interim reporting requirements for families, and the standards for timely reporting.

NOTE: The terms “*annual recertification*” and “*annual reexamination*” are synonymous.

A. ANNUAL RECERTIFICATIONS [24 CFR Part 982.516]

The PHA will recertify each family's continued eligibility at least annually.

The PHA may opt to conduct a streamlined reexamination of income for the Elderly families and Disabled families when 100% of the families' income consists of fixed income every three years. In a streamlined reexamination, the PHA will recalculate family incomes by applying any published cost of living adjustments to the previously verified income amount (HUD PIH Notice 2016-05).

Recertification Notice to the Family

The PHA will maintain a recertification tracking system and the household will be notified by mail at least 90 days in advance of the anniversary date; however, documents will be due prior to the anniversary date. The PHA may require that a family attend a recertification appointment. If requested as an accommodation by a person with a disability, the PHA will provide the notice in an accessible format. The PHA will also mail the notice to a third party, if requested as reasonable accommodation for a person with disabilities. A list of all pertinent agencies (including Legal Services of Northern California) that can assist the family will be provided with the recertification notice.

Completion of Annual Recertification

The PHA will have all recertifications for families completed within 12 months of the last annual recertification. This includes notifying the family of any increases in tenant rent at least 30 days before the effective date of change.

Failure to Respond to Notification to Recertify

The written notification must state the due date the completed recertification must be submitted. The family may call to request an extended due date in case of emergency (as defined in the Glossary).

If the family does not respond by the due date of the first written request, the family will be mailed a Final Notice with an annual recertification packet scheduling a Mandatory Tenant Conference (MTC) appointment to complete the recertification process. If the family fails to submit a completed

recertification packet at the MTC appointment or fails to attend the MTC appointment, the family will be mailed a Notice of Proposed Termination of Eligibility and an Informal Hearing Request form.

If the annual recertification is completed and the Notice of Proposed Termination of Eligibility is rescinded, a Warning Notice will be issued.

If the family violates the same family obligation after a warning has been issued, the Agency will follow its termination process (see chapter 15).

Exceptions to these policies may be reviewed and approved by a supervisor.

Verification of Information

All information affecting the family's continued eligibility for the program and the family's Total Tenant Payment (TTP) will be verified in accordance with the verification procedures according to HUD guidelines. Verifications used for recertification must be dated within 60 days from the PHA request date.

When the information has been verified, it will be analyzed to determine:

- The continued eligibility of the participant as a family or as the remaining member of a family;
- The unit size required by the family; and
- The amount of rent the family should pay.

Tenant Rent Portion Increases at Annual Recertification

If the tenant rent portion increases, a notice of the change will be mailed to the family at least 30 days prior to the effective date of change.

If less than 30 days are remaining before the scheduled effective date of the annual recertification, the tenant rent portion increase will be effective on the first of the month following a full 30-day notice. If there has been a misrepresentation or a material omission by the family, or if the family causes a delay in the recertification processing, there will be a retroactive increase in rent to the scheduled effective date of the annual recertification.

Tenant Rent Portion Decreases at Annual Recertification

If the tenant rent portion decreases, the decrease will be effective on the anniversary date.

If the family causes a delay so that the processing of the recertification is not complete by the anniversary date, the tenant rent change will be effective on the first day of the month following completion of the recertification processing by the PHA.

If the participant reports a decrease in income prior to the effective date of the annual recertification, this information may be taken into consideration while processing the recertification.

B. REPORTING INTERIM CHANGES [24 CFR Part 982.516]

Changes in Family Composition

Program participants **must** report all changes in household composition to the PHA in writing within thirty (30) days of the change. This includes additions due to birth, adoption or court-awarded custody of a child or children, or the addition of a spouse/partner with minor children. The family must obtain PHA approval before any additions are made to the household. Landlord authorization is also required with the exception of additions of newborn children.

If any new family member is added, the family income must include any income of the new family member. The PHA will conduct a certification to determine such additional income and will make the appropriate adjustments in the housing assistance payment and family unit size.

The U.S. citizenship/eligible immigrant status of additional family members must be declared and verified as required prior to moving into the unit. Additions of adult family members (18 years or older) will be subject to criminal background checks prior to moving into the unit.

Increases in Income

Program participants must report all changes in household income in writing within thirty (30) days of the change. The PHA will conduct interim recertifications for any increase in income only for the following:

- Family Self Sufficiency;
- Home Ownership;
- Zero Income families; and
- Earned Income Disregard (EID) at the end of the 24 month period.

The PHA will not process a rent adjustment if all reported changes result in an overall income increase. If an increase in income is due to an addition to the household, the PHA will process a rent adjustment to include the income of the household addition.

If multiple changes of increase and decrease of income are reported by the family within a 60-day period, an annual recertification may be processed.

Fulltime Student Status

Any change in Full Time Student status must be reported within 30 days of the change.

Decreases in Income

Program participants must report all decreases of income in writing within 30 days. The PHA must process the change if a decrease in income of at least \$50 per month is reported.

The PHA will process a rent adjustment if all reported changes within a 60 day period result in an overall income decrease as long as the decrease in income will last thirty (30) days or more from the date it was reported and was verified, or when the PHA confirms that the decrease in income is \$50 or more per month.

If multiple changes of increase and decrease of income are reported by the family within a 60 day period, an annual recertification may be processed.

PHA Errors

If the PHA makes an error that causes an increase in the family's portion of the rent, the PHA will process the correction retroactively to the effective date of when the action was made.

If the PHA makes an error that causes a decrease in the family's portion of the rent, the PHA will correct the error by processing an interim in a time frame to allow the family 30 days notice of the tenant rent increase. The family will not be charged retroactively.

C. OTHER INTERIM REPORTING ISSUES [24 CFR Part 5.615]

The PHA will conduct an interim certification to count imputed welfare income (defined below) for families whose welfare assistance is reduced specifically because of:

- Welfare fraud; or
- Failure to participate in an economic self-sufficiency program; or
- Noncompliance with a work activities requirement.

The PHA will also conduct an interim certification to reflect changes in actual welfare income if the welfare assistance reduction is a result of:

- The expiration of a lifetime time limit on receiving benefits; or
- A situation where the family has complied with welfare program requirements but cannot or has not obtained employment; or
- The family has complied with welfare program requirements, but the duration of time limit, such as a cap on the length of time a family can receive benefits, that causes the family to lose their welfare benefits.

Definition of "Imputed Welfare Income"

Imputed Welfare income is the amount of annual income projected but not actually received by a family as a result of a specified welfare benefit reduction.

The amount of Imputed Welfare income is determined by the PHA, based on written information supplied to the PHA by the welfare agency, including:

- The amount of the benefit reduction
- The term of the benefit reduction
- The reason for the reduction
- Subsequent changes in the term or amount of the benefit reduction

The family's annual income will include the Imputed Welfare income, as determined at the family's annual or interim recertification, during the term of the welfare benefits reduction (as specified by the welfare agency). The amount of Imputed Welfare income will be offset by the amount of additional income the family receives that commences after the sanction was imposed. When additional income from other sources is at least equal to the Imputed Welfare income, the Imputed Welfare income will be reduced to zero.

If the family was not an assisted participant when the welfare sanction began, Imputed Welfare income will not be included in the annual income.

If the family claims the amount of Imputed Welfare income has been calculated incorrectly, designated staff will review the calculation for accuracy.

Family Dispute of Amount of Imputed Welfare Income

If the family disputes the amount of Imputed Income and the PHA denies the family's request to modify the amount, the PHA will provide the tenant with a notice of denial, which will include:

- An explanation for the PHA's determination of the amount of Imputed Welfare income;
- A statement that the tenant may request an informal hearing; and
- A statement that information received from the welfare agency cannot be disputed at the informal hearing and the issue to be examined at the informal hearing will be the PHA's determination of the amount of Imputed Welfare income (not the welfare agency's determination to sanction the welfare benefits).

The PHA will obtain written verification from the welfare agency stating that the family's benefits have been reduced due to fraud or noncompliance with welfare agency economic self-sufficiency or work activities requirements before denying the family's request for rent reduction.

The PHA will rely on the welfare agency's written notice to the PHA regarding welfare sanctions.

D. NOTIFICATION OF RESULTS OF RECERTIFICATION

The HUD Form 50058 will be completed and transmitted as required by HUD.

The Subsidy Adjustment Notice and Calculation Summary are mailed to the tenant. The Subsidy Adjustment Notice will be mailed to the owner/agent. If the family disagrees with the rent adjustment, they may request a review of the rent calculations. If the family still disagrees, they may request an informal hearing (see Chapter 18, Section D for hearing request procedures).

E. TIMELY REPORTING OF CHANGES IN FAMILY COMPOSITION

Changes in family composition require an interim recertification and may result in a change to the tenant rent. The voucher size may be changed at the next annual recertification or if client is in the move process.

Standard for Timely Reporting of Changes

The PHA requires that the family report in writing any change of family composition to the PHA within thirty (30) days of when the change occurs.

If the change is not reported within the required time period, or if the family fails to provide documentation or signatures, it will be considered untimely reporting.

Procedures When the Change is Reported in a Timely Manner

The PHA will notify the family and the owner of any change in the Housing Assistance Payment to be effective according to the following guidelines:

- Increases in the Tenant Rent are effective on the first of the month following at least 30 days' notice.
- Decreases in the Tenant Rent are effective the first of the month, following the month in which the PHA is provided adequate written documentation. However, no rent reductions will be processed until all the facts have been verified, even if a retroactive adjustment results.

Procedures When the Change is Not Reported by the Family in a Timely Manner

If the family does not report the change as described under Timely Reporting, or fails to provide requested verification within the given timeframe, the family will be considered to have caused a delay in the interim certification processing and the following guidelines will apply:

- Unreported increases in household income will be effective retroactive to the date it would have been effective had it been reported on a timely basis. The family will be liable for any overpaid housing assistance and will be required to pay the debt in full within 60 days.
- Decreases in Tenant Rent will be effective on the first of the month following completion of processing by the PHA and not retroactively.
- If the voucher size is affected, an annual recertification may be processed early to adjust the voucher size and the family will be given a thirty day notice of such a change.
- The PHA may issue a warning to the family for violation of Family Obligations.

If the family violates the same family obligation after a warning has been issued, the Agency will follow its termination process (see Chapter 15).

Procedures When the Change is Delayed by the PHA

In this case, an increase will be effective after the required 30 days notice prior to the first of the month after completion of processing by the PHA.

If the change resulted in a decrease, the overpayment by the family will be calculated retroactively to the date it should have been effective, and the owner will be credited for the amount.

F. CHANGES IN VOUCHER SIZE AS A RESULT OF FAMILY COMPOSITION CHANGES

If the family composition increases or decreases during the HAP contract term, the voucher size will be changed at the family's first regular reexamination following the change. Exceptions to this policy include:

- An increase in voucher size made as a result of a Reasonable Accommodation for an individual with disabilities will be effective the month following the month of approval.
- When the family is moving a change in the household composition that causes an increase or decrease in the voucher size will be made at the time of the move.

G. CONTINUANCE OF ASSISTANCE FOR "MIXED" FAMILIES

Under the Non-citizens Rule, "mixed" families are families that include at least one citizen or eligible immigrant and any number of ineligible members. The Non-citizens Rule was implemented on or after November 29, 1996, and mixed families may receive prorated assistance only.

H. MISREPRESENTATION OF FAMILY CIRCUMSTANCES

If any participant deliberately misrepresents the information on which eligibility or tenant rent is established, the PHA may terminate assistance and may refer the family file/record to the proper authorities for appropriate disposition (See Program Integrity Addendum).

I. WARNINGS

If a family has been issued a warning in the past for a violation and the same violation reoccurs, the PHA will follow the termination process as described in Chapter 15 of this plan.

Chapter 13 MOVES WITH CONTINUED ASSISTANCE/PORTABILITY

[24 CFR Parts 982.353, 982.355(a), and 982.551]

INTRODUCTION

HUD regulations permit families to move with continued assistance to another unit within the PHA's jurisdiction, or to a unit outside of the PHA's jurisdiction under portability procedures. The regulations also allow the PHA the discretion to develop policies that define any limitations or restrictions on moves. This chapter defines the procedures for moves, both within and outside of, the PHA's jurisdiction, and the policies for restriction and limitations on moves.

A. ALLOWABLE MOVES

Families will only be permitted to move once every 12 months with continued assistance (with proper notice of lease termination and PHA approval).

If a participant abandons his/her unit without prior written notice to the PHA and the landlord, they will not be issued a voucher to lease up in another unit. However, they will be given the right to request an informal hearing.

Should the family not meet the deadlines to submit for an informal hearing request, they will be terminated from the HCV Program.

Mitigating circumstances will be reviewed on a case-by-case basis.

Families will be issued a voucher to move while the due process to determine the family obligation violation is finalized if:

1. The assisted lease for the old unit has terminated because the PHA has terminated the HAP contract for an owner breach, or the lease was terminated by mutual agreement of the owner and the family with PHA approval.
2. The owner has given the family notice to move with cause or has obtained a court judgment or other process allowing the owner to evict the family. The PHA will follow termination procedures as described in Chapter 15 of this plan.
3. The Violence Against Women Act (VAWA) provides that a family may receive a voucher from a PHA and move under the tenant-based assistance program if the family has complied with all other obligations of the HCV Program and/or has moved out of the assisted dwelling unit in order to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence, or stalking and who reasonably believed he or she was actually or imminently threatened by harm or further violence if he or she remained in the assisted dwelling unit.

B. INTERPROGRAM TRANSFERS

HCV Program participants may, with approval of the PHA's Executive Director, be accepted into PHA owned, managed, or affiliated properties if:

- Transfers meet all eligibility/suitability criteria; and
- Vacancies permit.

If HCV incurs a federal funding reduction (e.g. sequestration), the PHA will assist the family in making an inter-program transfer to alternative housing in order to prevent the family from becoming homeless whenever possible.

In an inter-program transfer, the family forfeits their HCV voucher and can reapply to the HCV wait list when it is open.

C. RESTRICTIONS ON MOVES [24 CFR Parts 982.552(a)]

The PHA will deny permission to move with continued assistance:

- During the initial term of the lease, unless the family has been approved for a mutual agreement to terminate the lease.
- If the family owes any PHA or SHRA money, or is not current with payments as specified in a PHA repayment agreement.
- If the unit is in “fail” status for tenant-responsible items.
- If the family’s annual recertification is due within 120 days or an interim change is pending and the family is moving voluntarily, the move will be delayed until the certification is completed. Upon receipt of a request to move, the PHA will begin the recertification process. The recertification will be expedited promptly after submission of all paperwork. This will ensure that families lease up a new unit that is affordable to them based on current information. If the family is moving involuntarily, efforts will be made to expedite the recertification also for the same reason, but the family will not be delayed in moving.
- If the family has been previously approved for a mutual agreement to terminate the lease within the last 12 months and the reason for the request to move is not due to health and safety, reasonable accommodation, or VAWA
- If there is insufficient funding for continued assistance (please see Insufficient Funding Chapter 24).
- If the family has missed two (2) consecutively scheduled voucher issuance sessions without good cause, the move request will be canceled. If the family submits a new request to move within 30 days of the last canceled meeting, this request will be reviewed after all pending move requests are processed.

The supervisor may consider exceptions to these restrictions if there is an emergency justification for the move over which the participant has no control, or as a reasonable accommodation for individuals with disabilities, or pursuant to VAWA [42 U.S. Code Chapter 136, Subchapter III] or applicable State law. “Emergency” is defined in the glossary of this Administrative Plan.

D. POLICY FOR MOVES [24 CFR Parts 982.351-355]

Issuance of Voucher

Families approved to move to a new unit within the PHA’s jurisdiction will be issued a new voucher after all necessary documents have been submitted by the family.

If the family reports a change in income or family composition prior to the submission of a Request for Tenancy Approval (RFTA), the move process will be stopped and the reported change in income or family composition will be reviewed to determine whether the family remains eligible for the voucher

size it has been issued, or if the change will result in the family paying more than 40% of their monthly adjusted income toward rent.

If the family is exercising portability and reports a change, the receiving PHA will first request the initial PHA to complete an interim change. If the initial PHA does not cooperate timely and causes a delay in processing the portability, the receiving PHA will complete an interim change.

Subject to the restrictions on moves, the PHA will issue the authorization (voucher) to move, and may require the family to attend a briefing (see chapter 8 of this Administrative Plan, Section B).

If the family does not locate a new unit, and remains in the current unit with the owner's approval, the HAP will terminate on the date identified in the Notice to Vacate unless a notice to rescind or extend the vacate date is delivered to the PHA.

Notice Requirements

The family must give the owner at least 30 days written notice of intent to vacate as specified by applicable law and must simultaneously give a copy to the PHA. The notice must be submitted to the PHA no later than the date the family submits a Request for Tenancy Approval (RFTA).

If the landlord provides notice to move with or without cause, the tenant does not have to provide notice back to the landlord before vacating the unit unless the family intends to move prior to the vacate date served by the landlord. All notices provided to the tenant by the landlord must be provided to the Housing Authority by the tenant within 15 days of being served the notice (per the HCV Family Obligations).

Time of Contract Change

A move within the same building or project, or between buildings owned by the same owner, will be processed like any other move and there will be no overlapping assistance.

Assistance will start on the new unit on the effective date of the lease and contract. Assistance payments may overlap with Supervisor approval.

E. PORTABILITY [24 CFR Parts 982.353(b) and 982.355]

All portability processes will follow the Final Rule published by HUD on August 20, 2015 regarding the streamlining of the portability process

Portability applies to families moving out of or into the PHA's jurisdiction within the United States and its territories.

Outgoing Portability [24 CFR Parts 982.353 and 982.355]

Within the limitations of the regulations and this policy, a participant family has the right to receive tenant-based voucher assistance to lease a unit outside the PHA's jurisdiction. The PHA will allow the family to exercise its right to portability anywhere in the United States and its territories as long as there is a PHA with a tenant-based program.

When a family requests to move outside of the PHA's jurisdiction, the family's written request must specify the area to which the family wants to move. This PHA will identify the receiving

PHA and approve or deny the request, by submitting a written response to the family. If there is more than one PHA in the area in which the family has selected a unit, the PHA may choose the receiving PHA.

Restrictions on Portability [24 CFR Part 982.353]

The PHA will not permit families to exercise portability:

- If the family is in violation of a family obligation.
- If the family has moved out of its assisted unit in violation of the lease.
- Other reasons as listed in Part C of this Chapter.

Incoming Portability [24 CFR Part 982.355]

Upon meeting existing regulations and PHA policy, a participant family may exercise its right to port into Sacramento County and lease a unit within this PHA's jurisdiction.

Absorption or Administration

The receiving PHA will accept a family with a valid voucher from another jurisdiction and administer or absorb the voucher. If administering, the family will be issued a "portable" voucher by the PHA. The voucher issued by the receiving PHA to the family may not expire before 30 calendar days has passed from the expiration date of the initial PHA's voucher. The family must submit a RFTA for an eligible unit to the receiving PHA during the term of the receiving PHA voucher. The receiving PHA may grant extensions in accordance with this Administrative Plan. However, if the family decides not to lease-up in the receiving PHA's jurisdiction, they must contact the initial PHA to request an extension.

SHRA will not process the family if the initial PHA's voucher has expired.

When the receiving PHA does not absorb the incoming voucher, it will administer the initial PHA's voucher and the receiving PHA's policies will prevail.

The receiving PHA will determine the family unit size for the portable participant family, and will issue a "portable voucher" in accordance with the subsidy standards of the receiving PHA.

Incoming Portability and Criminal Background Checks

Families who port into the jurisdiction of SHRA will be held to the same standard as current HCV participants for background checks. Families porting into Sacramento County will have a criminal background check run, and their request to port into SHRA's jurisdiction may be denied if they do not meet the standards described in Chapter 15 where screening for criminal activity is discussed.

In order to be consistent with the PHA's policy to check the criminal background of anyone requested to be added to the household, the PHA will conduct a criminal background check on all family members who are at least 18 years or older who choose to "port" their voucher into Sacramento County. If the results of the criminal background check includes drug or violent criminal activity that has occurred within the last 5 years, the PHA may:

- Deny the family's request to port into this jurisdiction and provide them with a copy of the criminal report;
- Notify the initial PHA of the results in the criminal background report and provide the initial PHA with a copy of the criminal background report; and
- Allow the family to rescind their request to exercise portability into the receiving PHA's jurisdiction and return the portability paperwork with the 52665 to the initial PHA indicating the family has elected not to exercise portability into the receiving PHA's jurisdiction.

The PHA's decision to conduct a current criminal background check will not cause a delay in the processing of the family's portability or a loss of the family's right to exercise portability.

If a family fails a criminal background check (please see the standards described in Chapter 15 where screening for criminal activity is discussed), they will be denied from porting into SHRA's jurisdiction until they are able to meet the criminal background screening requirement.

Income and Total Tenant Payment of Incoming Portables [24 CFR Part 982.355(d)]

SHRA will request the initial PHA to conduct an annual or an interim certification for families that exercise portability into the jurisdiction of SHRA when a change in income occurs prior to the execution of a Housing Assistance Payment contract. An updated 50058 will be requested from the initial PHA. If the initial PHA does not make the change, SHRA will complete the change prior to lease up.

SHRA will not approve additions of household members while the family is in the process of porting-in. Addition of household members will be subject to the add-on policy described in Chapter 5 after initial lease-up.

Reasonable Accommodation Requests and Incoming Portability

A reasonable accommodation approved by an initial PHA does not automatically transfer to SHRA with the family. Upon the request for a reasonable accommodation by the family, SHRA may verify the need for the reasonable accommodation for an individual with disabilities through the Reasonable Accommodation Committee.

Requests for Tenancy Approval

A briefing is required for incoming portable families.

Incoming portable families are subject to the receiving PHA's subsidy standards.

SHRA may extend the voucher of a family and notify the initial PHA. The extension will be granted within the billing date of the initial PHA. If the initial PHA informs SHRA it is not willing to extend the voucher in consideration of future billing, SHRA will deny the extension.

If the family leases up successfully, the PHA will notify the initial PHA within 10 days, and the billing process will commence.

If the receiving PHA denies assistance to the family, the receiving PHA will notify the initial PHA within 15 days and the family may request an Informal Review or Informal Hearing.

When the family submits a Request for Tenancy Approval, it will be processed using the receiving PHA's policies. If the family does not submit a Request for Tenancy Approval or does not execute a lease, the receiving PHA will notify the initial PHA.

The receiving PHA will notify the family of its responsibility to contact the initial PHA if the family wishes to move outside of the receiving PHA's jurisdiction under continued portability.

Regular Program Functions

The receiving PHA will perform all program functions applicable to the tenant-based assistance program.

Terminations

The receiving PHA will notify the initial PHA in writing of any termination of assistance within 21 days of the termination or the hearing decision being rendered. If an informal hearing is required and requested by the family, the hearing will be conducted by the receiving PHA. A copy of the hearing decision will be furnished to the initial PHA.

The initial PHA will be responsible for collecting amounts owed by the family for claims paid and for monitoring repayment. If the initial PHA notifies the receiving PHA that the family is in arrears or the family has refused to sign a payment agreement, the receiving PHA will terminate assistance to the family.

Required Documents

As a receiving PHA, the PHA will require the documents listed on the HUD Portability Billing Form 52665 from the initial PHA.

Billing Procedures

The receiving PHA will bill the initial PHA monthly for housing assistance payments (HAP) if the family has not been absorbed. The billing cycle for other amounts, including administrative fees and special claims, will be monthly unless requested otherwise by the initial PHA. If the tenant moves in mid-month and the HAP is prorated, all HAP amounts are rounded to the nearest whole dollar.

The initial PHA must reimburse the receiving PHA for the lesser of 80% of the initial PHA's administrative fee or 100% of the receiving PHA's administrative fee. The receiving PHA will bill 100% of the housing assistance payment and 100% of special claims for each "portability" voucher leased as of the first day of the month. The administrative fee is never prorated and is not rounded. The entire administrative fee is billed for any participant who has a HAP contract effective as of the first day of the month. The receiving PHA will notify the initial PHA of changes in subsidy amounts and will expect the initial PHA to notify the receiving PHA of changes in the administrative fee amount to be billed.

When the administrative fee changes; the new amount will be implemented at the next billing action after the effective date.

Chapter 14 CONTRACT TERMINATIONS

[24 CFR Parts 982.309-311]

INTRODUCTION

The Housing Assistance Payments (HAP) contract is the contract between the owner and the PHA that defines the responsibilities of both parties. This chapter describes the circumstances under which the contract can be terminated by the PHA and the owner, and the policies and procedures for such terminations.

A. CONTRACT TERMINATION [24 CFR Part 982.311]

The term of the HAP contract is the same as the term of the lease. The contract between the owner and the PHA may be terminated by the PHA or by the owner.

No future subsidy payments on behalf of the family will be made by the PHA to the owner after the effective date of the contract termination. The owner must reimburse the PHA for any subsidies paid by the PHA for any period after the contract termination date.

If the family continues to occupy the unit after the HAP contract is terminated, the family is responsible for the total amount of rent due to the owner under the lease agreement. The owner will have no right to claim compensation from the PHA for vacancy loss under the provisions of certificate HAP contracts effective before October 1, 1996, with the exception of Moderate Rehabilitation (Mod Rehab) and Project-Based units which may claim compensation for vacancy loss.

If the family meets the criteria for a move from their current unit after the contract termination with continued assistance, the family may lease up in another unit. For further clarification in regards to effective date of the HAP contract, please refer to Chapter 11, Section A.

B. TERMINATION BY THE FAMILY

Family termination of the lease must be in accordance with the terms of the lease. Families are required to notify the PHA and the owner in writing with at least 30 days notice before they move out of a unit. The tenant must provide the PHA with a copy of the notice served to the owner.

C. TERMINATION OF TENANCY BY THE OWNER [24 CFR Parts 982.310 and 982.455]

The owner must provide the tenant a written notice specifying the grounds for termination of tenancy, at or before the commencement of an unlawful detainer (eviction) action. The notice may be included in, or may be combined with, any owner eviction notice to the tenant. The owner eviction notice means a notice to vacate, or a complaint, or other initial pleading used under State or local law to commence an eviction action. The owner must provide the tenant with an appropriate notice to vacate as determined by State and Local law.

During the term of the lease, the owner may not terminate the tenancy except for the grounds stated in the HUD regulations and State or local law. The owner must provide the PHA with a copy of the termination notice. During the term of the lease the owner may terminate tenancy for:

1. Serious or repeated violations of the lease, including but not limited to failure to pay rent or other amounts due under the lease, or repeated violation of the terms and conditions of the lease.

2. Violations of Federal, State or local law that imposes obligations on the tenant in connection with the occupancy or use of the premises.
3. Criminal activity by the tenant, any member of the household, a guest or another person under the tenant's control that threatens the health, safety or right to peaceful enjoyment of the premises by the other residents or by persons residing in the immediate vicinity of the premises.
4. Any drug-related criminal activity on or near the premises.
5. Tenant history of disturbance of neighbors, destruction of property, or behavior resulting in damage to the premises.
6. Other good cause (when in accordance with Federal, State, and local law).

The eviction notice must specify the cause for the eviction.

After the initial term of the lease, other good cause includes:

1. Business or economic reason for regaining possession;
2. Owner's desire to repossess unit for personal use; or
3. Tenant's refusal to accept offer of a new lease

The owner may not terminate tenancy if the PHA fails to pay the housing assistance payment or pays it late. PHA failure to make the housing assistance payment is not a violation of the lease between the family and the owner.

Foreclosures

The following provisions regarding foreclosure expire on December 31, 2019 (unless extended):

- During the term of the lease, the tenant has a right to remain in the unit and cannot be evicted, except for actions that constitute good cause.
- If the lease ends in less than 90 days, the new owner may not evict the tenant without giving the tenant a minimum of 90 days' notice.
- At the end of the term of the lease, the new owner may terminate the tenancy if the new owner provides a 90-day notice.

The new owner may terminate the tenancy if the owner will occupy the unit as a primary residence, and has provided the tenant a notice to vacate at least 90 days before the effective date of such notice. This is the only exception to the rule that the tenant may not be evicted during the term of the lease.

The foreclosure of a property does not constitute "other good cause."

Evidence of Criminal Activity

The owner may terminate tenancy and evict by judicial action a family for criminal activity by a family member if the owner determines they have engaged in the criminal activity:

- Regardless of arrest or conviction.
- Without satisfying the standard of proof used for a criminal conviction.

Exclusion of Culpable Household Member

The owner may require a tenant to exclude a household member in order for the family to continue to reside in the assisted unit.

Consideration of Rehabilitation

When determining whether to terminate the tenancy for illegal drug use or alcohol abuse, the owner may consider whether the family member:

- Is no longer participating in the drug and or alcohol abuse.
- Has successfully completed a supervised drug or alcohol rehab program.
- Has otherwise been successfully rehabilitated.

The owner may require the tenant to submit evidence of any of the three (above).

Actions of termination by the owner must be consistent with the fair housing and equal opportunities as stated in 24 CFR Part 5.105.

Housing assistance payments are paid to the owner under the terms of the HAP contract. If the owner has begun eviction and the family continues to reside in the unit, the PHA must continue to make housing assistance payments to the owner until the owner has obtained a court judgment or other process allowing the owner to evict the tenant, unless the family moves or other reasons for termination apply.

If the action is finalized in court, the owner must provide the PHA with the documentation, including notice of the lockout date.

D. TERMINATION OF THE CONTRACT BY PHA [24 CFR Parts 982.404(a), 982.453, 982.454, and 982.552(a)(3)]

The term of the HAP contract terminates when the lease terminates, when the PHA terminates program assistance for the family, and/or when the owner has breached the HAP contract (see "Owner Disapproval and Restriction," Chapter 16 of this Administrative Plan). The PHA may also terminate the contract if:

1. The PHA terminates assistance to the family.
2. The family is required to move from a unit when the unit does not meet the HQS space standards because of an increase in family size or a change in family composition.
3. Funding is no longer available under the Annual Contributions Contract.
4. Family vacates without notice.
5. Family self-terminates from HCV participation.

An active HAP contract will terminate if the HAP is zero dollars for 180 consecutive days. For clarification see Chapter 15, Section H.

Chapter 15 DENIAL OR TERMINATION OF ASSISTANCE

[24 CFR Parts 5.902, 5.903, 5.905, 982.4, 982.54, 982.552, 982.553]

INTRODUCTION

The PHA may deny or terminate assistance for a family due to the family's action or failure to act. The PHA will provide families with a written description of the family obligations under the program and the grounds under which the PHA can deny or terminate assistance. This chapter provides the PHA's policies for the denial of a new commitment of assistance and the grounds for termination of assistance under an outstanding HAP contract.

Public Housing Authority Discretion [24 CFR Part 982.552(c)2]

In deciding whether to deny or terminate assistance because of action or failure to act by members of the family, the PHA may consider all relevant circumstances in each case, such as the seriousness of the case, the extent of participation or culpability of individual family members, mitigating circumstances related to the disability of a family member, and the effects of denial or termination of assistance on other family members who were not involved in the action or failure to act.

The PHA may impose, as a condition of continued assistance for other family members, a requirement that family members who participated in, or were culpable for the action or failure to act, will not reside in the unit. The PHA may permit the other members of a family to continue to participate in the program.

DENIAL OF ASSISTANCE

A. GROUND FOR DENIAL OF ASSISTANCE [24 CFR Parts 982.54, 982.552, and 982.553]

If a denial decision is based on an individual's behavior or action resulting from a disability, the PHA may delay the denial in order to determine whether there is a reasonable accommodation that could be granted to adjust or ameliorate the behavior or action of the individual if such action or behavior is the result of the individual's disability.

HUD Standards for Denial [24 Part CFR 982.54 (d), 982.552, 982.553(a)]

The PHA must permanently deny assistance to applicants to the HCV program if the PHA determines that any member of the household has ever been convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing.

The PHA must deny admission to an applicant if the PHA determines that any member of the household is subject to a lifetime registration requirement under a State sex offender registration program.

The PHA may deny admission to the program for applicants if the PHA determines that any household member is currently engaging in illegal use of a drug. See Section B of this chapter for the PHA's established standards.

The PHA may deny admission to the program for applicants if the PHA determines that it has reasonable cause to believe that a household member's illegal drug use or a pattern of illegal drug use may threaten the health, safety, or right to peaceful enjoyment of residents in the immediate vicinity. See Section B of this chapter for the PHA's established standards.

The PHA must deny admission to the program for an applicant if any member of the family fails to sign and submit consent forms for obtaining information in accordance with 24 CFR Part 5, subparts B and F.

The PHA must deny admission when required under the regulations to establish citizenship or eligible immigration status.

The PHA must deny admission if the family member fails to meet the eligibility requirements concerning individuals enrolled at an institution of higher educations as specified in 24 CFR Part 5.612.

PHA Grounds for Denial of Assistance [24 CFR Parts 982.551, 982.552(c) and 982.553]

The PHA may deny program assistance for an applicant, for any of the following reasons:

- Applicants will not be denied for requesting to add a household member who is on parole or probation. The household member who is on probation or parole may be denied.
- If any member of the family has engaged in or threatened abusive or violent behavior toward PHA personnel, contractors, customers on the premises. This includes but is not limited to: verbal abuse, physical abuse, violence or acts of intimidation. Use of expletives that are customarily used to insult or intimidate, may be cause for denial. “Threatening” refers to oral or written threats to physical gestures that communicate the intent to abuse or commit violence.
- If a member of the household has been indicted, convicted, or otherwise sought by the courts and is fleeing to avoid prosecution, custody, or confinement.
- If the family currently owes rent or other amounts to the PHA or to another PHA in connection with the Housing Choice Voucher (HCV) program [previously known as Section 8] or public housing assistance under the 1937 Act.
- If the family is not eligible for admission, refer to “Eligibility for Admission,” Chapter 2 of this Administrative Plan for further information.

Notice of Denial

In any case where the PHA decides to deny assistance to the family, the PHA must give the family written notice which states:

- The reason(s) for the denial of assistance.
- The family's right to request an Informal Review to be held before denial of assistance.
- The date by which a request for an Informal Review must be received by the PHA.

Before the PHA takes any adverse action based on a criminal conviction record, including a notice denying admission, the PHA will provide the subject of the record and the applicant with a copy of the criminal record upon written request and providing picture I.D. to ensure that the PHA is maintaining the security of the personal information of the subject of record. SHRA will not mail criminal records to any address as it is a security risk. The applicant will be provided an opportunity to dispute the accuracy and relevance of that record.

B. DENIAL - SCREENING FOR DRUG ABUSE AND OTHER CRIMINAL ACTIVITY [24 CFR Part 982.553]

Administration

All screening shall be administered fairly and in such a way as not to violate rights of privacy or to discriminate on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, disability, sexual orientation, or gender identity, or other legally protected groups.

To the maximum extent possible, the PHA will encourage other community and governmental entities in the promotion and enforcement of this policy.

Screening of Applicants

Criminal Background screening will apply to any member of the household who is 18 years of age or older, or an emancipated minor (subject to the limitations and restrictions provided in California Welfare & Institutions Code Parts 827 and 828) as it may apply.

Standard for Violation

The PHA will consider the illegal use of a controlled substance or alcohol abuse to be a pattern if there is more than one conviction during the previous 18 months.

"Engaged in or engaging in" violent criminal activity means any act within the past 5 years by an applicant or participant or household member.

Violent criminal activity is any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

In evaluating evidence of negative past behaviors, the PHA may give fair consideration to the seriousness of the activity with respect to how it would affect other residents, and/or likelihood of favorable conduct in the future, which could be supported by evidence of rehabilitation.

Applicants will be denied assistance if they have been convicted of violent criminal activity within the last 5 years prior to the date of the admission eligibility determination.

If an applicant is denied admission to the program for the reasons detailed in this section, the applicant retains the right to appeal (see "Complaints and Appeals," Chapter 18 of this Administrative Plan).

Other Criminal Activity

The PHA will deny participation in the program to applicants where the PHA determines there is reasonable cause to believe that the person is/has been involved in drug related criminal activity or engaged in other criminal activity as defined in the Glossary.

Denial of Additions to the Household for Criminal Activity[24 CFR Part 982.553]

The PHA may deny any request to add a person to the household who is on either formal probation or parole. Staff will review each situation on a case by case basis taking into account the mitigating circumstances.

Sex Offenders

The PHA will deny admission if any member of the household is subject to a lifetime registration requirement under a State sex offender registration program. In screening applicants, the PHA will perform criminal history background checks to determine whether any household member is subject to a lifetime sex offender registration requirement.

Evictions for Drug-Related Criminal Activity

Persons evicted from federally assisted housing because of drug-related criminal activity are ineligible for admission to the HCV program for a five-year period beginning on the date of such eviction. However, the household may be admitted if, after considering the individual circumstances of the household, the PHA determines that:

- The evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the PHA.
- The circumstances leading to eviction no longer exist because the culpable member is no longer in the household.

Confidentiality of Criminal History Records

The PHA will ensure that any criminal record received is maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose for which it was requested is accomplished.

All criminal records, while needed by staff for screening for criminal behavior, will be housed in a secured location with access restricted to individuals responsible for such screening.

Misuse of the above information by any employee will be grounds for termination of employment.

If the family is determined eligible for initial or continued assistance, the PHA's copy of the criminal record shall be shredded as soon as the information is no longer needed for eligibility or continued assistance determination.

If the family's assistance is denied or terminated, the criminal record information will be shredded immediately upon completion of the review or hearing procedures and a final decision has been made.

The PHA will document in the family's file that the family was denied admission or the tenancy was terminated due to findings in the criminal history record.

Disclosure of Criminal History Records to the Family

Before the PHA takes any adverse action based on a criminal conviction record, including a notice denying admission, the PHA will provide the subject of the record and the applicant with a copy of the criminal record upon written request and providing picture I.D. to ensure that the PHA is maintaining the security of the personal information of the subject of record. SHRA will not mail criminal records to any address as it is a security risk. The applicant will be provided an opportunity to dispute the accuracy and relevance of that record.

Staff will work with the family to address reasonable accommodation requests for individuals with disabilities.

C. DENIAL PROCEDURES FOR NON-CITIZENS [24 CFR Parts 5.514, 5.516, and 5.518]

Denial due to Ineligible Immigrant Status

Applicant families in which all members are neither U.S. citizens nor eligible immigrants are not eligible for assistance. The PHA must offer the family an opportunity for an informal hearing. (See "Eligibility for Admission," Chapter 3, section on Citizenship/Eligible Immigration Status.)

Procedure for Denial

If the family (or any member) claimed eligible immigrant status and the Department of Homeland Security (DHS) primary and secondary verifications failed to document the status, the family may make an appeal to the DHS and request a hearing with the PHA either after the DHS appeal or in lieu of the DHS appeal. After the PHA has made a determination of ineligibility, the family will be notified of the determination and the reasons and informed of the option for prorated assistance (if applicable).

D. MISSED APPOINTMENTS AND DEADLINES [24 CFR Parts 982.551, 982.552(c)]

It is a family obligation to supply information, documentation, and certification as needed for the PHA to administer the program. The PHA schedules appointments and sets deadlines in order to obtain the required information.

An applicant who fails to keep an appointment, or to supply information required by a deadline without notifying the PHA, may be sent a Notice of Denial of Assistance for failure to provide required information.

Appointments will be scheduled and time requirements will be imposed for the following events and circumstances:

- Eligibility for Admissions
- Verification Procedures
- Certificate/Voucher Issuance and Briefings
- Housing Quality Standards and Inspections
- Appeals

Acceptable reasons for missing appointments or failing to provide information by deadlines are for “good cause,” which is defined in the Glossary.

E. GROUNDS FOR TERMINATION OF ASSISTANCE[24 CFR Parts 982.552 and 982.553]

If a termination is based on an individual’s behavior or action resulting from a disability, the PHA may delay the termination in order to determine whether there is a reasonable accommodation that could be granted to adjust or correct the behavior or action of the individual if such action or behavior is the result of the individual’s disability.

HUD Grounds for Termination [24 CFR Parts 982.552(b), 982.553(a) and (b)]

The PHA must terminate assistance for participants if at least 180 days have elapsed since the PHA's last housing assistance payment was made on behalf of the family. (See "Contract Terminations," Chapter 14 of this Administrative Plan).

The PHA must terminate the assistance of a family under the program if the PHA determines that any member of the household has ever been convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing.

The PHA may terminate assistance for program participants if the PHA determines that any household member is currently engaging in illegal use of a drug under Local, State, or Federal law. (See Section B Standard for Violation, Additional Grounds for Termination of Assistance of this chapter and Chapter 25).

The PHA may terminate assistance for program participants if the PHA determines that it has reasonable cause to believe that a household member's illegal drug use or a pattern of illegal drug use may threaten the health, safety, or right to peaceful enjoyment of other residents or persons residing in the immediate vicinity of the premises. See Section B, Standard for Violation of this chapter.

The PHA must terminate program assistance for a family evicted from housing assisted under the program for serious violation of the lease. (See Glossary for definition of Serious Lease Violation).

The PHA must terminate program assistance for a participant if any member of the family fails to sign and submit consent forms for obtaining information in accordance with 24 CFR Part 5, subparts B and F.

The PHA must terminate assistance when required under the regulations to establish citizenship or eligible immigration status.

The PHA must terminate assistance if the family member fails to meet the eligibility requirements concerning individuals enrolled at an institution of higher educations as specified in 24 CFR 5.612.

Additional Grounds for Termination of Assistance [24 CFR Parts 982.551, 982.552(c); 982.553(b)]

The PHA may terminate program assistance for a participant for any of the following reasons:

- If any family member violates any family obligation under the program.
- For committing acts of physical abuse or violence. HCV clients who are victims of certain types of violence may be protected from termination under the Violence Against Women Act (VAWA) . Clients cannot be terminated from assistance solely because of domestic violence and/or abuse by a partner unless there is other cause for termination (such as non-payment of rent). Under VAWA protections, the abuser may be removed from the voucher while allowing the rest of the household to remain.
- The family pays an amount for rent to the owner not approved by the Housing Authority.
- If any member of the family has engaged in or threatened abusive or violent behavior toward PHA personnel, contractors, or customers on the premises. This includes but is not limited to: verbal abuse, physical abuse, violence or acts of intimidation. Use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult or intimidate, may be cause for termination. "Threatening" refers to oral or written threats or physical gestures that communicate the intent to abuse or commit violence.

- If any family member engages in disruptive behavior that threatens health and safety which creates a need for police to be summoned to the HA premises. This may include, but is not limited to refusing to leave when asked by HA staff or Contractors.
- If the entire family is absent from the assisted unit for more than 30 consecutive days, without prior approval to the PHA, the unit will be considered to be vacated and the assistance will be terminated.
- If a member of the household has been indicted, convicted, or otherwise sought by the courts and is fleeing to avoid prosecution, custody, or confinement.
- If the family self-terminates from HCV Program participation.
- Eviction for serious lease violations.
- If the family fails to give the PHA a copy of any termination of tenancy notice (which may include but it is not limited) to a 30-Day Notice to Vacate or a 3-Day Notice to Pay or Quit) within 15 days.
- If the family is not eligible for admission, refer to "Eligibility for Admission," Chapter 2 of this Administrative Plan, for further information.

The family will be given the opportunity to cure the breach. These opportunities may be appointments, written requests for information or both. Each case will be considered on an individual basis.

Mandatory Tenant Conference (MTC)

Before proposing termination of a family's eligibility, the PHA will send a Mandatory Tenant Conference appointment letter to the tenant detailing the allegations / request for information that will be discussed at the Mandatory Tenant Conference. The exception is when the family fails to attend a scheduled appointment, see Chapter 15, Part K. The MTC appointment will be scheduled with a 7 business day notice unless the tenant requests for an earlier appointment date and staff is available to meet with the tenant.

At the Mandatory Tenant Conference the PHA will conduct a fact finding interview to discuss the allegations / required information and the tenant will be allowed to provide any documentation related to the allegations / or submit required information and complete an affidavit.

The family will be notified of how the PHA will proceed in this matter.

Notice of Proposed Termination of Assistance

In any case where the PHA proposes to terminate assistance to the family, the PHA will give the family written notice. The notice will include an Informal Hearing Request form.

If the PHA proposes to terminate assistance for criminal activity as shown by a criminal record, the PHA will provide the subject of the record and the Head of Household with a copy of the criminal record.

The PHA will provide written notice of the contract termination to the owner so that it will coincide with the Termination of Assistance, unless the family has vacated the subsidized unit, or the termination date allows the owner to receive overlapping HAPs for two tenants in the same unit. The notice to the owner will not include any details regarding the reason for termination of assistance.

Methods of Termination

Termination of assistance for a participant may include but is not limited to any or all of the following:

- Refusing to enter into a HAP contract or approve a request for tenancy (RFTA).
- Terminating housing assistance payments under an outstanding HAP contract
- Refusing to process or provide assistance under portability procedures.

F. TERMINATION FOR DRUG ABUSE AND OTHER CRIMINAL ACTIVITY

[24 CFR Part 982.553]

Purpose

All federally assisted housing is intended to provide a place to live and raise families, not a place to commit crime, to use or sell drugs or disturb the peaceful quiet of neighbors. It is the intention of the PHA to fully endorse and implement a policy designed to:

- Help create and maintain a safe and drug-free community
- Keep program participants free from threats to their personal and family safety, as well as the safety of their property

Administration

All termination of assistance procedures will be administered fairly and in such a way as not to violate participants' privacy rights or discriminate on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, disability, sexual orientation, gender identity, or other legally protected groups.

The privacy policy will be posted on the bulletin boards of the PHA's area management offices (including 630 I Street) and copies will be made readily available to participants upon request.

To the maximum extent possible, the PHA will encourage other community and governmental entities in the promotion and enforcement of this policy.

Other Criminal Activity

The PHA may terminate participants from the program where the PHA determines there is reasonable cause to believe that the person is/has been involved in drug related criminal activity or has engaged in or is currently engaged in other criminal activity as defined in the Glossary.

Sex Offenders

HUD regulations at 24 CFR Parts 5.856, 960.204(a)(4), and 982.553(a)(2) prohibit admission, after June 25, 2001, of any member of a household who is subject to a State lifetime sex offender registration requirement. This regulation reflects a statutory prohibition. A household receiving assistance with such a member is receiving assistance in violation of federal law.

For any admissions after June 25, 2001 (the effective date of the Screening and Eviction for Drug Abuse and Other Criminal Activity final rule), if the recertification/reexamination screening reveals that the tenant or a member of the tenant's household is subject to a lifetime sex offender registration requirement, or that the tenant has falsified information or otherwise

failed to disclose his or her criminal history on the application and/or recertification/reexamination forms, the Owner/Agent (O/A) or PHA will pursue termination of HCV program participation.

If an O/A or PHA erroneously admitted a lifetime sex offender, the O/A or PHA will offer the family the opportunity to remove the ineligible family member from the household. If the family is unwilling to remove that individual from the household, the PHA or O/A must terminate the household's assistance.

For admissions before June 25, 2001, there is currently no HUD statutory or regulatory basis to evict or terminate the assistance of the household solely on the basis of a household member's sex offender registration status.

Standard for Violation for Drug-Related Criminal Activity or Violent Criminal Activity

The PHA will consider the illegal use of a controlled substance or alcohol abuse to be a pattern if there is more than one conviction during the previous 18 months.

"Engaged in or engaging in" violent criminal activity means any act within the past 5 years by a participant or household member.

Violent criminal activity is any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

In evaluating evidence of negative past behavior, the PHA will give fair consideration to the seriousness of the activity with respect to how it would affect other residents, and/or likelihood that the individual will refrain from such conduct in the future, which could be supported by evidence of rehabilitation.

The PHA may waive the requirement regarding drug-related criminal activity if the individual demonstrates successful completion of a credible rehabilitation program approved by the PHA. In appropriate cases, the PHA may permit the family to continue receiving assistance, provided that family members determined to have engaged in the proscribed activities, excluding Head of Household, Spouse/partner or Co-Head, will not reside in the unit. *If the violating member is a minor, the PHA may consider individual circumstances by working with Juvenile Court system without violating the confidentiality of juvenile court records.* For an adult, the PHA will require the family to sign a written certification the family member is no longer in the home, and will request documentation verifying the offending family member's new residential address (e.g. lease or rental agreement).

Absence due to Incarceration

If the sole member is incarcerated for more than 30 consecutive days, s/he will be considered permanently absent.

Any member of the household, other than the sole member, will be considered permanently absent if s/he is incarcerated for 30 consecutive days. If the Head of Household is incarcerated, the remaining household members who are at least 18 years of age will be responsible for reporting the absence.

The PHA will determine whether the reason for incarceration is for drug-related or violent criminal activity.

If a member of the household is subject to a court order that restricts him/her from the home for more than 30 days, that individual will be considered permanently absent.

Terminating Assistance for Alcohol Abuse by Household Members

Under the family obligations listed at 24 CFR Part 982.551, the members of the household must not abuse alcohol in a way that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. Assistance will be terminated due to violation of a family obligation if the PHA determines that a member of the household has demonstrated a pattern of alcohol abuse that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. This includes cases where the PHA determines that there is a pattern of illegal use of controlled substances or a pattern of alcohol abuse.

The PHA will consider the illegal use of a controlled substance or alcohol abuse to be a pattern if there is more than one conviction during the previous 18 months.

G. FAMILY OBLIGATIONS [24 CFR Part 982.551]

Failure to comply with all Family Obligations may be cause for termination which includes (but is not limited to):

- The requirement that the family supply any information that the PHA or HUD determines is necessary in the administration of the program, including submission of required evidence of citizenship or eligible immigration status.
- The requirement that the family supply any information requested by the PHA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition in accordance with HUD requirements.
- The requirement that the family disclose and verify social security numbers and sign and submit consent forms for obtaining information, with the exception of those individuals who do not claim to have eligible immigration status (individuals who may be unlawfully present in the United States). These individuals in most instances would not be eligible for a SSN.
- The requirement that all information supplied by the family to the PHA be **true and complete**.
- The family's responsibility for breaches of the HQS caused by the family including but, not limited to, any of the following:
 - ◆ Failure of the family to pay for any utilities that the owner is not required to pay for, but which are to be paid by the tenant;
 - ◆ Failure of the family to provide and maintain any appliances that the owner is not required to provide, but which are to be provided by the tenant; or
 - ◆ Damage to the dwelling unit or premises caused by any member of the household or any of their guests (this refers to damages beyond ordinary wear and tear [e.g. holes in the walls, broken fixtures, etc.]).

- The requirement that the family allow the PHA to inspect the unit at reasonable times and after reasonable notice.
- The requirement that the family not commit any serious or repeated violations of the lease.
- The requirement that the family notify the owner and, at the same time, the PHA before the family moves out of the unit or terminates the lease.
- The requirement that the family give the PHA a copy of any owner eviction notice/notice of termination of tenancy within 15 days. This includes 30-day notices, 3-day notices to perform or quit as well as other forms of warning notices
- The requirement that the family use the assisted unit for residence by the family. The unit must be the family's **only** residence.
- The requirement that the family not have their mail forwarded to another address or to a Post Office (P.O.) Box (except for those participating in the Safe At Home program).
- The requirement that the composition of the assisted family residing in the unit be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. The family must request PHA approval to add any other family member or other individual as an occupant of the unit. No other person [i.e., nobody but members of the assisted family] may reside in the unit (except for a foster child or live-in aide, with prior approval).
- The requirement that the family notify the PHA within thirty (30) days if any family member no longer resides in the unit (e.g. if any household members moves out).
- The requirement that the family not sublease the unit.
- The requirement that the family not assign the lease or transfer the unit to any other individual(s).
- The requirement that the family supply any information or certification requested by the PHA to verify that the family is living in the unit, or relating to family absence from the unit, including any PHA-requested information or certification on the purposes of family absences. The family must cooperate with the PHA for this purpose. The family must promptly notify the PHA of the absence of any household member(s) from the unit.
- The requirement that the members of the family not commit fraud, bribery or any other corrupt or criminal act in connection with the programs.
- Criminal background screening will apply to any member of the household who is 18 years of age or older or an emancipated minor (subject to the limitations and restrictions provided in California Welfare and Institutions Code sections 827 and 828 as applicable).
- The requirement that members of the household not engage in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.
- The requirement that members of the household not abuse alcohol in a way that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.
- The requirement that the assisted family or any of its members not receive Section 8 tenant-based assistance while receiving another housing subsidy for the same unit or for a different unit, under any duplicative (as determined by HUD or in accordance with HUD requirements) federal, State or local housing assistance program.
- The following are additional Family Obligations as identified on HCV Participants' Annual Re-certification:

- ◆ The family must notify the PHA of the birth, adoption or court-awarded custody of a child or children within thirty (30) days.
- ◆ The family must notify the PHA in writing, within 30 days, when the family will be away from the unit for at least 30 days.
- ◆ The family must notify the PHA in writing, within 30 days, of any and all changes in the income of any family member.
- ◆ Unless their lease was effective prior June 17, 1998, the owner must not be a parent, child, grandparent, grandchild, sister, brother, aunt, uncle, or any other relative of any member of the household. The PHA may waive this restriction as a reasonable accommodation for a family member who is a person with a disability if there is a nexus between the disability-related need and the provisions included in the rental property.

Enforcing Family Obligations

Explanations and Terms

The term "promptly" when used with regard to the family obligations always means "within 30 days." Termination of assistance is always optional except where this Administrative Plan or the Code of Federal Regulations state otherwise.

HQS Breaches

The assigned Inspector will determine if an HQS breach, as identified in 24 CFR Part 982.404(b), is the family's responsibility. Families may be granted extensions to cure HQS breaches under reasonable circumstances.

Confidentiality of Criminal Records

The PHA will ensure that any criminal record received is maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose for which it was requested is accomplished.

All criminal reports, while needed by staff for screening for criminal behavior, will be housed in a secured location with access restricted to individuals responsible for such screening.

The PHA will document in the family's file that the family was terminated due to findings in the Criminal History Report.

Misuse of the Criminal History Report by any employee will be grounds for termination of employment. Penalties for misuse are contained in Personnel Policies.

Disclosure of Criminal Records to the Family

Before the PHA takes any adverse action based on a criminal conviction record, the PHA will provide the subject of the record and the applicant in person with a copy of the criminal record upon written request with the proper picture ID as an additional measure to protect the privacy of the applicant and the confidentiality of the records. The applicant will be provided an opportunity to dispute the accuracy and relevance of the record.

H. TERMINATION - ZERO HAP ASSISTANCE TENANCIES

The family may remain in the unit at \$0 assistance for 180 days after the last HAP payment. Any new change of income requests submitted during this 180 day period will be reviewed by staff to determine whether the family will continue to be eligible for assistance.

In order for a family to move to another unit during the 180 days of receiving zero HAP, the rent for the new unit must be high enough to necessitate a housing assistance payment.

I. OPTION NOT TO TERMINATE FOR MISREPRESENTATION [24 CFR Parts 982.551, 982.552(c)]

If the family has misrepresented any facts, the PHA will consider relevant circumstances surrounding any termination of assistance related to the allegedly misrepresented facts or statements.

J. TERMINATION - FRAUD

If the family intentionally, willingly, and knowingly commits fraud or is involved in any other corrupt or criminal act in connection with any Federal Housing Program, the PHA may deny or terminate assistance.

K. TERMINATION - MISSED APPOINTMENTS AND DEADLINES

[24 CFR Parts 982.551, 982.552(c)]

It is a family obligation to supply PHA-requested information, documentation, and certification as needed for the PHA to administer the program. The PHA will schedule a Mandatory Tenant Conference (MTC) for participants/applicants and will set deadlines in order to obtain the required information.

A participant who fails to supply information when requested will be scheduled for an MTC appointment. A participant who fails to supply information as requested at the MTC appointment, who fails to attend an MTC appointment or misses scheduled HQS inspection appointments may be sent a Notice of Proposed Termination of eligibility unless “good cause” is provided by the participant to the PHA.

If a participant supplies requested information to the Agency after the deadline, the participant may be issued a Warning Notice.

If a participant has been issued a warning for the same program violation, he/she may be issued a Notice of Proposed Termination of eligibility after the MTC process.

Appointments will be scheduled and time requirements will be imposed for the following events and circumstances:

- Certificate/Voucher Issuance and Briefings
- Verification Procedures
- Housing Quality Standards (HQS) Inspections
- Recertifications
- Mandatory Tenant Conferences
- Informal Reviews and Informal Hearings

“Good Cause,” as defined in the Glossary, means **acceptable** reasons (e.g. medical emergency, etc.) for missing appointments or failing to provide information by deadlines.

Procedure when Information is Not Provided or Appointments are Missed

A family who fails to provide information to the PHA or misses scheduled appointments will be issued a Notice of Proposed Termination of HCV Eligibility letter and an Informal Hearing Request form.

If a family is scheduled for an MTC by phone or through written notice and fails to attend the appointment, the PHA will issue a notice to propose termination of the family's assistance unless "good cause" is provided.

After termination is proposed, if the family offers to correct the breach within the time allowed for requesting an informal hearing the termination may be rescinded only after the family cures the breach. In this case, a formal warning will be issued notifying the family that future breaches, including the family obligation to respond to the PHA in a timely manner, may result in termination.

Chapter 16 OWNER DISAPPROVAL AND RESTRICTION

[24 CFR Parts 982.54, 982.306, 982.453]

INTRODUCTION

It is the policy of the PHA to recruit owners to participate in the Housing Choice Voucher (HCV) program. The PHA will provide owners with prompt and professional service in order to maintain an adequate supply of available housing within the PHA's jurisdiction. The HUD regulations define when the PHA must disallow an owner participation in the program. The regulations also outline situations in which the PHA has discretion to disapprove or otherwise restrict the participation of owners in certain categories. This chapter describes the criteria for owner disapproval and the various penalties for owner violations.

A. DISAPPROVAL OF OWNER [24 CFR Parts 982.306, 982.54(d)(8)]

The owner does not have a right to participate in the program. For purposes of this section, "owner" includes a principal or other interested party (e.g. property manager or property management company).

The PHA will disapprove the owner for the following reasons:

- HUD, or other agency directly related, has informed the PHA that the owner has been debarred, suspended, or subject to a limited denial of participation under 2 CFR part 2424.
- HUD has informed the PHA that the Federal government has instituted an administrative or judicial action against the owner for violation of the Fair Housing Act or other Federal equal opportunity requirements and such action is pending.
- HUD has informed the PHA that a court or administrative agency has determined that the owner has violated the Fair Housing Act or other Federal equal opportunity requirements.
- Unless their lease was effective prior June 17, 1998, the owner must not be a parent, child, grandparent, grandchild, sister, brother, aunt, uncle, or any other relative of any member of the household. The PHA may waive this restriction as a reasonable accommodation for a family member who is a person with a disability if there is a nexus between the disability-related need and the provisions included in the rental property.

The PHA may disapprove the owner for the following reasons:

- In cases where the owner and tenant have the same last name, the PHA may, at its discretion, require the family and or owner to certify whether they are related to each other in any way.
- The owner has violated the terms of the housing assistance payments (HAP) contract. This includes, but is not limited to: charging the tenant, or accepting from the tenant, payments in excess of the approved contract rent for rent of the contract unit (these types of payments are referred to as "side payments").
- The owner has violated any obligation under the HAP contract for the dwelling unit, including the owner's obligations to maintain the unit to HQS, including any standards the PHA has adopted in this policy.
- The owner has committed fraud, bribery or any other corrupt act in connection with any Federal housing program.
- The owner has engaged in drug related criminal activity or violent criminal activity.
- The owner has a history or practice of non-compliance with the HQS for units leased under the

tenant-based programs or with applicable housing standards for units leased with project-based Section 8 assistance or leased under any other Federal housing program.

- The owner has a history or practice of renting units that fail to meet State or local housing codes.
- The owner has not paid State or local real estate taxes, fines or assessments.
- The owner has failed to comply with regulations, the mortgage or note, or the regulatory agreement for projects with mortgages insured by HUD or loans made by HUD.
- The owner has engaged in or threatened abusive or violent behavior toward PHA personnel. “Abusive or violent behavior” includes verbal as well as physical epithets or other language, written or oral, that is customarily used to intimidate, may be cause for termination or denial. “Threatening” refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.
- The PHA will not approve a HAP contract to any owner who is related to the tenant, except when needed as a reasonable accommodation for an individual with a disability.
- The owner has a history or practice of failing to terminate tenancy of tenants of units assisted under Section 8 or any other federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
 - ◆ Threatens the right to peaceful enjoyment of the premises by other residents;
 - ◆ Threatens the health or safety of other residents, of employees of the PHA, or of the owner’s employees or other persons engaged in management of the property;
 - ◆ Threatens the health or safety of, or the right to peaceful enjoyment of their residences of persons residing in the immediate vicinity of the premises; or that has engaged in drug-related criminal activity or violent criminal activity

B. OWNER/AGENT RESTRICTIONS [24 CFR Part 982.306]

Where it is determined that an owner or agent has violated the terms of the HAP contract, the PHA may do the following:

- Conduct an Owner or Agent conference to determine the nature and seriousness of the violation;
- Issue a warning against further program violations; and/or
- Recommend program debarment for a period of up to 5 years or permanent debarment.

If the PHA determines that there has been an overpayment of HAP to the owner, the PHA will issue an overpayment notice for any outstanding HAP; and the owner must repay the PHA all outstanding balances.

Chapter 17 OWNER OR FAMILY DEBTS TO THE PHA

[24 CFR Part 982.552]

INTRODUCTION

This chapter describes the PHA's policies for the recovery of monies that have been overpaid to families and to owners. It describes the methods that will be utilized for collection of monies and the guidelines for different types of debts. It is the PHA's policy to meet the informational needs of owners and families, and to communicate the program rules in order to avoid owner and family debts. Before a debt is assessed against a family or owner, the file must contain documentation to support the PHA's claim that the debt is owed. The file must further contain written documentation of the method of calculation in a clear format for review by the owner, the family or other interested parties.

When families or owners owe money to the PHA, the PHA will make every effort to collect it. The PHA may use a variety of collection tools to recover debts including, but not limited to:

- Requests for lump sum payments
- Civil suits
- Abatements
- Reductions in HAP to owner
- Collection agencies, including the Sacramento County Department of Revenue Recovery
- Credit bureaus
- Income tax refund intercept
- U.S. Department of Housing and Urban Development (HUD)

A. REPAYMENT OF DEBT TO THE PHA

Family

When a family is determined to have incurred a debt to the PHA, the PHA will meet with the family to inform them about the debt and about the process used to identify and calculate the debt. The family will be given the opportunity to make full restitution at that time. When a debt is under \$5000, the PHA will propose termination of eligibility, effective sixty days from the date of the notice. If the family fails to repay the money owed in full during the sixty day period of this notice, the PHA will issue a termination notice to the family. If the family repays all money owed before the date of termination, the PHA will rescind the termination notice. However, if the amount owed exceeds \$5,000, the PHA will demand full repayment of the debt, will propose termination of the family's assistance and refer the case to the HUD Office of Inspector General's (OIG) office for prosecution.

In either case, any request to move made by the family will not be processed until the debt is paid in full, unless approved by the Assistant Director or designee.

If the debt resulted from the family's failure to report income and the failure to report income has occurred in at least one other instance, the PHA will seek repayment of the debt and will propose termination due to the repeated violation, regardless of the amount.

If the family meets all of their family obligations and it is determined that the debt resulted from a PHA error, then no adverse action will be taken against the family.

Owner

If an owner has an overpayment on a HAP check or direct deposit and has other HAP contracts, the overpayment amount will be deducted from the next monthly HAP check or direct deposit. If an owner does not have any other active HAP contracts, the owner has ten (10) working days from the date of notification to:

- Issue a cashier's check or money order for the amount of the overpayment payable to the PHA; or
- Return the un-cashed HAP check

The owner's debt will be submitted to collections if the overpayment has not been paid in full.

B. PROGRAM FRAUD [24 CFR Parts 982.163 and 982.552]

HUD's definition of program fraud and abuse is a single act or pattern of actions that:

- Constitutes a false statement, omission, or concealment of a substantive fact, made with intent to deceive or mislead, and
- Results in payment of HCV program funds in violation of program requirements.

Repayment For Program Fraud – Families

The Housing Authority will:

- Seek immediate repayment of money owed by families due to program fraud;
- Review the case to determine future eligibility; and
- Refer the case to HUD Office of Inspector General (OIG) for collection or criminal prosecution, if appropriate.

Repayment for Program Fraud - Owners

If the PHA determines that the owner has retained housing assistance or claim payments the owner is not entitled to, the PHA may reclaim the amounts from future housing assistance or claim payments owed by the owner for any units under contract.

If future housing assistance or claim payments are insufficient to reclaim the amounts owed, the PHA may:

- Require the owner to pay the amount in full within ten (10) days.
- Pursue collections through a collection agency, such as Sacramento County Department of Revenue Recovery.
- Restrict the owner from future participation in the HCV program.

C. WRITING OFF DEBTS

Debts will not be written off unless discharged by a bankruptcy court order.

Chapter 18 COMPLAINTS AND APPEALS

INTRODUCTION

The informal hearing requirements defined in the HUD regulations are applicable to participating families who disagree with an action, decision, or inaction of the PHA. This chapter describes the policies, procedures and standards to be used when families disagree with a PHA decision. The procedures and requirements are explained for preference denial meetings, informal reviews and hearings. It is the policy of the PHA to ensure that all families have the benefit of all protections due to them under the local, state, and federal law.

A. COMPLAINTS TO THE PHA

The PHA will respond promptly to complaints from families, owners, and members of the public. Complaints will be referred to the appropriate staff. The PHA may request that complaints be submitted in writing. Complaints received relating to non-HCV matters will be routed to the appropriate staff (See Addendum #1 Program Integrity, Section E).

The PHA's informal hearing procedures will be distributed to families in their briefing packets.

B. INFORMAL REVIEW PROCEDURES FOR APPLICANTS

[24 CFR Parts 982.54(d)(12) and 982.554]

Informal Reviews are provided for applicants who are denied assistance before the effective date of the HAP contract. The exception is that when an applicant is denied assistance based on citizenship or eligible immigrant status, the applicant is entitled to an informal hearing.

When the PHA determines that an applicant is ineligible for the program, the family will be notified of their ineligibility in writing. The notice must contain:

- The reason(s) they are ineligible;
- The procedure for requesting a review if the applicant does not agree with the decision, and;
- The time limit for requesting a review.

Before the PHA takes any adverse action based on a criminal conviction record, the PHA will provide the subject of the record and the applicant with a copy of the criminal record upon written request and with a picture I.D. to ensure the security of the personal information of the subject of record is maintained. SHRA will not mail criminal records to any address as it is a security risk. The applicant will be provided an opportunity to dispute the accuracy and relevance of the record.

The PHA must provide applicants with the opportunity for an informal review of decisions denying:

- Issuance of a voucher
- Participation in the program
- Assistance under portability procedures
- Non-Citizen Eligibility

Informal reviews are not required for established policies and procedures and PHA determinations such as:

- Discretionary administrative determinations by the PHA
- General policy issues or class grievances
- A determination of the family unit size under the PHA subsidy standards
- Refusal to extend or suspend a voucher
- Voucher Expiration
- A PHA determination not to grant a request for tenancy
- Determination that the rental unit is not in compliance with HQS
- Determination that the rental unit is not in accordance with occupancy standards due to family size or composition

Procedure for Informal Review

Any request for an informal review must be received in writing no later than fifteen (15) days from the date of the PHA's notification of denial. The informal review will normally be scheduled within sixty (60) days from the date the request is received. Late requests may be considered if good cause is provided by the family.

The informal review may not be conducted by the person who made or approved the decision under review or a subordinate of such person.

The applicant will be given the option of presenting oral or written objections to the decision.

Both the PHA and the family may present evidence and witnesses. The family may use an attorney or other representative to assist them at their own expense.

The review may be conducted by mail and/or telephone if acceptable to both parties.

A notice of the review findings will be provided in writing to the applicant within fifteen days after the review. It shall include the decision of the review and an explanation of the reasons for the decision.

The family may request that the Informal Review be audio-recorded when they submit their written request. The cost of transcribing the Informal Review is charged to the requestor. Staff will record the Informal Review (IR) if requested by the applicant (which is also stated on the IR form).

All requests for a review, supporting documentation and a copy of the final decision will be retained in the family's file.

C. INFORMAL HEARING PROCEDURES [24 CFR Parts 982.555 and 982.54(d)(13)]

When the PHA makes a decision regarding the eligibility and/or the amount of assistance, applicants and participants must be notified in writing. The PHA will give the family prompt notice of such determinations, which will include:

- The proposed action or decision of the PHA.
- The family's right to an explanation of the basis for the PHA's decision.
- The procedures for requesting an informal hearing (IH) if the family disputes the action or decision.
- The time limit for requesting the IH.
- The name of the staff member to whom the IH request should be directed.
- A copy of the PHA's hearing procedures.
- The family's option to submit a written request that the IH be audio recorded. The cost of transcribing the IH will be charged to the requestor.
- The family's right to request a translator to assist them during the IH.

The PHA will provide participants with the opportunity for an informal hearing for decisions related to any of the following PHA determinations:

- Determination of the family's annual or adjusted income and the computation of the housing assistance payment.
- Appropriate utility allowance used from schedule.
- Family unit size determination under PHA subsidy standards.
- Determination to terminate assistance for any reason.
- Determinations to terminate a family's Family Self Sufficiency (FSS) contract, withhold supportive services, or propose forfeiture of the family's escrow account.
- Housing Assistance termination due to having been at zero HAP for 180 days.
- Denial of a reasonable accommodation.

The PHA must provide the opportunity for an informal hearing before termination of assistance.

Informal hearings are not required for established policies and procedures and PHA determinations such as:

- Discretionary administrative determinations by the PHA.
- General policy issues or class grievances.
- Establishment of the PHA schedule of utility allowances for families in the program.
- A PHA determination not to approve an extension or suspension of a voucher term.
- A PHA determination not to approve a unit or lease.
- A PHA determination that an assisted unit is not in compliance with HQS (PHA must provide hearing for family breaches of HQS because that is a family obligation determination).

- A PHA determination that the unit is not in accordance with HQS because of the family size.
- A PHA determination to exercise or not exercise any right or remedy against the owner under a HAP contract.
- Voucher expiration.

Procedure for Requesting an Informal Hearing for Participants

Any request for an appeal must be received in writing no later than 15 days from the date of the PHA's notification of adverse action. Late requests may be considered if good cause (e.g. medical emergency [not routine or scheduled medical visits]) is provided by the family.

If the participant does not request an informal hearing within 15 days of the date of written notice, s/he waives his/her right to a hearing, and the PHA's proposed adverse action will become final.

This section in no way constitutes a waiver of the participant's right to contest the PHA's disposition in an appropriate judicial proceeding.

Notification of Informal Hearing

It is the PHA's objective to resolve disputes at the lowest possible level. The PHA will ensure that applicants and participants receive all of the protections and rights afforded by the law and the regulations.

When the PHA receives a request for an informal hearing, a hearing will normally be scheduled within 60 days from the date the request is received. The hearing notice will provide at least 15 day notice and will contain:

- The date and time of the hearing.
- The location where the hearing will be held.
- The family's right to bring evidence, witnesses, legal or other representation at the family's expense (and with appropriate notice to the PHA).
- The right to view any documents or evidence in the possession of the PHA upon which the PHA based the proposed action and, at the family's expense, to obtain a copy of such documents prior to the hearing. Requests for such documents or evidence must be received no later than 3 days before the hearing date.
- A notice to the family that the PHA will request a copy of any documents or evidence the family will use at the hearing. Requests for such documents or evidence must be received no later than three days before the hearing date.

The PHA's Hearing Process

After a hearing date is scheduled, the family may request to reschedule a hearing only upon showing "good cause," which is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Families have the right to:

- Present written or oral objections to the PHA's determination;
- Examine the documentary evidence on which the PHS's action is based;
- Examine the documentary evidence submitted to the Hearing Officer;
- Copy any relevant documents at their expense;
- Present any information or witnesses pertinent to the issue of the hearing, except for new evidence or legal briefs that the PHA has not been given at least three full business days to examine (which includes making copies of said documents at the PHA's expense), at PHA offices, prior to the hearing. Such documents should not be left in drop boxes and must clearly be marked as "Hearing Documents." In accordance with 24 CFR Part 982.555, if the family does not make the document available for examination on request of the PHA, the family may not rely on the document at the hearing.
- Request that PHA staff be available or present at the hearing to answer questions relevant to the case; and
- Be represented by legal counsel, advocate, or other designated representative at their expense (and with proper notice to the PHA).

If the family requests copies of documents relevant to the hearing, the PHA will make the copies for the family and assess a reasonable fee. In no case will the family or their representative, including legal counsel, be allowed to remove the original file from the PHA's office. In addition to other rights contained in this chapter, the PHA has a right to:

- Present evidence and any information pertinent to the issue of the hearing;
- Be notified if the family intends to be represented by legal counsel, advocate, or other party;
- Examine and copy any documents to be used by the family prior to the hearing;
- Have its attorney present; and
- Have staff persons and other witnesses familiar with the case present.

The informal hearing shall be conducted by the Hearing Officer appointed by the PHA who is neither the person who made or approved the decision, nor a subordinate of that person. The PHA appoints only qualified hearing officer(s). The hearing shall concern only the issues for which the family has received the opportunity for hearing.

If evidence was available and was not provided prior to the hearing, it may not be introduced at the hearing. "Documents" includes, but is not limited to, records, photos, legal briefs and other documents submitted as evidence, audio and/or video recordings, etc.

Evidence presented at the hearing may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

Evidence not presented at the time of the hearing will not be accepted after the hearing, unless such evidence was unavailable at the time of the hearing due to circumstances beyond either party's control

The Hearing Officer(s) may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision. The hearing may be conducted by mail and/or telephone if acceptable to both parties.

If the family misses an appointment or deadline or is more than 15 minutes late for an appointment, they will be required to show "good cause" for their missed or late appointment (as defined in the Glossary) or the action of the PHA shall take effect and another hearing will not be granted. If the family does not show "good cause" within 3 days of the missed appointment, the Hearing Officer's decision will stand.

The Hearing Officer(s) will determine whether the action, inaction or decision of the PHA is legal in accordance with HUD regulations and this Administrative Plan based upon the evidence and testimony presented at the hearing. Factual determinations relating to the individual circumstances of the family will be based on a preponderance of the evidence presented at the hearing.

The Hearing Officer shall provide a written decision based on the findings at the hearing to the PHA and the family within 14 days and shall include:

- A clear summary of the decision and reasons for the decision.
- Notice that the Code of Civil Procedure Section 1094.6 governs the time within which judicial review may be sought.
- The date the decision will go into effect.
- If the PHA's decision is upheld as a termination by the Hearing Officer, a notice of termination of subsidy will be sent following at least 30 days notice.

The PHA is not bound by hearing decisions that:

- concern matters in which the PHA is not required to provide an opportunity for a hearing;
- conflict with or contradict HUD regulations or requirements;
- conflict with or contradict federal, state or local laws; or
- exceed the authority of the Hearing Officer.

The PHA shall send a letter to the participant if it determines the PHA is not bound by the Hearing Officer(s)'s determination within ten days of the PHA's receipt date of the decision. The letter shall include the PHA's reasons for the decision.

All requests for a hearing, supporting documentation and a copy of the final decision will be retained in the family's file.

Recordings

Either party may arrange, in advance and at the expense of the party making the arrangement, for a recording of the hearing.

Agreement

The parties may agree in writing to follow a different procedure in the resolution of a grievance.

D. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS" [24 CFR Part 5, Subpart E]

Assistance to the family may not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision on the INS appeal.

Assistance to a family may not be terminated or denied while the PHA hearing is pending, but assistance to an applicant may be delayed pending the PHA hearing.

Department of Homeland Security (DHS) Determination of Ineligibility

If an applicant, participant or any family member declares him or herself to be an eligible immigrant and the status is not verified by the DHS SAVE or manual verification search system, the PHA will notify the head of household. The notice will be in writing and will include:

- The name(s) of the person for whom the eligible immigration status was not verified.
- A statement that their housing assistance will be terminated if they are a current participant.
- A statement of the family's eligibility for proration of assistance if the application includes eligible and ineligible family members, which is considered a "mixed family."
- A statement of the eligibility for proration and temporary deferral of assistance, if eligible.
- The right to appeal to the DHS within thirty days of the PHA's decision and the right to request an informal hearing within ten days of written notice. The family's right to request an informal hearing with the PHA is in lieu of or subsequent to the DHS appeal.

If the family appeals to the DHS, they must give the PHA a copy of the appeal and proof of mailing or the PHA may proceed to deny or terminate assistance. The time period to request an appeal may be extended by the PHA for good cause.

After receipt of a request for an informal hearing, the hearing is conducted as described in this chapter for both applicants and participants. If the hearing officer(s) decides that the individual is not eligible, and there are no other eligible family members the PHA will:

- Deny the applicant family.
- Defer termination if the family is a participant and qualifies for deferral.

- Terminate the participant if the family does not qualify for deferral.

If there are eligible member(s) in the family, the PHA will offer to prorate assistance or give the family the option to remove the ineligible member(s).

All other complaints related to eligible citizen/immigrant status:

- If any family member fails to provide documentation or certification as required by HUD regulations, that member is treated as ineligible. If all family members fail to provide the required documentation, the family will be denied or terminated for failure to comply.
- Participants whose termination is carried out after temporary deferral may not request a hearing since they had an opportunity for a hearing prior to the termination.
- Participants whose assistance is prorated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights described above) are entitled to a hearing based on determinations of tenant rent and total tenant payment.
- Families denied or terminated for fraud in connection with the non-citizens rule are entitled to an informal review or hearing in the same way as terminations for any other type of alleged program fraud.
- The PHA will terminate assistance if it is determined a family has knowingly permitted an ineligible person to live in the assisted unit without authorization.

E. MITIGATING CIRCUMSTANCES FOR APPLICANTS/PARTICIPANTS WITH DISABILITIES [24 CFR Part 982.552(c)]

When applicants are denied placement on the wait list or the PHA is terminating assistance, the family will be informed that mitigating circumstances related to the disability of a household member may be considered during the informal review or informal hearing process. Disability status does not affect the Non-Citizenship statute.

Chapter 19 SPECIAL HOUSING TYPES

[24 CFR Part 982.601]

INTRODUCTION

The PHA will permit the use of the following special housing types in its Housing Choice Voucher Program:

- Single Room Occupancy Housing
- Group Homes
- Congregate Housing
- Shared Housing
- Cooperative Housing
- Manufactured Homes
- Homeownership
- Mod Rehabilitation Program

A. SINGLE ROOM OCCUPANCY [24 CFR Part 982.602]

HUD has determined that there is a demand for Single Room Occupancy (SRO) units in this area. Therefore, a single person may reside in an SRO housing unit.

The PHA will use a separate lease and housing assistance payment contract for each assisted person residing in an SRO unit. [24 CFR Part 982.603]

SRO Rent and Housing Assistance Payment [24 CFR Part 982.604]

The PHA's SRO payment standard is seventy-five percent (75%) of the zero bedroom payment standard schedule. For a person residing in an exception area, the payment standard is seventy-five percent (75%) of the HUD-approved zero bedroom exception payment standard amount. While an assisted person resides in SRO housing, the SRO payment standard must be used to calculate the housing assistance payment.

Utility Allowance

The utility allowance for an assisted person residing in SRO housing is 75 percent (75%) of the zero bedroom utility allowance.

Housing Quality Standards

The PHA will ensure that all SRO units approved for the program are in compliance with all of the Housing Quality Standards for SROs as regulated in 24 CFR Part 982.605. However, since SRO units are not intended to house children, the lead-based paint standards do not apply to SRO housing.

B. CONGREGATE HOUSING [24 CFR Part 982.606]

Eligible Congregate Housing Services Program (CHSP) services assist the elderly, non-elderly people with disabilities, and temporarily disabled individuals to live independently and prevent premature or

unnecessary institutionalization. Congregate Housing is a Project-Based rather than a Tenant-Based program.

The PHA may approve a family member or a live-in aide to reside with an elderly person or a person with disabilities.

The PHA may approve a live-in aide for an individual with disabilities if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

Congregate Housing Lease and HAP Contract [24 CFR Part 982.607]

For congregate housing there will be a separate lease and HAP contract for each assisted family. Unless there is a live-in aide, the payment standard for a family that resides in a congregate housing unit is the zero-bedroom payment standard on the PHA payment standard schedule. However, if there are two or more rooms in the unit (not including kitchen or sanitary facilities), the payment standard for a family residing in a congregate housing unit is the one-bedroom payment standard amount.

If there is a live-in aide, the live-in aide will be counted in determining the family unit size.

Housing Quality Standards

The PHA will ensure that all congregate housing units approved for the program are in compliance with all of the Housing Quality Standards for congregate housing as regulated in 24 CFR Part 982.609.

C. GROUP HOMES [24 CFR Parts 982.610-982.614]

A group home must be licensed, certified, or otherwise approved in writing by the State, or the State's licensing department.

An elderly person or a person with disabilities may reside in a State-approved group home. If approved by the PHA, a live-in aide may reside in the unit with an elderly person or a person with disabilities as a reasonable accommodation if requested by individuals with disabilities.

The PHA will approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. Except for a live-in aide, all residents of a group home must be elderly persons or persons with disabilities. The live-in aide must have the approval of the PHA prior to residing in the unit. SHRA's Reasonable Accommodation Committee will make the decision regarding whether to grant the request for live-in aide as a reasonable accommodation.

The PHA will not approve assistance for a person to live in a group home if documentation in the individual's file indicates that the person is in need of continual medical or nursing care.

No more than twelve persons may reside in a group home. This limit covers all persons who reside in the unit, including assisted and unassisted residents and any live-in aide.

Group Home Lease and HAP Contract [24 CFR Part 982.611]

There will be a separate HAP contract and lease for each assisted person living in a group home. The number of persons in the assisted household equals one assisted person plus any PHA-approved live-in aide.

Group Home Rent and HAP Contract [24 CFR Part 982.613]

The rent to the owner for an assisted person may not exceed the pro-rata portion of the reasonable rent for the group home.

Meaning of pro-rata portion: for a group home, the term “pro-rata portion” means the ratio derived by dividing the number of persons in the assisted household by the total number of residents (assisted and unassisted) residing in the group home. The number of persons in the assisted household equals one assisted person plus any PHA-approved live-in-aide.

The payment standard used to calculate the HAP is the lower of the payment standard for the family unit size or the pro-rata share of the payment standard for the group home size. The prorated share is calculated by dividing the number of persons in the assisted household by the number of persons (assisted and unassisted) living in the group home.

The reasonable rent for a group home is determined in accordance with 24 CFR Part 982.503. In determining reasonable rent the PHA will consider whether sanitary facilities and facilities for food preparation and service, are common or private.

Maximum Subsidy

Unless there is a live-in aide, the family voucher size is one bedroom. If there is a live-in aide, the live-in aide will be counted in determining the family voucher size.

The payment standard for a person who resides in a group home is the lower of the payment standard for the family voucher size or the pro-rata portion of the payment standard amount on the PHA payment standard schedule for the group home size.

Utility Allowance

The utility allowance for each assisted person residing in a group home is the pro-rata portion of the utility allowance for the group home unit size or the authorized voucher size, whichever is less.

Housing Quality Standards

The PHA will ensure that all group home units approved for the program are in compliance with all of the Housing Quality Standards for group homes as regulated in 24 CFR Part 982.614.

D. SHARED HOUSING [24 CFR Part 982.615]

Shared housing is a single housing unit occupied by an assisted family and another resident or residents. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family. An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons.

Occupancy

In shared housing, the unit may be a house or an apartment. A zero or one bedroom unit may not be used for shared housing.

The PHA may also approve a live-in aide to reside with a family in order to provide care for a person with a disability. The PHA will approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. The live-in aide must have the approval of the PHA prior to moving into in the unit.

The owner of a shared housing unit may reside in the unit as long as the owner is not related to the tenant. The PHA will not approve shared-housing for a person or family who is related by blood, marriage or adoption to a resident owner, even as a reasonable accommodation.

A resident owner may enter into a HAP contract with the PHA for the tenant to reside in the shared-housing unit. However, the owner's occupancy in the shared-housing unit will not be subsidized.

There will be a separate housing assistance payment contract and lease for each assisted family residing in a shared-housing unit.

Rent and HAP Contract

For shared housing, the term "pro-rata portion" means the ratio derived by dividing the number of bedrooms in the private space available for occupancy by a family by the total number of bedrooms in the unit. For example, for a family entitled to occupy three bedrooms in a five bedroom unit, the ratio would be 3/5.

The rent to owner for the family may not exceed the pro-rata portion of the reasonable rent for the shared housing dwelling unit. The reasonable rent must be in accordance with the guidelines set forth in the "Owner Rents, Rent Reasonableness, and Payment Standards" in Chapter 11 of this Administrative Plan.

Maximum Subsidy

For a family residing in a shared housing unit the payment standard is the lower of:

- the payment standard for the voucher size for which the family is eligible, or
- the pro-rata payment standard for the unit size the family has selected.

If the PHA approves a live-in aide as a reasonable accommodation for a participant with disabilities, the live-in aide will be counted in determining the family unit size.

Utility Allowance

The utility allowance for an assisted family living in shared housing is the pro-rata portion of the utility allowance for the shared housing unit or the authorized voucher size, whichever is less.

Housing Quality Standards

The PHA will ensure that all shared housing units approved for the program are in compliance with all of the Housing Quality Standards for shared housing as regulated in 24 CFR Part 982.618.

E. COOPERATIVE HOUSING [24 CFR Part 982.619]

The PHA will approve a family living in cooperative housing if it determines that assistance under the program will help maintain affordability of the cooperative unit for low-income families. The PHA will

not approve assistance for a family in cooperative housing until the PHA has also determined that the cooperative housing has adopted requirements to maintain continued affordability for low-income families after transfer of a cooperative member's interest in a cooperative unit (such as a sale of the resident's share in a cooperative corporation).

The reasonable rent in cooperative housing is determined in accordance with "Owner Rents, Rent Reasonableness, and Payment Standards" in Chapter 11 of this Administrative Plan. For cooperative housing, the rent to the owner is the monthly carrying charge under the occupancy agreement/lease between the member and the cooperative.

The carrying charge consists of the amount assessed to the member by the cooperative for occupancy of the housing. It includes the member's share of the cooperatives debt service, operating expenses, and necessary payments to cooperative reserve funds. However, the carrying charge does not include down payments or other payments to purchase the cooperative unit, or to amortize a loan to the family for this purpose. Gross rent is the carrying charge plus any utility.

For a cooperative, rent adjustments are applied to the carrying charge as determined in "Owner Rents, Rent Reasonableness, and Payment Standards" in Chapter 11 of this Administrative Plan.

The lease and other appropriate documents will stipulate that the monthly carrying charge is subject to Housing Choice Voucher Program limitations on rent to the owner. The housing assistance payment will be determined in accordance with the guidelines in "Owner Rents, Rent Reasonableness, and Payment Standards" in Chapter 11 of this Administrative Plan.

The PHA may approve a live-in aide to reside with the family as a reasonable accommodation to provide care for a person with disabilities. The PHA will approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. If the PHA approves a live-in aide, the live-in aide will be counted when determining the family unit size.

The live-in aide must have the approval of the PHA before moving into the unit.

Housing Quality Standards

The PHA will ensure that all cooperative housing units approved for the program are in compliance with all of the Housing Quality Standards outlined in "Housing Quality Standards and Inspections" in Chapter 10 of this Administrative Plan, and set forth in 24 CFR Part 982.401.

F. MANUFACTURED HOMES [24 CFR Part 982.620]

The PHA will permit a family to lease a manufactured home and space with assistance under the program. The PHA will provide assistance for a family that owns the manufactured home and leases only the space.

The PHA may approve a live-in aide if requested as a reasonable accommodation so that the program is accessible to and usable by persons with disabilities. If the PHA approves a live-in aide, the live-in aide must be counted when determining the family unit size.

Housing Quality Standards [24 CFR Part 982.621]

A manufactured home must meet all the HQS requirements outlined in the "Housing Quality Standards and Inspections" in Chapter 10 of this Administrative Plan, and as set forth in 24 CFR Part 982.401. In addition, the manufactured home also must meet the following requirements:

- A manufactured home must be placed on the site in a stable manner, and must be free from hazards such as sliding or wind damage.
- A manufactured home must be securely anchored by a tie-down device that distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist wind overturning and sliding.

Manufactured Home Space Rental [24 CFR Part 982.622]

Rent to an owner for a manufactured home space will also include payment for maintenance services the owner must provide to the tenant under the lease for the space.

Rent to an owner does not include the cost of utilities and trash collection for the manufactured home. However, the owner may charge the family a separate fee for the cost of utilities or trash collection provided by the owner.

Reasonable Rent

During the assisted tenancy, the rent to the owner for the manufactured home space may not exceed a reasonable rent as determined by the PHA.

The PHA will not approve a lease for a manufactured home space until the PHA has determined that the initial rent to the owner for the space is reasonable. At least annually during the assisted tenancy, the PHA will re-determine whether the rent is reasonable.

The PHA will determine whether the rent paid to the owner for a manufactured home space is a reasonable rent in comparison with rents for other comparable manufactured home spaces. The PHA will consider the size and location of the space and any services and maintenance provided by the owner in accordance with the lease.

By accepting each monthly housing assistance payment from the PHA, the owner of the manufactured home space certifies that the rent to the owner for the space is not more than rent charged by the owner for unassisted rental of comparable spaces in the same manufactured home park or elsewhere. If requested by the PHA, the owner must provide the PHA information on rents for other manufactured home spaces.

Housing Assistance Payments for Manufactured Home Space [24 CFR Part 982.623]

The Fair Market Rent (FMR) for a manufactured home space will be determined by HUD.

HAP for the Voucher Tenancy

There is a separate fair market rent (FMR) for a family renting a manufactured home space. The payment standard is used to calculate the monthly housing assistance payment for a family. The FMR for the rental of a manufactured home space is generally 40% of the published FMR for a two-bedroom unit.

Subsidy Calculation for the Voucher Program

During the term of a voucher tenancy, the amount of the monthly housing assistance payment for a family will equal the lesser of:

- The payment standard minus the total tenant payment; or
- The rent paid for rental of the real property on which the manufactured home owned by the family is located (the space rent) minus the total tenant payment.

The space rent is the sum of the following, as determined by the PHA:

- Rent to the owner for the manufactured home space;
- Owner maintenance and management charges for the space;
- The utility allowance for tenant-paid utilities.

Utility Allowance Schedule for Manufactured Home Space Rental [24 CFR Part 982.624]

For the first twelve months of the initial lease term only, the allowances will include a reasonable amount for utility hook-up charges payable by the family if the family actually incurs the expenses because of a move.

Allowances for utility hook-up charges do not apply to a family that leases a manufactured home space in place.

Utility allowances for manufactured home spaces will not be applied to cover the costs of digging a well or installation of a septic system.

G. HOMEOWNERSHIP [24 CFR Part 982.625-982.643]

Overview

The Housing Choice Voucher (HCV) Program permits eligible participants, including participants with portable vouchers, the option of purchasing a home with their voucher assistance rather than renting.

Eligible families will be current HCV program participants. Public Housing residents are also eligible as long as applicable transfer requirements between the Public Housing program and Housing Choice Voucher program are met and vouchers are available. The Housing Choice Voucher Homeownership Program can only be offered to those eligible for the voucher program.

In addition, families may not owe any outstanding debts to the PHA or other Public Housing Authority, and must have successfully completed a certified homebuyer training program provided by a recognized HUD homeowner-counseling agency.

Types of Assistance:

The PHA may provide only one of two forms of homeownership assistance, either:

- Monthly homeownership assistance payments; or
- A single down payment assistance grant.

SHRA provides monthly homeownership assistance payments

A family may receive only one of two forms of homeownership assistance from the PHA. A family that includes a person who was an adult member of the family that previously received either of the two forms of homeownership assistance may not receive the other form of assistance from any PHA.

Limitation

The homeownership program is limited to 5% of the total Housing Choice Voucher program administered by the PHA in any fiscal year, provided that elderly or disabled families shall not be subject to the five percent annual limitation. In addition, no more than 20% of the total number of voucher units funded shall be allocated to the homeownership program at any one time. Elderly or disabled families shall not be included in the calculation of the 20% maximum.

Eligible Types of Homes

The family approved for homeownership assistance may purchase any of the following types of homes anywhere within Sacramento County:

- A new or existing single-family or condominium home, including a home in a planned use development;
- Cooperative;
- Loft or live/work unit; or
- Manufactured home to be situated on a privately owned lot or on a leased pad in a mobile home park.

The home must already exist or be under construction at the time the family commits to purchasing the unit.

Portability [24 CFR Part 982.636]

The PHA will allow portability of homeownership assistance to another jurisdiction, provided that the receiving jurisdiction is administering a voucher homeownership program and is accepting new families. Public Housing residents may also be eligible as long as applicable transfer requirements between the Public Housing program and the Housing Choice Voucher program are met and vouchers are available. A family's participation in the Housing Choice Voucher program will be subject to the Housing Choice Voucher Homeownership program and policies of the receiving jurisdiction.

The PHA will verify the form of homeownership assistance a family was receiving from the initial PHA. If the family includes an adult household member who previously benefited from a homeownership down-payment assistance grant, the family will not be eligible to receive homeownership assistance from SHRA.

Family Eligibility Requirements [24 CFR Part 982.627]

Participation in the Housing Choice Voucher Homeownership Program is voluntary. Each homeownership participant must meet the general requirement for admission to the Housing Choice Voucher Program as set forth in the Housing Choice Voucher Program Administrative Plan.

The Housing Choice Voucher Program family must also be eligible to participate in the PHA Homeownership Program, as follows:

- Be a first-time Home Buyer;
- Meet minimum income and employment duration requirements;
- Have fully repaid any outstanding debt owed to the PHA;
- Not defaulted on a mortgage securing debt to purchase a home under the homeownership option; and
- Not have any member who has a present ownership interest in a residence at the commencement of homeownership assistance.

First-Time Homeowner

Each Housing Choice Voucher Family must be a first-time homeowner, meaning that no member of the household has had an ownership interest in any residence during the three years preceding commencement of homeownership.

A single parent or displaced homemaker who, while married, owned a home with a spouse/partner (or resided in a home owned by a spouse/partner) is considered a “first-time homeowner” for the purpose of the Housing Choice Voucher Homeownership Program. A member of a cooperative who has an existing right to purchase through the lease-purchase agreement also qualifies as a first-time homeowner.

A current participant of the homeownership program who exercises the portability option and purchases another with homeownership assistance is not required to meet the definition of a first-time homeowner.

Minimum Income Requirement

At the time the family begins receiving homeownership assistance, the head of household, spouse/partner, and/or other adult household members who will own the home, must have gross annual income of at least equal to the federal minimum hourly wage multiplied by 2,000 hours (e.g. if the federal minimum wage is \$8 per hour, then the family’s gross income must be at least \$16,000.00 per year).

For the purposes of the Housing Choice Voucher Homeownership Program only, the PHA will disregard any “welfare assistance” income in determining whether the family meets the minimum income requirement. Welfare assistance includes Temporary Assistance for Needy Families (TANF), Supplemental Security Income (SSI), food stamps, General Assistance, or other welfare assistance specified by HUD. The disregard of welfare assistance income under this section affects the determination of minimum monthly income in determining initial qualification for the homeownership program.

In the case of an elderly person or person with a disability, the PHA will include welfare assistance for the adult family member who will own the home in determining whether the family meets the minimum income requirement.

The determining income-eligibility for admission to the HCV program, calculation of the family’s total tenant payment (TTP), or calculation of the amount of homeownership assistance payments is not affected by this income disregard.

Employment History

Each family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance is employed full-time at an average of 30 hours per week and has been continuously employed for one year prior to execution of the sales agreement. One thirty-day break in service during the twelve-month period shall be allowed. The employment history requirement does not apply to elderly participants or participants with disabilities (where the head, spouse/partner, or sole member is elderly/disabled).

Repayment of Any PHA Debts

Participants in the HCV Program shall be ineligible for participation in the Housing Choice Voucher Homeownership Program in the event any debt or portion of any debt remains owed to the PHA or any other Public Housing Authority.

Prior Mortgage Defaults

If the head of household, spouse/partner or other adult household member who will execute the contract of sale, mortgage, or other loan documents has previously defaulted on a mortgage obtained through the Housing Choice Voucher Homeownership Program, the family will be ineligible to participate in the homeownership program. Default shall be declared when an adult household member does not fulfill his/her mortgage obligations(s) in a timely manner or vacates the premises without making suitable arrangements with the lender(s) and the PHA.

Family Participation Requirements

Once a family is determined to be eligible to participate in the program, they must comply with the following additional requirements:

- Complete a homeownership counseling program approved by the PHA prior to issuance of a homeownership voucher;
- Locate the home the family proposes to purchase within a specified time frame;
- Submit a sales agreement containing specific components to the PHA for approval;
- Allow the PHA to inspect the proposed homeownership dwelling to assure that it meets Housing Quality Standards (HQS);
- Obtain an independent inspection whereby the inspector is licensed and certified to evaluate major building systems and components;
- Obtain PHA approval of the proposed mortgage;
- Enter into a written agreement with the PHA to comply with all of its obligations under the Housing Choice Voucher Program, including the Homeownership Option; and
- Use a real estate professional.

Homeownership Counseling Program

A family's participation in the homeownership program is conditioned on the family attending and successfully completing a homeownership and housing counseling program approved by the PHA prior to commencement of homeownership assistance.

The homeownership and counseling program will cover home maintenance, budgeting and money management, credit counseling, negotiating purchase price, securing mortgage financing while avoiding

predatory lenders, finding a home, fair housing issues, and the advantages of purchasing and locating homes in areas that do not have a high concentration of low-income families.

The PHA may require families to participate in a PHA-approved homeownership counseling program on an ongoing basis.

Locating and Purchasing a Home

A Homeownership Program Voucher will be issued when the family has met all eligibility requirements, including completing the approved homeownership counseling program and pre-approval of a mortgage loan from a lender. From the time the homeownership voucher is issued, the family will have six months to locate a home to purchase. A home shall be considered if the family submits a proposed sales agreement with the requisite components to the PHA. If a suitable home to purchase is not located within six months, the voucher shall expire. If the family had entered into a contract to purchase but the renovation or construction is not complete within the six month period, the voucher will be extended by the length of time necessary to compensate for any such construction delay beyond the control of the participant.

The family may convert their Homeownership voucher to a rental voucher at any time during the original six-month period provided the family had a rental voucher previously. If the family resided in Public Housing, the family will not receive a rental voucher but may choose to remain a resident of Public Housing.

Homeownership Voucher holders and Public Housing residents whose assistance expires must wait one year before reapplying to the Homeownership program.

Lease-Purchase

Families may enter into lease-purchase agreements while receiving Housing Choice Voucher assistance. All requirements of the Housing Choice Voucher Program apply to lease-purchase agreements, except that families are permitted to pay an extra amount out-of-pocket to the owner for purchase-related expenses – a homeownership premium. Any homeownership premium, defined as an increment of value attributable to the value of the lease-purchase right or agreement, is excluded from PHA rent reasonableness and subsidy calculation, and must be absorbed by the family. When a lease-purchase participant family is ready to exercise their option, they must apply for the homeownership option. If determined eligible for homeownership assistance, the family may be admitted to the homeownership program and must meet all the requirements. Such families may be allowed to expedite their counseling requirement in light of their more abbreviated home search.

Sales Agreement

Prior to execution of the offer to purchase or sales agreement, the family must provide the financing terms to the PHA for approval. The sales agreement must provide for inspection by the PHA and the required independent inspection, and that the purchaser is not obligated to purchase unless such inspections are satisfactory to the PHA. The contract must provide for at least a one year home warranty. The contract must also provide that the purchaser is not obligated to pay for any necessary repairs without approval of the PHA and that the purchaser is not obligated to purchase if the mortgage finance terms are not approved by the PHA. It must also contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 2 CFR part 2424.

Required Inspections

To assure that the home complies with the housing quality standards of the Housing Choice Voucher Program, homeownership assistance payments may not commence until the PHA first inspects the home. The PHA inspection shall be the initial response to receipt of a sales agreement.

An independent inspection of existing homes covering major building systems also must be completed by a professional selected by the family and approved by the PHA. The independent inspection report must be provided to the PHA. The PHA may disapprove the unit due to information contained in the report or for failure to meet Housing Quality Standards.

Financing Requirements

The proposed financing terms must be submitted to and approved by the PHA prior to close of escrow. Balloon payments and loans that demonstrate predatory practices will not be approved.

Requests to obtain financing for a Home Equity loan will not be approved by the PHA.

The PHA will only approve a request to refinance for the following reasons:

- To allow the homeowner to take advantage of a lower interest rate.
- To allow the homeowner to make necessary major repairs. The amount of cash out to make the repair shall not exceed 2% of the initial loan amount.

All financing changes must be pre-approved by the PHA. Violations may result in termination of the Homeownership voucher.

Compliance with Family Obligations

A family must agree in writing to comply with all family obligations under the Housing Choice Voucher program and PHA homeownership policies. The obligations include (but are not limited to) the following:

- Any information the family supplies must be true and correct.
- The family must disclose and verify social security numbers and employer identification numbers, sign and submit consent forms for obtaining information and supply any other information that the PHA or HUD determines to be necessary
- Submit PHA-required reports on the family's progress in finding and purchasing a home.
- Attend and satisfactorily complete any PHA-required homeownership and housing counseling.
- Select and pay for a pre-purchase inspection by an independent professional inspector.
- Enter into a contract of sale with the seller of the unit and promptly provide a copy of the contract of sale to the PHA.
- Obtain and maintain flood insurance for homes in special flood hazard areas.
- Comply with the terms of any mortgage securing debt incurred to purchase the home.
- Promptly notify the PHA in writing when:
 - ◆ the family moves away from the home for an extended period of time in accordance with PHA policies; or
 - ◆ before the family moves out.
- Allow only PHA-approved family members, live-in aides or foster child(ren) to live in the home.
- Promptly notify the PHA in writing of the birth, adoption, or court-awarded custody of a child, and request the PHA's written approval to add any other family member as an occupant of the home. Promptly notify the PHA in writing if any family member no longer lives in the home.
- Supply any information required by the PHA or HUD concerning any:
 - ◆ mortgage or other debt and information on any satisfaction or payment of the mortgage debt;
 - ◆ any sale or other transfer of any interest in the home; or
 - ◆ the family's homeownership expenses.
- Promptly notify the PHA in writing if the family defaults on a mortgage securing any debt incurred to purchase the home.
- Refrain from committing fraud, bribery or any other corrupt or criminal acts in connection with any Federal housing program
- Refrain from engaging in drug-related criminal activity or violent criminal activity.
- Refrain from leasing, subletting/subleasing, transferring or conveying the home except to grant a mortgage on the home for debt incurred to finance the purchase of the home.
- Refrain from receiving homeownership assistance while receiving any other housing subsidy for the same home or a different unit under any federal, state or local housing assistance program.
- Comply with any additional PHA requirements for family search and purchase of a home and continuation of homeownership assistance for the family.

Amount of Assistance

The amount of the monthly housing assistance payment (HAP) will be based on three factors:

- The voucher payment standard for which the family is eligible;
- The monthly homeownership expense; and

- The family's household income

The PHA will pay the lower of either the payment standard minus the total tenant payment (TTP) or the family's monthly homeownership expenses minus the TTP. The HCV family will pay the difference.

Determining the Payment Standard

The payment standard used at the annual reexaminations is the higher of the current payment standard that would otherwise apply to the family or the payment standard amount used for the family at the commencement of its homeownership assistance.

The PHA establishes the payment standard at the commencement of the assistance by using the lower of the payment standard of the family unit size or the payment standard for the size of the home. The payment standard amount may increase for the family in the particular unit, but the payment standard will never decrease below the initial amount applicable to the family when the homeownership commenced.

Determining Monthly Home Ownership Expense

Monthly homeownership expense includes all of the following:

- Principal and interest on the initial mortgage and any Mortgage Insurance Premium (MIP) incurred to finance the purchase and any refinancing of such debt;
- Real estate taxes and public assessments;
- Homeowner's insurance;
- Maintenance expenses per PHA allowance;
- Costs of major repairs and replacements per PHA allowance (replacement reserves);
- Utility allowance per PHA's schedule of utility allowances;
- Principal and interest on mortgage debt incurred to finance major repairs;
- Replacements or improvements for the home, including changes needed to make the home accessible; and
- Homeowner association (HOA) dues, fees or regular charges assessed, if any.

Homeownership expenses for a cooperative member may only include PHA approved amounts for the cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home, principal and interest on initial debt incurred to finance purchases of cooperative membership shares and refinancing of such debt, home insurance, allowances for maintenance expenses, major repairs and replacements and utilities, and principal and interest on debt incurred to finance major repairs, replacements, or improvements, including changes needed to make the home accessible.

Determining the Family Contribution

The Total Family Contribution (TFC) is that portion of the homeownership expense that the family must pay. TFC is generally 30% of the family's adjusted income, plus any gap between the payment standard and the actual housing cost. All family income (including public assistance) will be counted to determine the family's adjusted monthly income for purposes of determining the amount of assistance for which the family is eligible.

At year 11 of the homeownership participation, the PHA will consider the value of the home as an asset in determining the family's annual income and the household's contribution.

Payment to the Family or Lender

The PHA will make the housing assistance payment directly to the lender. Alternative arrangements may be made on an emergency basis at the discretion of the Assistant Director.

Buying Another Home with Housing Choice Voucher Homeownership Assistance

The family can move to another unit under the Housing Choice Voucher Homeownership program after five years provided there are no mortgage defaults, no late payments and no violations of the homeownership obligations during the previous year.

The PHA may deny permission to move to a new unit with continued assistance if it is determined that it does not have sufficient funding to provide additional assistance.

The PHA will not commence housing assistance payments for occupancy of the new unit so long as any family member owns any title or other interest in the previous unit.

All initial requirements for the Housing Choice Voucher Homeownership program must be met with the exception of the requirement that the family must be a first-time homeowner.

The PHA may require that the family complete additional counseling before and after moving to a new unit under the homeownership program.

Time limits for participation in the homeownership program applies to the cumulative time the family may receive homeownership assistance.

Grounds for Termination of Homeownership Assistance

A family's homeownership assistance may be terminated if the family fails to comply with its obligations under the Housing Choice Voucher Program, PHA homeownership policies, or if the family defaults on the mortgage. Additional grounds for termination are met when the family fails to:

- Attend and complete ongoing homeownership and housing counseling classes.
- Comply with the terms of any mortgage incurred to purchase and/or refinance the home.
- Provide the PHA with a 30-day written notice of: any sale or transfer of any interest in the home (including a short sale or foreclosure), any plan to move out of the home prior to the move, the family's household income and homeownership expenses on an annual basis, any notice of mortgage default received by the family, any loan modification or refinancing contracts, and any other notices that may be required pursuant to the PHA homeownership policies. Except as otherwise provided in this section, the family may not convey or transfer the home to any entity or person other than a member of the assisted family while receiving homeownership assistance.

Homeownership assistance will only be provided while the family resides in the home. If the family moves out of the home, the PHA will terminate homeownership assistance beginning the month after the family moves out. Neither the family nor the lender is obligated to reimburse the PHA for homeownership assistance paid for the month the family moves out.

A participant in the Housing Choice Voucher Homeownership Program shall be entitled to the same termination notice and informal hearing procedures as set forth in the Administrative Plan of the Housing Choice Voucher Program.

Recapture of Assistance

The PHA will not impose or enforce any requirement for recapture of voucher homeownership assistance on the sale or refinancing of a home purchased with assistance under the homeownership program.

Default and Continued Participation in the Housing Choice Voucher Program

The PHA is required to terminate homeownership voucher assistance for a family that defaults on a mortgage loan and is dispossessed from the home under a judgment or order of foreclosure.

If the mortgage loan is not insured by the FHA, the PHA will not allow the family to move to a new unit with rental assistance.

If the family defaults on a mortgage insured by FHA, the PHA may not approve rental assistance for the family unless the family has both:

- Conveyed title to the home, as required by HUD, to HUD or HUD's designee; and
- Moved from the home within the period established or approved by HUD.

The PHA may not allow the family to purchase another unit with homeownership assistance if the family defaults on any mortgage loan (FHA or non-FHA) and is dispossessed of the home under a judgment of foreclosure.

Administrative Fee

For each month that homeownership assistance is paid by the PHA on behalf of the family, the PHA shall be paid the ongoing administrative fee described in 24 CFR Part 982.152(b).

Program Changes

The Assistant Director shall have the discretion to waive or modify any provision of the Housing Choice Voucher Homeownership Program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulations or directives.

Mortgage Defaults: the PHA may permit the family to move with continued homeownership assistance if the default is due to catastrophic medical reasons or to the impact of a federally declared disaster.

H. MODERATE REHABILITATION PROGRAM [24 CFR Part 882 Subpart D and E]

The Moderate Rehabilitation (Mod Rehab) Program was established through the Housing and Community Development Amendment of 1978 to bridge the gap between Section 8 Substantial Rehabilitation and Section 8 Rental Assistance and was intended to upgrade marginally deteriorated existing buildings for use as assisted rental housing. The program was repealed in 1991 and no new projects are authorized for development.

Family Outreach

The PHA uses separate wait lists for tenant-based and project-based housing.

Tenant Selection

All vacant units under the HAP contract must be rented to eligible families referred by the PHA. The owner must be willing to accept applicants from the wait list to fill vacant units when they meet the owner's selection criteria in order for the unit to continue to be eligible under the HAP contract. Owners may reject referrals from the PHA for reasons related to suitability. The owner must provide the PHA the reason for rejection of the referrals made to Mod Rehab units in writing.

The PHA is responsible for obtaining income, asset and allowance information, conducting verifications and determining tenant eligibility and rent. Applicants taken off the wait list will be requested to complete a full application to determine final eligibility. Families whose Total Tenant Payment, computed in accordance with federal regulations, exceed the current Gross Rent for the Mod Rehab for the Mod-Rehab unit will not be admitted.

If the PHA is unable to refer a sufficient number of interested applicants from the wait list within 30 days of the owner's notification of the vacancy, the owner may advertise or solicit applicants and refer the families to the PHA for application, verifications, and eligibility determination.

Determining Unit Size

The size of the families referred to the Mod-Rehab unit is based on the number of bedrooms available in the unit pursuant to the Subsidy Standard schedule in this plan.

When a change in family composition requires a change in bedroom size, the PHA will determine whether the unit is overcrowded or under-occupied, in which case the owner must offer the family a suitable alternative unit should one be available and the family will be required to move.

If the owner does not have a suitable available unit, the PHA must assist the family in locating other standard housing in the locality within the family's ability to pay and require the family to move to such a unit as soon as possible. In no case will a family be forced to move nor will housing assistance payments under the contract be terminated unless the family rejects, without good reason, the offer of a unit the PHA deems acceptable.

Statement of Family Responsibilities, and Briefing

After the family has been determined eligible, the family will receive a Statement of Family Responsibility for participation in the Mod-Rehab Program at a briefing. Families who fail to attend two scheduled briefings without prior notification and approval from the PHA may be denied admission based on failure to complete the certification process.

The PHA will conduct the briefing in group or individual sessions and will provide a full explanation of the following:

- The family obligations as set forth in the Statement of Family Responsibility and the program regulations;
- The fact that the subsidy is tied to the unit and the family must occupy a unit rehabilitated under the program;

- The family's options under the program should the family be required to move due to an increase or decrease in family size;
- Information as to the Family Rent; and
- The schedule of Allowances for Utilities.

Lease Agreement

The owner and tenant must execute a lease agreement and provide an executed copy to the PHA.

Security Deposit Requirements

The maximum amount of security deposit that can be collected by the owner shall be the greater of one month's Total Tenant Payment or \$50.00

Housing Quality Standards and Inspections

In addition to the inspections identified in this plan, the PHA will conduct a move-out or vacate inspection at the owner's request only if the owner intends to file a claim for damages and vacancy loss (see Vacancy Loss in the Glossary).

If the owner fails to comply with Housing Quality Standards (HQS) and other obligations under the contract, the PHA will abate the housing assistance payment for that unit until the owner is in compliance. If the owner fails to meet the compliance requirements within the timeframe specified under the abatement, the assistance for that unit will be terminated.

The termination of any affected unit does not automatically terminate the entire contract. However the contract will be amended to reduce the number of eligible units to exclude units the owner failed to bring into compliance with the HQS contract.

Upon amendment or termination of a contract, the family may elect to stay in the unit and pay market rent; however, their rental assistance will terminate since the units does not meet HQS and was removed as an assisted unit under the contract.

If an owner evicts an assisted family in violation of the contract or otherwise breaches the contract, and the contract for the unit is terminated, and if the family was not at fault and is eligible for continued assistance, the family may continue to receive housing assistance through the conversion of the Moderate Rehabilitation assistance to tenant-based assistance under the Section 8 certificate or voucher program. The Family must then be issued a certificate or voucher, and treated as any participant in the tenant-based program.

The family will be issued a voucher, which must be used in a non-Mod-Rehab project. The unit will continue to count as a Mod-Rehab unit and will remain part of the Mod-Rehab Annual Contributions Contract (ACC), which provides for such a conversion of unit(s). No amendment to the ACC is necessary to convert to a voucher.

Contract Rent Adjustments

Contract rent adjustments are based on the published Annual Adjustment Factor (AAF). The AAF is applied to the original base rent in place at the time of the HAP contract execution. Rent changes will be applied annually at the anniversary date of the HAP contract.

Family Moves

The Mod-Rehab Program provides a project-based type of assistance, which is tied to the unit under contract. Therefore, if a family vacates the unit, no additional assistance will be available to the family unless the family transfers to another Mod-Rehab unit with the approval of the PHA and the property owner.

Any for-cause termination of lease agreements must be carried out through the judicial process under state and local law. The owner cannot terminate or refuse to renew the lease except upon the following grounds:

- Serious or repeated violation of the terms and conditions of the lease;
- Violation of applicable federal, state or local law; or
- Other good cause.

The owner must serve a written termination of tenancy notice on the family stating the date the tenancy will terminate.

Vacancy Loss

Vacancies after initial occupancy:

1) If an eligible family vacates a unit (other than as a result of action by the owner in violation of the lease or the contract or any applicable law), the owner may receive the housing assistance payments due under the contract for so much of the month in which the family vacates the unit as the unit remains vacant. Should the unit remain vacant, the owner may receive from the PHA a housing assistance payment in the amount of 80% of the contract rent for a vacancy period not exceeding one additional month. However, if the owner collects any of the family's share of the rent for this period, the payment must be reduced to an amount which, when added to the family's payment, does not exceed 80% of the contract rent. The owner must reimburse the PHA for any such excess rents. The owner will not be entitled to any payment under 24 CFR Part 882.411(b)(1) unless the owner:

- immediately upon learning of the vacancy, notifies the PHA of the vacancy or prospective vacancy; and
- has taken and continues to take all feasible actions specified in paragraphs 24 CFR Part 882.411(a)(2) and (3).

2) If the owner evicts an eligible family, the owner will not be entitled to any payment under paragraph 24 CFR Part 882.411 (b)(1) unless the PHA determines that the owner complied with all requirements of the Contract.

Prohibition of double compensation for vacancies: The owner will not be entitled to housing assistance payments with respect to vacant units under this section if the owner is entitled to payments from other sources (for example, payments for losses of rental income incurred for holding units vacant for relocatees pursuant to Title I of the HCD Act of 1974 or payments for unpaid rent under 24 CFR Part 882.414 (see 24 CFR Part 882.411(c)).

Denial or Termination of Assistance

In accordance with 24 CFR Part 882.413 the PHA may terminate assistance to Mod-Rehab participants for the following reasons:

- Failure to comply with all provisions of the lease agreement;
- Failure to maintain tenant-responsible utilities; and
- Failure to fulfill all obligations under the Statement of Family Responsibility, which include the following:
 - ◆ Providing such family income information and records as may be required in the administration of the program;
 - ◆ Permitting inspection of its dwelling unit at reasonable times after reasonable written notice;
 - ◆ Giving at least 30 days notice in writing to the PHA of the family’s intent to vacate the unit;
 - ◆ Cooperating with the PHA in finding another unit when the family is no longer eligible for the contract unit it occupies because of a change in family size;
 - ◆ Not assigning the lease or subleasing the premises;
 - Not providing accommodations for boarders or lodgers; and
 - ◆ Not engaging in drug-related criminal activity or violent criminal activity, including criminal activity by any family member.

Please refer to chapter 18 of this Administrative Plan for the complaints and appeals process for all Special Housing Types.

Chapter 20 PROGRAM INTEGRITY

INTRODUCTION

This chapter covers HUD and PHA policies designed to detect, investigate, resolve, and prevent instances of program abuse or fraud. It also describes the actions that will be taken in the case of unintentional errors and omissions.

The PHA is committed to assuring that the proper level of benefits is paid to all participating families, and that housing resources reach only income-eligible families so that program integrity can be maintained. The PHA will take all steps necessary to prevent fraud, waste, and mismanagement so that program resources are utilized judiciously.

A. CRITERIA FOR INVESTIGATION OF SUSPECTED ABUSE AND FRAUD

Under no circumstances will the PHA undertake an inquiry or an audit of a participating family arbitrarily. The PHA's expectation is that participating families will comply with all rules and requirements of the program. The PHA staff will make every effort to educate all families in order to avoid unintentional program violations. The PHA has a responsibility to HUD, to the community, and to eligible families in need of housing assistance, to monitor participants and owners for compliance and to investigate reports of possible abuse.

The PHA will initiate an investigation and any subsequent follow-up of a participating family only in the event that one or more of the following circumstances occur:

- Referrals, complaints, or tips from other agencies, companies or persons that are received by mail, by telephone, through SHRA's website, or through e-mail alleging that a family is in non-compliance with, or otherwise violating the family obligations or any other program rules. If available, a copy of the allegation will be retained in the family's file.
- Internal file review reveals information, documents, reports or facts that conflict with file data, the PHA's knowledge about the family, or statements made by the family.
- The PHA receives independent verification or documentation that conflicts with representations in the family's file

B. EXAMPLES OF FRAUD AND PROGRAM ABUSE

An applicant, participant, or owner in the HCV program must not knowingly:

- Make a false statement to the PHA;
- Commit fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program;
- Pay or accept rent amounts over the amount authorized by the PHA.
- Offer bribes or illegal gratuities to the PHA Board of Commissioners, City Council, Board of Supervisors, employees, contractors, owners, third parties, or other PHA representatives;
- Offer payments or other incentives to any third party as an inducement to make false or misleading statements to the PHA on the family's behalf;
- Use a false name;
- Use falsified, forged or altered documents;
- Misreport family information or circumstances (e.g. income, family composition); or,
- Omit facts that were known by a family member (e.g., failing to report employment income).

C. STEPS THE PHA WILL TAKE TO MAINTAIN PROGRAM INTEGRITY

The PHA management and staff will utilize various methods and practices (listed below) to prevent program abuse, non-compliance, and willful violations of program rules by applicants, participating families, and owners. The PHA staff will maintain a high level of awareness to indicators of possible abuse and fraud by program participants. In determining fraud, the PHA will consider which family members were involved, the circumstances, and any hardship that might be caused to innocent members. This policy objective is to establish confidence and trust in the management by emphasizing education as the primary means to obtain compliance by program participants.

The PHA will:

Educate Program Applicants and Participants

- Provide applicants and participants with information that explains the types of actions a family must take to avoid committing fraud and the penalties for program abuse;
- Conduct mandatory briefing sessions for all prospective program participants, either prior to or upon issuance of a voucher;
- Include a warning statement about the penalties for fraud on key PHA forms and form letters that request information from a family or owner; and
- Post informative signage in a common area (e.g. lobby) to reinforce compliance with program rules and to warn about penalties for fraud and abuse.

Quality Control File Reviews

HCV management / authorized staff will review caseworker files to ensure that:

- Verifications of all income have been submitted in accordance with guidelines. (Refer to Admin Plan, Chapter 7, Section A, Methods of Verification and Time Allowed).
- All allowable deductions are documented (Refer to Admin Plan, Chapter 7, Section H, Verifications of Allowable Deductions from Income).
- Adjusted income is calculated correctly.
- File documents are authentic.
- All forms are correctly dated and signed.

Enterprise Income Verification

The Enterprise Income Verification (EIV) HUD system will be used by authorized staff to validate tenant-reported income and to supplement tenant-provided documents.

Observation of File Data Integrity

The PHA management and staff will maintain awareness of circumstances that may indicate program abuse or fraud. The PHA will provide continuous training to staff regarding program rules and regulations.

Sacramento County Sheriff's Department and Court Screening

The Agency will screen daily arrests and court records of current program participants for drug/alcohol related criminal activity, violent criminal activity, or criminal activity that disturbs the peaceful enjoyment of residents in the vicinity of the family's subsidized unit. The results of this public information screening may be kept in the client's file.

Fraud Hotline

The PHA will maintain a public fraud hotline.

Confidentiality of Criminal History Background Records

The PHA will ensure that any criminal record received is maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose for which it was requested is accomplished.

All criminal records will be housed in a secured location with access restricted to individuals responsible for such screening while needed by staff for screening for criminal behavior. Misuse of the above information by any employee may be grounds for termination of employment.

If the family is determined eligible for initial or continued assistance, the PHA's copy of the criminal record will be shredded as soon as the information is no longer needed for eligibility or continued assistance determination.

If the family's assistance is denied or terminated, the criminal record information will be shredded immediately upon completion of the informal review or informal hearing, issuance of the final decision, and expiration of any appeal deadline.

The PHA will document in the family's file that the family was denied admission or the tenancy was terminated due to findings in the criminal history record.

D. HOW THE PHA WILL INVESTIGATE ALLEGATIONS OF FRAUD AND PROGRAM ABUSE

If the PHA determines that an allegation or referral warrants follow-up, either the staff person who is responsible for the file, or a person designated by the Executive Director to monitor program compliance will conduct the investigation. As appropriate, the PHA will secure the written authorization from the program participant for the release of information. The steps taken will depend upon the nature of the allegation and may include, but are not limited to, the following:

- Determine whether there is financial activity that conflicts with the reported income of the family via credit bureau inquiries (with proper authorization by the participant or applicant);
- Contact employers or ex-employers to verify wages that may have been previously undisclosed or misreported;
- Interview neighbors and/or other witnesses who are believed to have knowledge of facts pertaining to the PHA's review. In such instances, the client's privacy will be protected by the PHA;
- Contact investigators, caseworkers or representatives of other benefit agencies;
- Review public records kept in any jurisdictional courthouse such as real estate, marriage, divorce, uniform commercial code financing statements, voter registration, judgments, court or police records, state wage records, utility records and postal records;

- Investigate allegations against a participant/applicant or owner. This review will consist of an internal review of the file or information received to determine the nature of the allegation(s). A determination will be made whether or not the information reported has been previously disclosed to the PHA. The PHA will make a determination as to which is the most appropriate authority to perform any follow-up investigation;
- Conduct a Mandatory Tenant Conference (MTC) to exchange information regarding the allegation(s) with the head of household and / or adult member(s) of the family.; and/or
- Contact current and /or previous landlords or housing providers.

Mandatory Tenant Conference for Allegations of Violations and Misrepresentations

When the PHA suspects that misrepresentation(s) may have occurred, a mandatory tenant conference may be scheduled with the family representative and a PHA staff person who is knowledgeable about the circumstances of the case.

This Mandatory Tenant Conference will take place prior to any proposed action by the PHA. The purpose of this fact-finding interview is to:

- Review the information obtained by the PHA with the participant;
- Provide the participant an opportunity to explain any documents or other findings that conflict with representations made by the family;
- Consider any new information, documents or relevant or mitigating circumstances presented by the family; and
- Assist the PHA in determining the course of action most appropriate for the case.

E. EVALUATION OF THE FINDINGS

If it is determined that a program violation has occurred, the PHA will review the facts to determine:

- The type of violation (procedural, non-compliance, fraud);
- The seriousness of the offense;
- Whether the violation was intentional or unintentional;
- What amount of money (if any) is owed by the family or owner;
- Whether the family and/or owner are eligible for continued program participation.

Procedures For Documented Violations

Once a program violation has been documented, the PHA will propose the most appropriate remedy based upon the type and severity of the violation.

A warning notice may be mailed to the family if the family is found to be in violation of PHA procedure, policy and/or family obligation. This notice will include the following:

- A description of the alleged abuse or fraudulent activity;
- The corrective action to be taken by the family or PHA to remedy the situation;
- The date by which the violation must be corrected or the procedure complied with;
- The action, the PHA will take if the procedure or obligation is not complied with by the date specified by the PHA; and

- The consequences of repeated (similar) violations.

F. PLACEMENT OF DOCUMENTS, EVIDENCE AND STATEMENTS OBTAINED BY THE PHA

Documents and other evidence obtained by the PHA during the course of an investigation will be considered "work product" and will either be kept in the participant's file, or in a separate "work file." In either case, the participant's file or work file shall be kept in a secured area. Such cases under review will not be discussed among PHA staff unless they are involved in the process, or have information which may assist in the investigation. Any notes or documents taken or made by the staff person investigating the case will remain internal work product. Any and all communications, documents, notes, recordings, etc. between the PHA's legal counsel and the staff person investigating the case are attorney-client privileged, confidential, and not subject to disclosure.

G. CONCLUSION OF THE PHA'S INVESTIGATIVE REVIEW

At the conclusion of the investigative review, the reviewer will report the findings to appropriate management staff. It will then be determined what action, if any, is appropriate.

Penalties For Program Abuse

In the case of program abuse caused by a family, the PHA may impose any of the following remedies:

- Require the family to repay excess subsidy amounts paid by the PHA within 60 days;
- Require, as a condition of continuing assistance, that a culpable family member not reside in the unit;
- Deny or terminate the family's assistance; and/or
- Refer the family for state or federal criminal prosecution.

Family Reimbursement to PHA

In the case of the family-caused errors or program abuse, the family will be required to repay any excess subsidy received and/or be terminated. See Administrative Plan, Chapter 17, Debts to the PHA.

Notification to Participant of Proposed Action

The PHA will provide written notification to the family of the proposed action no later than thirty (30) days after the Mandatory Tenant Conference.

At the conclusion of the investigative review, the reviewer will report the findings to appropriate management staff. It will then be determined what action, if any, is appropriate.

Prohibited Activities

Any of the following will be considered evidence of program abuse by PHA staff:

- Violating any HCV program requirements for the purpose of personal gain;

- Violating any HCV program requirement because of a conflict of interest relationship with any applicant, participant, or owner;
- Seeking or accepting anything of material value from applicants, participating families, vendors, owners, contractors, or other persons who provide services or materials to the PHA;
- Disclosure confidential information to outside parties;
- Profiting as a result of insider knowledge of PHA activities, policies, or practices;
- Misusing HCV funds;
- Destroying, concealing, removing, or inappropriately using any records related to the HCV program;
- Embezzling and falsifying accounts as defined in the California Penal Code; or
- Committing any other corrupt or criminal act in connection with any federal housing program.

The Consequences of Rule Violations

Any violation of prohibited activities shall be addressed as specified in the PHA's personnel policies on Discipline, Dismissal, and Review.

H FRAUD AND/OR MISREPRESENTATION COMMITTED BY A PERSON OR GROUP.

The PHA may refuse to conduct business in any capacity with the individual or group that has engaged in activities including, but not limited to, misrepresentation, duplicitous activity, fraud, or is complicit in any such activity related to business with SHRA.

Chapter 21 PROJECT-BASED HOUSING CHOICE VOUCHER PROGRAM

SECTION I OVERVIEW OF PROJECT-BASED VOUCHER PROGRAM

INTRODUCTION

The US Department of Housing and Urban Development (HUD) published a final rule for Project Based Vouchers on October 13, 2005. This governs how the PHA manages project-based vouchers from November 14, 2005 forward, along with subsequent amendments to the regulations and subsequent statutory changes including changes contained in the Housing and Economic Recovery Act of 2008. Prior to this final rule, Sacramento Housing and Redevelopment Agency (SHRA) already had 283 project-based vouchers at Phoenix Park and had issued a Request for Proposals, although the decision letter was sent to Saybrook Apartments after November, 2005. Management of Phoenix Park is still determined by the interim rule for project-based vouchers, published January 16, 2001 until/unless HUD approves waivers. It is this PHA's intent to manage all project-based vouchers consistently. The PHA will pursue waivers for Phoenix Park where there are differences between the interim rule and the final rule.

SHRA will make up to 10% of its Housing Choice Voucher funding project based. SHRA will not be required to reduce the number of PBV units under contract if the Budget Authority is subsequently reduced, but will look first to reducing the number of tenant-based vouchers. No additional funding is provided for this program for either Housing Assistance Payments (HAP) or Administrative costs.

Regulations governing tenant-based vouchers found at 24 CFR Part 982 also govern project-based vouchers, except where the differences are spelled out in the final rule as defined above, and in 24 CFR Part 983 and SHRA's Administrative Plan and any subsequent legislation. The Administrative Plan seeks to clarify areas where the PHA has discretion, but will not repeat all of the regulatory language contained in these documents.

SHRA is a joint powers authority, answering to the SHRA's Commission, the City Council and the County Board of Supervisors to oversee the City and County Redevelopment Agency Successor Agencies and the City and County Housing Authorities. Only the Sacramento County Housing Authority manages the Housing Choice Voucher Program.

The PHA will make units project based in new construction projects, rehabilitation projects, and or existing projects, as defined in a Request for Proposal (RFP). The PHA will project-base no more than 25% of the units in a building unless the project meets the following exceptions, and the exceptions were allowed under the specific RFP at the time of consideration. The exceptions to the 25% unit limitation are:

- Units in single family homes (four units or less)
- Units in a multifamily building that are made available to qualifying families. Qualifying families means elderly or disabled families or families receiving

qualifying supportive services. Supportive services are described in Chapter 2 Section B(6) in this addendum.

SHRA is committed to providing project based vouchers with supportive services to families in order to encourage independence and self-sufficiency. This may include families with multiple challenges (such as family members who are disabled and include minor children), or elderly or disabled families. In addition, SHRA has committed, through execution of an Agreement to enter into a Housing Assistance Payment (AHAP), to convert 25 tenant-based Veterans Assistance Supportive Housing (VASH) units to Project-Based Vouchers at Mather Veteran's Village Phase 1 to be constructed at 3615 Bleckley Street, at Mather, California. See CHAPTER 22 Veterans Affairs Supportive Housing [24 CFR Part 982].

New Construction

New construction is defined as housing units that do not exist on the proposal selection date, and are developed after the date of selection pursuant to an Agreement between the PHA and owner for use under the PBV program. New construction projects must be completed within a two-year period after approval of the proposal.

Rehabilitation

Rehabilitation is defined as housing units that exist on the proposal selection date, but do not substantially comply with Housing Quality Standards (HQS) on that date, and are developed, pursuant to an Agreement between the PHA and owner, for use under the PBV program and will cost in excess of \$5,000 per unit to make minimal improvement so that they can pass HQS.

Existing Housing

Housing units that already exist on the proposal selection date and that generally will be considered to substantially comply with the HQS if those units can be made to pass inspection after an infusion of less than \$5,000 per unit. (The units must fully comply with HQS before execution of the HAP contract.)

SECTION II PROPOSAL SELECTION PROCEDURES

A. PROPOSAL SELECTION PROCEDURES

The PHA will select project-based rental units based on a competitive process.

Competitive Process

At any time, the PHA may choose to make PBV available in the community by initiating a competitive process. A Request for Proposals (RFP) will be published in a newspaper of general circulation and on the SHRA website in order to provide broad public notice of the opportunity to apply for project-based vouchers. The RFP will list the submission deadline and the date and time for a bidder conference. It will include guidelines for the proposal and the evaluation criteria to be used. This RFP is established pursuant to Title 24 of the Code of Federal Regulations, part 983, Subpart B (Selection of PBV Owner Proposals). Procurement will be consistent with PHA's procurement policy and all relevant regulations.

B. PROPOSAL REQUIREMENTS

The goal of project-basing vouchers is to ensure long-term viability of affordable housing across a broad continuum of housing types within the County of Sacramento. The RFP will outline the type of project (i.e. existing, or new construction or rehabilitation) to be funded. The Housing Authority is committed to preserving affordable housing and building new housing with priorities to serve the homeless and extremely low income families.

The selected project must focus on de-concentrating poverty and expanding housing and economic opportunities that meets the following goals of the Agency:

- ◆ boost home ownership;
- ◆ revitalize areas through physical rehabilitation of housing and enrich the quality of life in rental housing by investing in resident services;
- ◆ provide housing resident self-sufficiency programs;
- ◆ develop the work force;
- ◆ create jobs;
- ◆ revitalize commercial areas;
- ◆ encourage business activities in low income areas; and
- ◆ provide public amenities.

The proposal must be submitted by the property owner and will be evaluated based on its merit. The proposal shall include:

- 1) Description of How the Applicant Meets the Need for Affordable Housing as defined in the Consolidated Plan:

Affordable housing is needed especially to serve the following groups:

- (a) Low-income families who are living in substandard housing,
- (b) Low-income families who are paying more than 50% of their income for housing,
- (c) Disabled families,
- (d) Homeless families,
- (e) Veteran families,
- (f) Elderly families.

2) Description of How the Proposed Housing De-concentrates Poverty and Expands Housing and Economic Opportunities:

In order to de-concentrate poverty, the housing development must be located in a low poverty census tract, defined as where less than 14.1% of the population has income less than the poverty level as measured by the 2010 Census. The average poverty rate for the County of Sacramento was 18.2% as of the 2014 Census American Community Fact Finder.

If the census tract where the project-based vouchers are proposed is not in a low poverty census tract, a narrative must be provided showing that:

- a) The project site is in a census tract that is a HUD-designated Enterprise Zone, Economic Community, or Renewal Community, or
- b) The project site is in a census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition, or
- c) The project site is in a census tract which the proposed PBV development will be located is undergoing significant revitalization, or
- d) State, local, or federal dollars have been invested in the area that has assisted in the achievement of the statutory requirement of de-concentrating poverty and expanding housing and economic opportunities, or
- e) New market rate units are being developed in the same census tract as the proposed project and it is likely that the market rate units will reduce the poverty rate for the census tract, or
- f) The project site is in a census tract with greater than 20% poverty but in the last five years there has been an overall decline in the poverty rate; and/or
- g) The project site is in a census tract with meaningful opportunities for education and economic development.

This criterion is met if one of the above is met.

3) The State of Housing to Be Funded

The state of housing:

- New construction, defined as housing units that do not exist at the time of proposal selection
- Housing to be rehabilitated, defined as existing housing units that do not comply with HQS on the date of proposal selection and will require more than \$5,000 per unit to pass HQS inspection
- Existing housing, defined as housing units which already exist and substantially comply with HQS, or where it will cost less than \$5,000 per unit to repair so that they will pass HQS inspection, at the time of proposal selection.

4) The Type of Housing to Be Funded

Single or multi-family units may be considered. For a complete listing of all ineligible units refer to 24 CFR Parts 983.53 and 983.54.

5) Number of Units to Be Funded

6) Supportive Services

The Proposal must contain a Memorandum of Agreement, or a letter of commitment, showing a relationship between the housing provider and the service providers (if they are different entities). This Agreement must list:

- (a) What supportive services are to be provided on and/or offsite. The proposal must describe at least three services the owner will provide, directly or indirectly, to help the family move to economic self-sufficiency;
- (b) Where the supportive services are to be provided. It is not necessary for the services to be provided at the project site or near the project;
- (c) Steps the owner will take when a family is not participating in services;
- (d) The type of documentation utilized concerning the family's compliance with their services contract. This documentation must be made available to SHRA for review. Failure of the family to comply may be good cause for SHRA to terminate the family from the PBV program; and
- (e) Timeframe within which the owner will identify a replacement service provider.

7) The PHA will also encourage the use of the Housing First model to serve the families at the PBV developments.

Evaluation Criteria

The RFP will describe the process used to rank applications, which may include but is not limited to:

- The location of the housing, whether it is in a redevelopment area or an area targeted for blight elimination;
- The size and configuration of the units to serve the unmet needs of targeted populations (i.e., whether serving elderly or disabled large family sizes);
- Long-term viability of the project;
- The proximity of the site to amenities;
- The size and existence of a community center on site;
- The existence of supportive services;
- Management experience;
- The number of accessible units for persons with disabilities;
- Other sources of funding; and
- Willingness to accept long-term contract.

C. PROPOSAL REVIEW PROCESS

If there are no SHRA-owned or controlled applicants, a PBV Selection Panel appointed by SHRA will review, evaluate, rank, and select the proposals.

If one of the respondents presents an Identity of Interest with SHRA, the proposal in question will be forwarded to the HUD field office or HUD-approved independent entity for review. The HUD field office, or designee, will review the proposal to determine if the PHA-owned units were appropriately selected, based on the selection procedure specified in the Administrative Plan.

The Selection Panel will review all proposals before selecting units, they will determine whether proposals are responsive to and in compliance with the information provided in the RFP.

The Panel will assure that the project meets PBV goals, civil rights requirements, and HQS site standards. The project must be consistent with the goal of de-concentrating poverty and expanding housing and economic opportunities, and the site and neighborhood standards.

For existing housing, the PHA must inspect all the units before the proposal selection date to determine whether the units substantially comply with HQS. The PHA may not execute the HAP contract until the units fully comply with HQS.

Proposals that meet the requirements will be evaluated and ranked by the Selection Panel. A Ranking List will be prepared according to points awarded to each proposal. Ranking scores become public information. SHRA may, at its discretion, select one or more of the proposals submitted, or none of the proposals submitted.

SHRA will provide written notice to the owner whose proposal is selected within 45 days of the decision.

SHRA will give prompt public notice once a proposal(s) has been selected. Public notice is publication of public notice in a local newspaper of general circulation and the SHRA website. The notice will include information about how the public can inspect documentation regarding the basis for the selection of the proposal. SHRA will also provide this information directly to owners whose proposals were not selected.

SECTION III SITE AND NEIGHBORHOOD REVIEW

Site Selection Criteria

SHRA is working to ensure long-term viability of affordable housing across a broad continuum of housing types within the County of Sacramento. SHRA is targeting projects located in redevelopment areas that are affordable, have received long-term affordable housing financing, and are close to amenities including public transportation and shopping. Proposals providing units specifically to elderly or disabled households or households receiving supportive services, and providing on-site supportive services will be given preference over projects that do not have these characteristics.

In order for the site to be selected for participation in this program, SHRA must:

- determine that the site is consistent with the goal of de-concentrating poverty and expanding housing and economic opportunities;
- determine that the site is eligible to receive project-based vouchers, as defined by 24 CFR Part 983 published on October 13, 2005 and any other regulations and Notices issued;
- complete a site inspection if the proposal covers existing or rehabilitated housing to ensure that it meets HQS for the site;
- determine that the site is suitable from the standpoint of facilitating and furthering full compliance with the Fair Housing Laws;
- determine that the site has adequate utilities and streets available to service the site;
- determine that the site meets neighborhood standards.

Environmental Review

In the case of existing housing under part 983, the entity responsible for Environmental Review under 24 CFR part 58 must determine whether or not a project selected for PBV assistance is categorically excluded from review under the National Environmental Policy Act and whether or not the assistance is subject to review. The PHA may not enter into an Agreement or HAP contract and may not commit or expend program or local funds for PBV activities until such determination is made.

PHA-Owned Units

If housing is selected for PBV where SHRA has an identity of interest, an independent entity approved by HUD must:

- Determine initial rent to owner based on an appraisal by a licensed, state-certified appraiser;
- Determine reasonable rent based on a comparability analysis for other than initial rents;

- Furnish a copy of the rent determination for SHRA-owned units to SHRA and to the HUD field office; and
- Complete all HQS inspections and provide a copy of the HQS inspections to the Housing Authority and to the HUD field office.

The Housing Authority may only compensate the independent entity from ongoing administrative fee income, not other program receipts. The PHA may not charge the family any fee for the appraisal or for other services provided by the independent entity.

SECTION IV HAP AMENDMENTS, CONTRACT, AND CONTRACT TERMINATION

The PHA may not enter into an Agreement for A Housing Assistance Payment (AHAP) contract (for new construction and rehabilitation) until HUD has completed any required subsidy layering review.

The HAP contract must contain the owner's certification that the project has not received and will not receive any public assistance for acquisition, development or operation for housing, either before or during the term of the HAP contract, other than assistance disclosed in the subsidy layering review.

A unit that is occupied on the date of selection by an ineligible family or a family who is uninterested in PBV assistance cannot be selected for PBV assistance. For families who will reside in excepted units, the family must be a *qualified family (Project Based family that meets the preference(s) and bedroom size at the time of selection from the wait list.)*

The HAP contract must specify:

- The total number of contract units by number of bedrooms;
- Information needed to identify the site and the building or buildings where the contract units are located. The information must include the project's name, street address, city or county, state and zip code, block and lot number (if known), and any other information necessary to clearly identify the site and the building;
- Information needed to identify the specific contract units in each building. The information must include the number of contract units in the building, the location of each contract unit, the number of bedrooms and bathrooms in each contract unit, and any accessibility-related features of the unit. A map to identify the location of accessible units should also be included;
- Services, maintenance, and equipment to be supplied by the owner without charges in addition to the rent to the owner;
- Utilities available to the contract units, including a specifications of utility services to be paid by the owner (without charges in addition to rent) and utility services to be paid by the tenant;

- Features provided to comply with program accessibility requirements of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8;
- The HAP contract term;
- The number of units in any building that will exceed the 25 percent per building cap (as described in 24 CFR Part 983.56) which will be set-aside for occupancy by qualifying families (elderly or disabled families and families receiving supportive services); and
- The initial rent to the owner (for the first 12 months of the HAP contract term).

The Housing Authority will not execute a HAP contract until all the units fully comply with HQS.

Vacancy Loss (24 CFR Part 983.352)

Payment for Move-Out Month

If an assisted family moves out of the unit without notice or is deceased, the owner may keep the Housing Assistance Payment (HAP) payable for the calendar month (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault. The PHA shall not pay for an overlapping HAP.

Vacancy Loss

When a family vacates its unit, the owner is eligible for a vacancy loss payment if:

- The owner gives the PHA prompt written notice certifying that the family has vacated the unit and containing the date when the family moved out (to the best of the owner’s knowledge and belief)
 - The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed
 - The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy
 - The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment
 - The owner must submit a request for vacancy payment in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payment.
-
- Vacancy loss begins the later of:
 - ◆ the unit is rent ready, per the owner/manager,
 - ◆ the day after the lease end date for the Housing Assistance Payment (HAP) was paid to the owner
 - Vacancy loss is calculated based on 80% of the Contract Rent
 - Any rental payment received by the owner from the tenant (including amounts available from the tenant’s security deposit) will be deducted from Vacancy Loss amount

- Vacancy loss extends from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- Vacancy loss calculation will be based on actual calendar days per month

Vacancy payments may cover only the period the unit remains vacant and is in rent-ready condition.

The Housing Authority will compare when the unit was rent ready, date unit passed inspection and date family review was forward to complex to verify the vacancy loss amount.

The PHA will not pay a vacancy loss for a unit that remains vacant when the wait list for that complex does not have any applicants of that bedroom size for the PHA to select from. This shows that the owner has not taken every reasonable action to minimize the length of unit vacancy.

Accessible Units

Distribution of accessible dwelling units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout projects and sites and shall be available in a sufficient range of sizes and amenities so that persons with disabilities have choices of living arrangements comparable to that of other families eligible for assistance under the same program. At a minimum, projects must meet 24 CFR Part 8, subpart C.

Rents Limits

- 1) The initial rent for units is established at the beginning of the HAP term. The rents determined at AHAP are only an estimate.
- 2) Except for certain tax credit units and units with other subsidies, the rent must not exceed the lower of:
 - a) 110% of the Fair Market Rent (FMR) or a HUD approved exception rent;
 - b) The rent requested by the owner; or
 - c) Reasonable rent;
 1. Factors are the same as the tenant based program
 2. Three comparables must be used, including when unassisted units in the project/premises are used
 3. Comparability analysis may be done by PHA staff, or other qualified person or entity as long as there is no direct or indirect interest in the property
- 3) For PHA owned units or units where the PHA has an identity of interest, HUD must approve an independent agency that will perform the comparability analysis. The independent agency must have a State Certified Appraiser perform the comparability analysis for the initial rents. The independent agency must provide HUD with a copy of all the determinations of the reasonable rent.

- 4) Projects that receive subsidies from other specified programs (not including tax credits) are subject to the rent limits of those programs (see 24 CFR Part 983.304 for additional guidance). Tax credit units in qualified census tracts may receive the tax credit rents even if they are higher than 110 percent of the FMR or HUD approved exception rent, as long as the tax credit rent is rent reasonable.
- 5) All projects receiving tax credits or any other governmental housing assistance from Federal, State, or local agencies must have a subsidy layering review performed by HUD, Office of Public Housing or designee.
- 6) Rent to the owner must be re-determined at owner's request (on HAP anniversary date), or when there is a 5% decrease in the published FMR. There are no "special adjustments" to rent.
- 7) In addition to 6) above, reasonable rent must be determined whenever the HAP is amended to substitute a different contract unit in the same building, when there is a change in the allocation of responsibility for utilities between the owner and the tenant, or when there is any other change that may impact reasonable rent.
- 8) If the rent is reduced to a rate below the initial rent at the time of HAP execution, the owner may terminate the HAP. Should this occur, the families residing in the PBV units will be given tenant-based vouchers.
- 9) The determination of initial rent shall be based on the most recent FMR and utility allowance. However, the PHA may use the amounts in effect up to 30 days prior to HAP execution.
- 10) The rent to the owner may be subject to rent control or other limits under local, State, or Federal law.
- 11) Under the HAP contract, the monthly Housing Assistance Payment by the PHA to the owner is the rent to the owner minus the tenant rent (Total Tenant Payment minus any applicable utility allowance).
- 12) If the PHA determines that it has insufficient funding with which to continue to assist families served by the program, it may consider immediately decreasing the Payment Standard upon authorization from HUD. The reduced payment standard would apply to project-based units as well as tenant-based. The PHA will consider the impact of lowering the Payment Standard on families. The PHA will consider and implement other cost-saving measures wherever feasible, including those listed in PIH 2011-28, before considering lower the Payment Standard in consideration of the impact lowering the Payment Standard may have on families.

Term of HAP Contract

The PHA may enter into a HAP contract with an owner for an initial term of up to thirty years. The term of all PBV HAP contracts will be negotiated with the owner on a case-by-case basis. The length of the term of the HAP Contract can go up to fifteen (15) years, plus a fifteen (15) year extension subject only to the PHA's determination that the owner is in compliance with the HAP contract and other applicable HUD requirements, for a total of thirty (30) years. The PHA will enter into thirty (30) year contracts if it determines that the initial 15-year extension is not appropriate to achieve long-term affordability of housing and to expand housing opportunities. The PHA may request, as part of the selection process or otherwise as allowable by HUD, that owners agree to accept any extensions of the contract term that the PHA may offer, or propose to agree to accept specific numbers of extensions.

Within one year before expiration of the HAP contract or otherwise as allowable by HUD, the PHA may extend the term of the contract for an additional term or terms of up to five years if the PHA determines an extension is appropriate to continue providing affordable housing for low-income families. When determining whether or not to extend an expiring PBV contract, the PHA may consider factors including but not limited to:

- 1) the cost of extending the contract and the amount of available budget authority;
- 2) the condition of the contract units;
- 3) the owner's record of compliance with obligations under the HAP contract and lease(s);
and
- 4) whether the location of the units continues to support the goals of de-concentrating poverty and expanding housing opportunities.

The HAP contract must provide that the term of the PHA's contractual commitment is subject to the availability of sufficient appropriated funding (budget authority) as determined by HUD or by the PHA in accordance with HUD instructions. For purposes of this section, "sufficient funding" means the availability of appropriations, and of funding under the ACC from such appropriations, to make full payment of housing assistance payments payable to the owner for any contract year in accordance with the terms of the HAP contract.

If there is not sufficient funding for the Housing Authority to meet all of its contractual obligations, the Housing Authority will seek to decrease its commitment to tenant-based vouchers through attrition first. The cost of project-based vouchers must not exceed 15% of the total funding level.

The owner may terminate the HAP contract, upon 60 days written notice to the PHA, if the amount of the rent to the owner for any contract unit, as adjusted in accordance with 24 CFR Part 983.302 is reduced below the amount of the initial rent to the owner (rent to the owner at the beginning of the HAP contract term). In this case, the assisted families residing in the contract units will be offered tenant-based voucher assistance.

Rent Increase

The owner may request a rent increase to be effective at any anniversary date of the HAP contract after submitting a 120-day written notice to the PHA and the tenant. The PHA shall determine reasonable rent in accordance with 24 CFR Part 983.303. The rent increase will apply

to all units included in the HAP contract. If the PHA determines in the course of processing a rent increase that the current contract rent amount is not reasonable given current market conditions, the PHA will process a rent decrease to the “reasonable” amount. (Please refer to Chapter 11, Section C, Rent Reasonable Determination). This applies to Project-Based vouchers as well as tenant-based vouchers.

HAP Contract Amendments (Add or Substitute Contract Units)

The HAP contract may be amended to substitute a different unit with the same number of bedrooms in the same building for a previously covered contract unit. Prior to such substitution, the PHA must inspect the proposed substitute unit and must determine the reasonable rent for such unit.

The HAP contract may be amended during the three-year period immediately following the execution date of the HAP contract to add additional PBV contract units in the same building subject to 25% unit limitation per building or whatever limit was included within the scope of the RFP. Funding cannot exceed the 15% cap. An amendment to the HAP contract is subject to all PBV requirements (e.g., rents are reasonable), except that a new PBV RFP is not required. The anniversary and expiration dates of the HAP contract for the additional units must be the same as the anniversary and expiration dates of the HAP contract term for the PBV units originally placed under HAP contract. In all cases, only families who were residing in the units at the time of the initial selection of the project will have a right to an absolute preference on the wait list and the family must be eligible to live in an assisted unit.

Utility Reimbursement Payment

When the Total Tenant Payment (TTP) is less than the utility allowance, the PHA will issue a Utility Reimbursement Payment (URP) to the tenant.

Contract Terminations

Chapter 14 “Contract Terminations” of the Administration Plan applies to project-based vouchers. The following exceptions apply:

- If contract requires a service provider and owner fails to provide one, contract will be terminated
- Contract remains in effect regardless of the tenancy.
- If the PHA has determined it has insufficient funding to continue assisting families on the HCV program, tenant-based families may be terminated, but project-based families will not be terminated, and the PHA will continue to fill vacant project-based units as they become vacant.

SECTION V ELIGIBILITY FOR ADMISSION

All regulations regarding Eligibility for Admission (Chapter 2 of the Administration Plan) are the same for the tenant-based voucher program and the project-based voucher program, except:

- Families must be a qualified family for excepted units
- The income targeting requirements apply to the HCV program as a whole including PBV. However, the PHA does not need to apply the ratio exactly for tenant-based and project-based programs

Definitions

ELDERLY: Aged 62 years of age and older.

NEAR ELDERLY: Aged 50-61 years of age.

TENANT-BASED VOUCHER PROGRAM: Tenant-based assistance is attached to the family allowing the participant to relocate from one unit or one Housing Authority to another.

PROJECT-BASED VOUCHER PROGRAM; Project-based assistance is attached to the unit.

SECTION VI APPLYING FOR ADMISSION

A. OPENING/CLOSING OF THE WAITLIST

A separate wait list may be created and maintained for each site or a group of sites within the PBV program. Opening and closing the wait list will be consistent with policies governing tenant-based vouchers (Chapter 3 of the Housing Choice Voucher Program Administrative Plan). If a new wait list is created, all families on the tenant-based wait list will be notified. The owner can refer families to the PHA wait list when it is open.

B. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY

In the project-based voucher program, hard copies of vouchers are **not** issued. Families are briefed when they are determined to be eligible to participate in the program and are then referred to the owner. The owner will select families based on the owner's screening process. The owner must provide written notice to all families referred by the PHA within fourteen (14) calendar days, listing the reason the family was not selected. The owner must send a copy of the notice to the Housing Authority. The PHA will not screen for behavior or suitability.

As soon as the PHA is notified of an available unit, families will be selected from the wait list by bedroom size and then by preference; then by date and time of application.

The PHA provides the complex with a list of families selected from the wait list with which they may begin the suitability screening process.

Once a family is selected from the Project-Based wait list and is denied by the complex, the PHA will withdraw the family from the wait list that they were selected based on “Denial by Complex” and the family does not get hearing rights with the PHA. They do have hearing rights with the complex, based on the policies of that complex.

Informal Review Procedures for Applicants; Please see Chapter 18, Part C of the Admin Plan. (Informal Reviews are not provided when family is returned to wait list due to not meeting preference(s) or bedroom size selected.)

SECTION VII ESTABLISHING PREFERENCES AND MAINTAINING THE WAIT LIST/TENANT SELECTION

Applicants who will occupy PBV units must be selected by the PHA from a wait list that is maintained by the PHA. The PHA will place families referred by the PBV owner/manager on its PBV wait list when the wait list is open.

A. TYPES OF WAIT LISTS

The PHA will establish separate wait lists for:

1) Tenant-Based Vouchers

Tenant-based assistance is attached to the family allowing the participant to relocate from one unit or Housing Authority to another. Preferences are found in Chapter 4 of the Administration Plan.

2) Project-Based Vouchers

The owner must promptly notify the PHA of any vacancy or expected vacancy in a contract unit. After receiving the owner notice, the PHA will make every reasonable effort to promptly refer a sufficient number of families to the owner in order to fill such vacancies. Vacant units will be filled by families on the current Project-Based wait list, in order of preference, and then by date and time the pre-application was received where preferences are the same.

There may be site-based wait lists for the project-based voucher program or the waitlists for different sites may be consolidated if the preferences and/or eligible population are the same.

3) Project-Based VASH (Veteran Affairs Supportive Housing) Vouchers (Mather Veterans Village).

The Department of Veteran’s Affairs or the Sacramento Veterans Resource Center will provide referrals for families to Mather Veterans Village (MVV) and any future VASH PBV projects. The owner or property management company for the PBV complex must promptly notify the

PHA of any vacancy or expected vacancy in a contract unit. After receiving the owner's notice, the PHA will make every reasonable effort to promptly refer a sufficient number of families to the owner in order to fill such vacancies.

There may be site-based waitlists for the project-based voucher program or the waitlists for different sites may be consolidated if the preferences and/or eligible population are the same.

a. Non-Excepted Units (i.e. Phoenix Park)

The Housing Authority may maintain one wait list for project-based vouchers where supportive services are not provided or the Housing Authority may choose to maintain separate wait lists for different sites. This list will be subject to the following weighted preferences:

- Family who is eligible to be a qualified family and residing in unit at the time of conversion to project-based voucher will be given an absolute preference;
- Residency (5 points);
- Veteran (3 points);
- Disability (2 points); and
- Rent burden and/or homeless (1 point).

(See section B "Definition of Preferences" in the following section for more detail.)

Non-Excepted Units (i.e. 7th and H)

The Housing Authority may maintain one wait list for project-based vouchers where supportive services are not provided or the Housing Authority may choose to maintain separate wait lists for different sites. This list will be subject to the following weighted preferences:

- family who is eligible to be a qualified family and residing in unit at the time of conversion to project-based voucher will be given an absolute preference;
- Residency- (5 points);
- Veteran- (1 point);
- Disability- (2 points); and
- Homeless- (2 points)

(See section B "Definition of Preferences" in the following section for more detail.)

For families with the same preferences, families will be pulled from the wait list based on date and time of the pre-application.

b. Excepted Units with Supportive Services (i.e. Saybrook, Serna)

Project-based assistance is attached to the unit. Families must be receiving housing and at least one supportive service. At the time of initial lease execution between the family and the owner, the family must sign a statement of family responsibility. The statement of family responsibility must contain all the family obligations, including the family's participation in a service program. Supportive services will be provided by the owner/manager or by their contractor. The project-

based targeted needs wait list will be utilized to fill vacancies in a property where supportive services are provided. Homelessness may be screening criteria for the property managers.

Families with family members who meet all of the following SHRA preferences will be assisted first:

- Family who is eligible to be a qualified family and based on supportive services and who is residing in unit at the time of conversion to project-based voucher property will be given an absolute preference;
- Residency (3 points);
- Veteran (1 point);
- Homeless (5 points);
- Have a disabled family member (5 points).

(See section B “Definition of Preferences” in the following section for more detail.)

c. Excepted Units for Elderly and/or Disabled (i.e. Washington Plaza, Sutterview, Sierra Vista)

The PHA may maintain one wait list for project-based vouchers for elderly and/or disabled applicants. This list will be subject to the following weighted preferences:

- Family who is eligible to be a qualified family and residing in unit at the time of conversion to project-based voucher will be given an absolute preference;
- Elderly or disabled, depending on type of housing available (16 points)
- Residency (4 points)
- Veteran (2 points);
- For elderly only housing, near elderly (aged 50-61 years of age) (8 points)
- Rent burden and/or homeless (1 point)

(See section B “Definition of Preferences” in the following section for more detail.)

B. DEFINITION OF PREFERENCES

1. *Residency* preference is given to applicants who live, work, or have been hired to work in Sacramento County, or any political subdivision thereof.
2. *Rent Burden* preference is given to applicants who pay more than 50% of their gross income for rent and utilities. The applicant family must provide copies of receipts, lease, their income and utility bills.
3. *Homeless* preference is to be given to applicants who meet HUD’s definition of homeless per the Interim Final Rule for HEARTH Act 7/31/12 (pg 24):

The Housing Authority will allow up to one week for an applicant to provide a written statement that they are homeless, as a self-declaration.

4. *Disability* preference is given to applicants who have a disabled household member. A person with a disability is defined as “Any person who has a physical or mental impairment that limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment.”
5. *Veteran* preference is given to a household with a person who has served in the active military, reserves or National Guard who was called to active duty by a federal order of the United States at any time and who shall have been discharged or released there from under conditions other than dishonorable.

C. MULTIPLE WAIT LISTS

If an applicant is placed on a wait list, they shall be given the option to apply for all other PHA-administered housing programs that also have an open wait list. Applicants on the tenant-based wait list will be queried for interest on any newly established wait list.

If a family refuses the PHA’s offer from one wait list (i.e., PBV assistance), such refusal does not affect the family’s position on another PHA wait list for another type of assistance (i.e., tenant-based assistance).

The PHA may not take any of the following actions against an applicant who has applied for, received, or refused an offer of PBV assistance:

- Deny any admission preference for which the applicant is currently qualified
- Change the applicant’s place on the wait list based on date and time of application, or other factors affecting selection under the PHA selection policy
- Remove the applicant from the wait list for tenant-based voucher assistance

If an applicant is pulled from two wait lists at the same time, they can choose which option to pursue. Applications will be marked by program name to ensure families are directed to the appropriate program.

D. CENTRALIZED WAIT LISTS

The PHA may establish a centralized wait list to serve one population (i.e., elderly only, or disabled only). One wait list may be used to fill vacancies at more than one site. In this case, when a family is pulled from one wait list, they must be given at least two offers at different locations before they can be removed from that wait list.

All the units available for elderly only housing are single bedroom units that will accommodate up to two persons. The wait list will only accommodate families up to two persons, including a live in aide.

E. SCREENING

The PHA will not screen for behavior (except for criminal background checks). Screening for behavior will be the responsibility of the owner. If a PBV owner rejects a family for admission

to the owner's PBV units, such rejection by the owner does not affect the family's position on other wait lists. The owner must apply screening criteria in compliance with fair housing regulations.

If a family does not meet the property owner's screening criteria, they are not eligible for an informal review with the PHA. They must appeal the decision to the property owner.

F. ACCESSIBLE UNITS

In selecting families to occupy PBV units with special accessibility features for persons with disabilities, the PHA must first refer families who require such accessibility features to the owner. The pre-application will allow families to state whether they need a unit with accessible features so that they can be matched with an appropriate unit. Families will be taken out of order to fill a vacant unit with accessible features in order to accommodate a person with disabilities. Families who do not need the accessible features of a specific unit will be skipped over to the next family on the wait list that does need the accessible features.

Filling an accessible unit with a non-disabled person

When an accessible unit becomes vacant, the PHA will:

1. Offer the unit to a current occupant with disabilities living in a Project-Based unit in the same development that requires the accessibility features of the vacant accessible unit and occupying a unit not having those accessibility features. Next, offer the unit to a family living in a Project-Based unit in other developments that requires the accessibility features of the vacant accessible unit and occupying a unit not having those accessibility features. The PHA will pay moving expenses to transfer a resident with a disability to an accessible unit as an accommodation for the resident's disability, unless the accommodation would impose an undue financial and administrative burden. If there is no current resident who requires the accessibility features of the vacant, accessible unit, the PHA will offer the vacant, accessible unit to an eligible, qualified applicant with disabilities on the wait list who can benefit from the accessible features of the available, accessible unit.

If there is not an eligible qualified resident or applicant with disabilities on the wait list who wishes to reside in the available, accessible unit, then the PHA should offer the available accessible unit to an applicant on the wait list who does not need the accessible features of the unit. However, the PHA will require the applicant to execute a lease that requires the resident to relocate to a non-accessible unit within thirty (30) days of notice by the PHA that there is an eligible applicant or existing resident with disabilities who requires the accessibility features of the unit.

The PHA may not prohibit an eligible disabled family from accepting a non-accessible unit for which the family is eligible that may become available before an accessible unit. The owner is required to modify such a non-accessible unit as needed, unless the modification would result in an undue financial and administrative burden.

**SECTION VIII
HOUSING QUALITY STANDARDS AND INSPECTIONS (HQS)**

Refer to 24 CFR Part 983.103 “Inspecting Units” for Project-Based units approved under the Final Rule effective November 14, 2005

Annually, the PHA will randomly select at a minimum 20 percent of the units to be inspected. If more than 20 percent of the annual random samples of inspected contract units in a building fail, the PHA must re-inspect 100 percent of the contract units in the building.

Phoenix Park

Refer to rule applying to “Unit inspection and housing quality standards” for Project-Based units approved under the Initial Guidance effective January 16, 2001 for Phoenix Park. The PHA must inspect each assisted unit annually.

**SECTION IX
MOVES WITH CONTINUED ASSISTANCE**

The family must remain in the Project-Based unit for one (1) year before they are qualified to move with continued assistance. If the family terminates the lease before the first year of occupancy, the family relinquishes the opportunity for continued assistance (24 CFR Part 983.261).

Over-housed, Under-housed and Accessible Features:

If the PHA determines that a family is occupying any of the following:

- Wrong size unit (family has been determined to be over or under housed)
- Unit with accessibility features that the family does not require, and the unit is needed by a family that requires the accessibility features.

The PHA must promptly notify the family and the owner of this determination and of the PHA’s offer of continued assistance in another unit.

The PHA will offer the family the opportunity to receive either continued housing assistance in another appropriate sized PBV unit, a public housing unit that is currently vacant, or provide the family with a HCV voucher to move if available.

In the event that a family does not accept any other offer of continued assistance within a 30 day period, the PHA will proceed with termination according to 24 CFR Part 983.260.

SECTION X SUPPORTIVE SERVICES

A family must have at least one member receiving at least one qualifying supportive services. Family participation is not required in medical or disability-related services, other than drug and alcohol treatment in the case of current abusers as a condition of living in an excepted unit, although such services may be offered.

At the time of initial lease-up, if the family residing in an excepted unit, and receiving supportive services, successfully completes the supportive services requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit.

If a family, in an excepted unit, fails without good cause to complete the supportive services requirement, the PHA will take actions provided under 24 CFR Part 983.261(d), and the owner may terminate the lease in accordance with 24 CFR Part 983.257(c). At the time of initial lease execution between the family and the owner, the family and the Public Housing Authority (PHA) must sign a statement of family responsibility. The statement of family responsibility must contain all family obligations including the family's requirement to participate in a supportive service. Failure by the family without good cause (incident beyond control of supportive services recipient i.e. deceased or hospitalization) to fulfill its supportive service obligation will be cause for the PHA to terminate assistance. If the unit at the time of such termination is an excepted unit, the exception continues to apply to the unit as long as the unit is made available to another qualifying family.

Families must participate in at least one of the supportive services listed in an Individual Case Plan.

A qualifying supportive service is any program, publicly or privately sponsored listed in the Individual Case Plan (ICP):

- Employment and educational services
- Practical living skills
- Independent living skills
- Credit repair
- Employment readiness
- Computer training

Supportive services will be provided to the applicant in accordance to their ICP provided by the supportive service agency.

Monitoring of Supportive Service

The PHA will monitor, annually, the excepted family's continued participation in supportive services and take appropriate action regarding families that fail, without good cause, to complete

their supportive services requirement. The participant will be required to provide annual documentation to the PHA stating they are currently participating in the supportive service(s) required in their ICP.

The participant will be required to provide a letter of completion to the PHA, from the supportive service agency when ICP goals have been met.

The participant is required to provide and complete all documentation requested by the PHA. The PHA will confirm with the third party that the supportive service documentation received from the participant was, in fact, supplied by the supportive service agency.

If the participant fails to comply with any family obligations the PHA will:

- Mail a Warning Notice. The participant will be given ten (10) days to provide verification that the family is in compliance with family obligations. If family fails to comply;
- Mail a Notice of Mandatory Tenant Conference. If the family fails to attend;
- Mail a Notice of Proposed Termination of Project-Based Voucher Eligibility form and an Informal Hearing Request form. The participant will have fourteen (14) days to reply.

The PHA will work with the supportive service agency to prevent termination of eligibility. If the participant does not become compliant, the Project-Based eligibility for the participant will be terminated.

Chapter 22 Veterans Affairs Supportive Housing [24 CFR 982]

INTRODUCTION

The HUD-VASH program combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA) at its medical centers and in the community. Ongoing VA case management, health, and other supportive services will be made available to homeless veterans.

HUD-Veterans Affairs Supportive Housing (HUD-VASH) program will be administered in accordance with regular HCV program requirements (24 CFR Part 982), except as described below.

A. FAMILY ELIGIBILITY AND SELECTION

The PHA will instead receive referrals from the Veterans Affairs Medical Center (VAMC) instead of pulling families from a waitlist. Written documentation of these referrals must be maintained in the tenant file at the PHA.

B. INCOME ELIGIBILITY

The PHA must determine income eligibility for HUD-VASH families in accordance with 24 CFR Part 982.201 or a low income family eligible for VASH and who needs the voucher as a reasonable accommodation. Families whose Annual Income exceeds the applicable income limit will be denied admission.

C. INITIAL TERM OF THE VOUCHER

HUD-VASH vouchers are issued with an initial search term of 120 days. Extensions, suspensions, and progress reports will remain under the policies in the PHA's Administrative Plan, but will apply after the minimum 120-day initial search term.

D. INITIAL LEASE TERM

Under the HCV program, voucher participants must enter into an initial lease with the owner for one year, unless a shorter term would improve housing opportunities for the tenant and the shorter term is a prevailing market practice.

E. PORTABILITY OF HUD-VASH VOUCHERS

An eligible HUD-VASH voucher holder wishing to exercise portability to another jurisdiction must choose a location where there is a VAMC to provide case management services with an available VASH voucher or portability is not allowed.

(1) Portability Moves Where Case Management is provided by the Initial PHA's Partnering VAMC.

If the family moves under portability, and the initial PHA's partnering VAMC will still be able to provide the necessary case management services due to its proximity to the partnering VAMC, the receiving PHA must process the move in accordance with the portability procedures of 24 CFR Part 982.355. If the receiving PHA has VASH vouchers available, they may absorb or administer the voucher. Both the VAMC and the PHA must be in support of the family's relocation before approving the family to port.

(2) Portability Moves Where Case Management is provided by the Receiving PHA's Partnering VAMC.

If a family wants to move to another jurisdiction where it will not be possible for the initial PHA's partnering VAMC to provide case management services, the VAMC must first approve the family's relocation and then determine that the HUD-VASH family could be served by another VAMC that is participating in VASH and the receiving PHA must have a HUD-VASH voucher available for this family. In these cases, the families must be absorbed by the receiving PHA either as a new admission (if the family did not participate in the initial PHA's VASH program) or as a portability move-in (after an initial leasing in the initial PHA's jurisdiction). When the VASH voucher is absorbed by the receiving PHA, the initial PHA's HUD-VASH voucher will become available to lease to a new HUD-VASH eligible family, as determined by the partnering VAMC, and the absorbed family will count toward the number of HUD-VASH slots awarded to the receiving PHA.

If VASH case management services are no longer needed for the veteran and if an HCV tenant-based voucher is available the family may be offered a tenant-based voucher, provided the family meets all HCV eligibility criteria

F. DENIAL OF ASSISTANCE

At initial intake, the VASH family can only be determined ineligible due to:

- Income limitations or
- Having any member of the household subject to a lifetime registration requirement under a state sex offender registration program.

A PHA cannot deny assistance to a Veteran that previously participated in a Public Housing program (Housing Choice Voucher or Conventional) and still owes money.

In any case where the PHA decides to deny assistance to the family, the PHA must give the family written notice which states:

- The reason(s) for the denial of assistance.
- The family's right to request an informal review to be held before denial of assistance.
- The date by which a request for an informal review must be received by the PHA.

Once the applicant becomes a resident, the resident must follow all of the PHA rules including the family obligations. (See the section in Chapter 15 entitled "Family Obligations").

As a condition of HCV rental assistance, a HUD-VASH eligible family must receive the case management services from the VAMC. Therefore, a HUD-VASH family's HCV assistance must

be terminated for failure to participate, without good cause, in case management as verified by the VAMC. However, a VAMC determination that the participant family no longer requires case management is not grounds for termination of assistance.

If VASH case management services are no longer required for the veteran and the family wants to port to another jurisdiction, the family may be offered a tenant based HCV voucher if it is available.

G. VASH VOUCHER ISSUANCE

Since VASH vouchers are for Homeless Veterans, the VASH vouchers must always remain with the Veterans. In the case of divorce or separation, the voucher remains with the Veteran.

If the Veteran dies, the VASH voucher could remain with the remaining members of the tenant family. The family may continue to utilize the HUD-VASH voucher. If VASH case management services are no longer needed, and if a tenant-based voucher is available, the remaining family member(s) may be offered a tenant-based voucher, provided the family meets all HCV eligibility criteria.

This would allow the VASH voucher to again be utilized for another Veteran who needs case management services.

The Housing Authority may convert tenant based VASH vouchers to PBV's or apply directly to HUD for set-aside PBV vouchers which may be through a competitive process. The PHA will utilize a Housing First Model to house the VASH PBV families. Project-Based VASH Vouchers approved by HUD and the Veterans Administration will be administered in accordance with PIH 2009-011 dated March 16, 2009, PIH 2010-23 dated June 25, 2010, and PIH 2011-50 dated September 15, 2011, PIH 2016-11 dated July 1, 2016, and other subsequent notices that are released by HUD and 24 CFR part 983 (see Project-Based Vouchers, Chapter 21, page 21-2).

Chapter 23 REASONABLE ACCOMMODATION POLICY AND PROCEDURES

A. FAIR HOUSING POLICY

It is the policy of the Public Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing fair housing and equal opportunity in housing and employment.

The PHA shall not deny any family or individual the opportunity to apply for or receive assistance under the Housing Choice Voucher programs on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, disability, sexual orientation, or gender identity.

To affirmatively further Fair Housing, the PHA has a commitment to full compliance with applicable civil rights laws. The PHA will provide Federal/State/local information to voucher holders regarding discrimination and any recourse available to them should they become victims of discrimination. Such information will be made available during the family briefing session and placed in their briefing packet. It will include information for applicants on how to file a fair housing complaint, including the provision of the toll-free number for the Fair Housing Complaint Hotline, 1-800-669-9777, and the Federal Information Relay Service at 1-800- 887-8339.

Except as otherwise provided in 24 CFR Parts 8.21(c)(1), 8.24(a), 8.25, and 8.31, no individual with disabilities shall be: denied the benefits of, excluded from participation in, or otherwise be subjected to discrimination because the PHA's facilities are inaccessible to or unusable by persons with disabilities.

Posters and housing information are displayed in locations throughout the PHA's offices in such a manner as to be easily readable from a wheelchair.

The office of the Housing Choice Voucher & Application Division is accessible to persons with disabilities. Accessibility for the hearing impaired is provided via 711, a free relay service.

The PHA will provide and review information regarding fair housing rights and responsibilities during family briefing sessions.

B. REASONABLE ACCOMMODATION POLICY

This policy is applicable to all situations described in this Administrative Plan, including but not limited to when a family initiates contact with the PHA, when the PHA initiates contact with a family, including when a family applies, during residency and when the PHA schedules or reschedules appointments.

An applicant or a participant with a disability must first request an accommodation before the PHA will deviate from standard practice. Most requests will be reviewed by a Reasonable Accommodation Committee.

The PHA's policies and practices are intended to afford persons with disabilities equal opportunity to obtain the same result, to gain the same benefit or to reach the same level of achievement, as those who do not have disabilities and is applicable to all situations described in this Administrative Plan. To request a reasonable accommodation due to a disability, an applicant or participant must qualify under the following Americans with Disabilities Act (ADA) definition of disability:

- Have a physical or mental impairment that limits one or more of the major life activities of an individual;
- Have a record of such impairment; or
- Be regarded as having such impairment.

The PHA will fully comply with the obligations found in HUD Notices PIH 2010-26(HA) and PIH 2006-13 (HA) [Non-Discrimination and Accessibility Notice: Section 504 of the Rehabilitation Act of 1973; the American with Disabilities Act of 1990; the Architectural Barriers Act of 1968 and the Fair Housing Act of 1988].

The term "individual with disabilities" is referenced in 24 CFR Part 9.103(2).

Methods Used to Certify a Person with a Disability and the Need for a Reasonable Accommodation

To verify that an applicant or participant is a person with a disability, PHA staff will first check to see whether the applicant or participant is under the age 62 and receives either Social Security or SSI disability income or other disability-based income.

Some applicants or participants may be persons with disabilities even though they do not have such income. In these cases, a verification form will be sent to a qualified professional having knowledge of the person's disability who can verify the person's status.

The PHA staff will work with the individual to determine the least intrusive or restrictive means for certifying a disability.

Once the individual's disabled status is established, a professional third-party, competent to make an assessment, must provide written verification that the specific accommodation requested is due to the disability and the specific change is required for equal access to the housing program.

In order to appropriately review some requests (such as when a family requests an additional bedroom for medical equipment) a home visit may be conducted by the PHA. The PHA will provide a written decision to the person requesting the accommodation within a reasonable time. The PHA will engage in an interactive process before denial. When the request for accommodation is denied, the denial letter will indicate that the applicant or participant may contact staff to discuss alternative modifications. Additionally, the applicant or participant may submit another request for accommodation at any time. If a person is denied the accommodation or feels that the alternative suggestions are inadequate, they may request an informal hearing (which serves as a grievance hearing) to appeal the PHA's decision (please see Chapter 18 of the PHA Administration Plan).

A reasonable accommodation will be made for persons with a disability who requires an advocate. A designee will be allowed to provide information with the written permission of the person with the disability.

Reasonable accommodations will be made for persons requesting PHA mailings to be available in an accessible format.

Undue Hardship

A request for a reasonable accommodation for a person with a disability will be granted upon verification. The Reasonable Accommodation Committee will review the request to ensure that the request will meet a need and does not create an undue financial or administrative burden on the PHA. The PHA may deny the request and/or present an alternate accommodation that will still meet the need of the person. Prior to the decision, the RACC or the Receiver should interact with the requester.

An undue administrative burden is one that would require a fundamental alteration of the essential functions of the PHA or would pose a severe financial hardship on the PHA.

In determining whether an accommodation would create an undue hardship, the following guidelines will apply:

- The nature and cost of the accommodation needed;
- The overall current financial resources of the facility or facilities; and
- The number of persons currently employed at such facility;
- The number of families likely to currently need such accommodation;
- The effect on expenses and resources, or
- The likely impact on the operation of the facility as a result of the proposed accommodation.

C. PROCEDURE FOR PROCESSING REQUESTS FOR REASONABLE ACCOMMODATION OF DISABILITIES

This procedure establishes a framework for the receipt, processing, and final disposition of informal and formal client reasonable accommodation requests. While individual requests may

require special handling, these guidelines are to be followed whenever possible. Proper documentation and tracking for each step in the process is essential.

A brochure has been developed explaining the process for requesting a reasonable accommodation which is distributed to families at initial intake and at annual re-certifications.

Informal Reasonable Accommodation Requests

When a client requests an accommodation which appears, on its face, to be reasonable in relation to the client's visible disability, staff should handle the request informally. "Informally," means that the request can be granted with only supervisory review and approval, without first submitting it to the Reasonable Accommodation Compliance Committee (RACC) for review (RACC review will take place after the fact).

Informal reasonable accommodation requests may be granted expeditiously. Staff must still enter information into the appropriate fields of the Reasonable Accommodation Tracking Log and notate the electronic tenant file as to the request and the approval of the reasonable accommodation.

Annual approvals for informal requests for reasonable accommodations will not be required during subsequent re-certifications. However, the PHA retains the right to re-evaluate the need for the RA at any time. The case worker will then require third party verification in order to verify the need for the RA.

Some examples of disabilities that may fit the informal approval procedure include:

- Quadriplegics requesting a front door ramp, wider doorways, grab bars, and reduced-height and cut-out kitchen cabinetry, or an additional bedroom for an existing live-in aide. The client's self-certification and the caseworker's observations are sufficient to informally grant the reasonable accommodation request when there is a nexus between the observed disability and the requested reasonable accommodation (for Public Housing).
- Increases in the Payment Standard up to 120% of the FMR to accommodate disabled residents' higher cost for housing that meets particular needs, when those particular needs are visible.
- A visible disability or impairment which would require an accommodation wherein business will be conducted over the telephone, by home visits, or by other means not involving trips to the office.

The processing of Informal Reasonable Accommodation requests should be done promptly to reduce the time the client must wait to obtain their reasonable accommodation. When possible, housing staff should immediately begin the process of securing the requested reasonable accommodation.

Informal handling of Reasonable Accommodation requests should not be used as a “shortcut” to third party verification. If the disability is not visible, then it should be put through the formal process.

The Reasonable Accommodation Review Committee shall review each week’s reasonable accommodation requests to determine whether informal reviews are being utilized appropriately and communicate any adjustments to staff that may be necessary for efficient and proper handling of these requests.

Formal Reasonable Accommodation Requests

Formal processing of reasonable accommodation requests is required when:

- the disability and/or the need for a specific accommodation is not visible; or
- it is not clear how the requested accommodation is related to the disability, or
- the reasonable accommodation is unreasonable, cost prohibitive, or approval at the informal level is uncertain.

In these cases, a formal Reasonable Accommodation request must be submitted for the review of the RACC.

Step 1: Client Request for Reasonable Accommodation Due to Disability

Upon a client’s request for a reasonable accommodation for a disability, staff should immediately recommend that the client complete the first two pages of the *Authorization for Use or Disclosure of Health Information* form. This form will provide the information needed to identify the client, specify their requested accommodation, and authorize their health care or other qualified professional to release information needed to properly verify the client’s need for the accommodation they are requesting.

The form must be returned to the office so that housing authority staff can fax the form to the health care professional. This will help to maintain the integrity of the third party verification process that is central to the formal reasonable accommodation process.

Step 2: Staff Action on the Request

Once the completed forms are received, staff will review the form for completeness and work with the client to clarify the request as needed. Staff will ensure that all appropriate information is provided and will then sign and date the bottom of the form (designated for office use only). The client will be provided with a copy of the form if requested.

Staff shall send via fax all four pages of the *Authorization For Use Or Disclosure of Health Information* form to the health care professional identified by the client. Housing staff should advise the client to contact the health care professional to encourage their participation and cooperation in the timely processing of their reasonable accommodation request. Staff will document in the electronic tenant file (Yardi) the date request received, the accommodation requested, and the date which the form was faxed to the health care professional.

Staff sends the Accommodation Request Packet (ARP) to the Reasonable Accommodation Receiver (RAR) via inter-office mail no later than the end of the next business day after faxing. The ARP consists of the first two pages of the *Authorization For Use Or Disclosure of Health Information* form that are sent to the health care professional, along with the fax confirmation sheet, if it is available.

Step 3: Front End Processing Responsibility

The RAR will receive ARPs from staff, compile completed *Authorization For Use Or Disclosure of Health Information* form from health care professionals, and respond to status questions from clients or process questions from health care professionals.

The RAR will be responsible for the centralized tracking and filing up until consideration of the RACC.

Step 4: Role of the RACC

The RACC reviews all completed reasonable accommodation requests weekly. The members are:

1. The Chair (Accommodation Coordinator, who is a Housing Authority senior management staff person);
2. One Program Manager from the Housing Choice Voucher program;
3. One Regional Manager from the Housing Management division;
4. One Site Manager; and
5. One Supervisor or above from housing authority Applications (HCV or public housing).

At least three (3) members are necessary to make a decision.

RACC members shall meet to review and evaluate the requested accommodations in light of the provider's verification of disability-related need and recommendations as to the needs for reasonable accommodations.

If the information submitted by the health provider is incomplete, the RACC may follow up to request additional information or clarification.

The RACC shall also review the *Informal Requests for Reasonable Accommodations* and maintain documentation of these decisions.

The RACC shall determine whether the reasonable accommodation request is:

- Approved; or
- Denied

The RACC may also work interactively with the family to obtain additional information or to look at other alternatives through an interactive process before making a decision.

The Chair of the RACC is also the HUD Section 504 Coordinator for the PHA.

Step 5: Client Communication and the Interactive Process

In the event that the health care provider specified in the ARP is non-responsive for thirty (30) calendar days, a void letter shall be issued saying that no response has been received from the specified provider. The void letter shall specify that any additional information will be considered.

In those cases where an evaluation of the health care provider's recommendation indicates an alternate accommodation may be similarly effective, and based on the RACC's recommendation, the Reasonable Accommodation Receiver, or designated staff, may engage in an interactive process with the client. This negotiation attempts to reach agreement between the original request and an alternate accommodation that would effectively address the disability-related need as stated by the provider. Note that the client must voluntarily agree to an alternate accommodation.

If an alternate accommodation is agreed to, the Reasonable Accommodation Receiver (or designee) will inform the RACC at the next meeting and the alternate accommodation is documented. Consultation with program management staff is essential if there has not been representation on the Reasonable Accommodation Committee.

The interactive process may also be utilized when the RACC needs additional information or the requested accommodation is not clear. In any case, whenever the RACC has complete information from the health care provider, the RACC will make a decision: either to approve or to deny the request and must communicate this decision in writing to the family.

When requests are made for an additional bedroom for medical equipment, a home visit may be scheduled to evaluate the size and quantity of the equipment to be accommodated.

Staff will provide a copy of the forms completed by the health care professional if requested by the family.

Step 6: Completing the Reasonable Accommodation Process

When reviewing the information submitted, the RACC is looking for a nexus between the requested accommodation and the disability-related need. The purpose of granting the accommodation is to either allow a disabled person access to the program or to allow a disabled person to obtain all of the same benefits of program participation as a non-disabled person.

The completed and documented file shall be the responsibility of the RAR, who shall securely maintain the central files containing confidential reasonable accommodation processing paperwork separate from the client files.

When the decision is made, the electronic file will be documented in Yardi.

The RAR, or designee, shall issue the final disposition of the reasonable accommodation request in writing to the client. The disposition letter shall provide the client with:

A brief rationale for the accommodation's approval, modification, or denial;

- Specific information regarding the client's right to additional reconsideration if/when they submit further information to support their request;
- The client is also provided with a phone number, which they may call to speak with the RACC representative if there are any questions; and
- The family's right to appeal the RACC's determination to a third party, acting as a hearing officer, provided that the written request for an informal hearing is received within (30) days from the time they receive their determination letter.

A copy of this letter will be placed in the tenant file. No confidential health-related information shall be included in the tenant or case file.

The RACC members representing the program from which the client originated shall have the ultimate responsibility to ensure the final accommodation is implemented in a timely manner.

Step 7: No Subsequent Third Party Verification for Formal Requests

No further annual approvals for reasonable accommodations will be needed during subsequent re-certifications as long as the client's health care provider has previously certified that the condition is not expected to improve over the long term.

However, the PHA retains the right to re-evaluate the need for the RA at any time. Staff will then require third party verification in order to verify the need for the RA.

If it is believed the reasonable accommodation was granted under false pretenses, an interim examination and re-evaluation may be initiated with supervisory approval.

Step 8: Confirmation at Inspection

When the RACC approves an additional bedroom for any purpose, a note is sent to the inspectors at the time of annual inspection so that the Agency can verify that the bedroom is continuing to be used for its approved purpose. If the purpose of the bedroom has been changed from what was approved, the inspector will take photographs and send to the caseworker who will then call the family in for a Mandatory Tenant Conference (MTC). At the MTC, the staff will determine the next appropriate steps.

Step 9: Grievance or Appeal Process

If the RACC denies the requested accommodation, a letter is sent to the family stating that any additional information will be considered at any time it is received. The client is also provided with a phone number, which they may call to speak with the RAR. Additionally, the family is

notified of their right to appeal the decision by requesting an Informal Hearing before a third party. During the Informal Hearing the family may present their reasons for requesting the reasonable accommodation and any supporting documentation.

(For HCV, please refer to Chapter 18 for *Grievances and Appeals*).

(For Public Housing, please refer to Chapter 13 *Complaints, Grievances and Appeals*

Chapter 24 INSUFFICIENT FUNDING

INTRODUCTION

The regulation at 24 CFR Part 982.454 provides that the PHA may terminate HAP contracts, in accordance with HUD requirements, if the PHA determines that funding under the Annual Contributions Contract is insufficient to support continued assistance for families in the program. Before terminating HAP contracts on the basis of insufficient funding, the PHA will ensure that it has carefully considered all cost-savings measures and the impact such terminations will likely have on program participants.

A. CURRENTLY ASSISTED FAMILIES

When the Housing Authority determines that it does not have sufficient funding to support continued assistance for families in the program, it will terminate the Housing Assistance Payments (HAP) contract for families that have most recently been admitted to the HCV program. Contracts will be terminated for the families with the newest admission dates until funding is sufficient to support continued assistance for the remaining families. The PHA will give both the families and owners 30 days advance notice of this action. Families whose contracts have been terminated due to lack of funding (they have “zero HAP”) will be eligible for assistance again as funds become available based on their admission date. Families with the oldest admission dates will be assisted first.

Families will be terminated from the program 180 days after contract termination (see Chapter 15). The PHA will issue such families a written 30-day notice of the program termination. These families will receive priority to be readmitted to the program before project-based families may move with tenant-based assistance and before new applicants are selected from the HCV wait list. At the time a family is terminated as a result of insufficient funding, PHA staff shall add them to the HCV wait list even if the wait list is closed. These families will be given 30 preference points. Families must submit address changes in writing to ensure they receive notices from the PHA. Families will be selected to be readmitted to the HCV program in order based on their original admission date. Families with the earliest admission dates will be the first to be readmitted. The PHA will only verify income eligibility and conduct a criminal background check for all adult household members, but will not re-verify preferences for these families.

Project-based tenants are not subject to contract termination resulting from insufficient funding.

Should the PHA have to terminate families from its HCV program due to a funding shortfall, NED, VASH and FUP families that comprise the required number of families served (maximum allotted vouchers to the PHA) must be last to be terminated. (PIH 2013-19).

Contracts will not be terminated in cases where families were residing in housing subject to disposition, pre-payment or opt-out and the families chose to receive a tenant based voucher and were admitted to the HCV program within the past 12 months. If these families were admitted to the HCV program more than 12 months prior to consideration of termination, their contract may be terminated as a result of insufficient funds. The PHA will make all reasonable efforts to

prevent disruption of assistance, such as consideration of inter-program transfers (see Chapter 13).

Moves With Continued Assistance [PIH 2011-28, 2012-42, PIH 2011-3]

If the PHA has insufficient funding to support continued assistance for participating families, it may deny family requests to voluntarily move. The PHA will inform families submitting requests to move that voluntary moves are prohibited unless the family can show that the PHA will pay the same or lesser amount in subsidy than the current subsidy being paid. Voluntary moves outside of the PHA's jurisdiction will not be prohibited if the receiving PHA is absorbing. Requests to take the voucher to a higher cost area will be denied. Please see Glossary for definitions of higher cost area and higher cost unit. When funding is available and the PHA is allowing voluntary moves to higher cost areas, the PHA will provide such information on its website at www.shra.org.

Families who are involuntary movers will be permitted to move as described in Chapter 13. Families requesting to move in accordance with VAWA or as a Reasonable Accommodation shall not be denied a move; however, these requests will be reviewed and approved at the discretion of the PHA in accordance with PIH 2011-28, 2012-42, and 24 CFR 982.314(e)(1).

B. APPLICANTS ISSUED VOUCHERS

The PHA may over-issue vouchers only to the extent necessary to meet leasing goals. If the PHA finds it is over leased or has insufficient funding, it may cancel vouchers that have already been issued. In such cases, families with canceled vouchers would be returned to the wait list and will be given 20 preference points. When funding becomes available and the PHA is able to select families from the wait list again, the PHA will only verify income eligibility and conduct a criminal background check for all adult household members, but will not re-verify preferences for these families.

Families with PBV will be allowed to receive a tenant based voucher to move before applicant families who had their vouchers canceled.

Families who had their voucher canceled will be pulled from the wait list in the order of their original voucher effective date.

C. RESTORATION OF FUNDING

When funding is available, vouchers will be issued in the following order to assist:

1. Participant families whose housing contracts were terminated due to insufficient funds;
2. Families who were terminated from the program due to insufficient funds;
3. Families eligible for special programs as determined by HUD;
4. PBV families who choose to move with a tenant based voucher;
5. Applicant families whose vouchers were canceled due to insufficient funds;
6. Other applicant families on the HCV wait list.

Chapter 25 MEDICAL MARIJUANA POLICY

The possession of medical marijuana is no longer a crime under California Law; however its possession is illegal under federal law. When a state law is in conflict with a federal law, the federal law prevails. Thus, under federal law, possession of marijuana for medical and/or non-medical purposes constitutes a crime.

Marijuana use or possession includes the growing cultivating, selling, bartering, exchanging or other activity that furthers the proliferation and/or use of marijuana on or near your subsidized unit.

Admission

All forms of marijuana possession, including the use of “medical marijuana” is illegal under federal law even if it is permitted under state law. HCV will deny admission to any household where there is, at the time of application or processing for admission, reasonable cause to believe they may have illegally used a controlled substance, as that term is defined by the Controlled Substances Act (CSA).

HCV will also deny participation to applicants where the PHA has reasonable cause to believe that any family member has illegal used or possessed marijuana or engaged in any drug-related or other criminal activity within the past five (5) years.

Reasonable Accommodation

A person who possesses marijuana for medicinal use is an illegal drug user under federal law. HCV will not approve any reasonable accommodation requests for the use of medical marijuana.

Medical Expense Deduction

When calculating a participant’s adjusted income, HCV must deduct from annual income the “unreimbursed medical expenses of any elderly or disabled family” that exceed three percent (3%) of annual income. However, the IRS specifically states that an elderly or disabled person “cannot include in medical expenses amounts (paid) for controlled substances (such as marijuana, laetrile, etc.), in violation of federal law.”

The PHA will not include medical expenses used to pay for marijuana or its paraphernalia in the calculation of medical expense deductions.

Ending Program Participation

If HCV has reasonable cause to believe a participant is using marijuana in, or in the immediate vicinity of, their subsidized unit they may have their participation proposed for termination.

Chapter 26 LANGUAGE ACCESS PLAN

Introduction

SHRA takes reasonable steps to ensure that individuals with Limited English Proficiency (LEP) are provided equal access to participation in its programs at the same level as native English speakers. This policy is in accordance with Title VI of the Civil Rights Act of 1964, which protects individuals from discrimination on the basis of national origin and Executive Order (EO) 13166, which directs all federal agencies including the Department of Housing and Urban Development (HUD) to ensure all programs receiving federal assistance provide meaningful access to LEP persons. In addition, this Plan is in accordance with HUD's Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, dated January 22, 2007.

The Agency's Language Access Plan (LAP) is primarily program-based; however, certain administrative functions may also need to serve LEP individuals, families, vendors, and the public. All SHRA departments and administrative functions will follow the standards set forth in SHRA's Language Access Plan.

A. Meaningful Access: The Four Factor Analyses

Recipients of federal funds are required to take reasonable steps to ensure meaningful access to LEP persons to receive critical services while not imposing an undue financial burden on local government. SHRA's assessment of services provided in accordance with regulations and guidelines will be assessed using a Four Factor Analysis established by HUD.¹

1. The number or proportion of LEP Persons served or encountered in the eligible service population;
2. The frequency with which LEP persons come into contact with the programs;
3. The nature and importance of the program, activity, or service provided by the Agency;
4. The resources available and cost.

¹ U.S. Dep't. of Housing and Urban Dev., "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons" 72 F.R. 2732 (Jan. 22, 2007).

FACTOR 1. The number or proportion of LEP persons served or encountered in the eligible service population in Sacramento

Persons who do not speak English as their primary language and who have a limited ability to read, write, speak or understand English can be LEP, and may be entitled to language assistance with respect to a particular type of service, benefit or encounter. SHRA seeks to communicate effectively with LEP persons who may be seeking information about SHRA’s programs (HCV and public housing), applicants, tenants, and program participants, family members of applicants and participants, property owners/landlords, and contractors.

Analysis of the demographics from the most recent U.S. Census data from the American Community Factfinder survey, highlights the needs of Limited English Proficient individuals among Sacramento’s diverse population. According to 2014 data, 13% of Sacramento County’s population of 1,383,333 residents did not speak “English very well.” The percentage of LEP persons receiving assistance from SHRA programs is consistent with LEP data countywide. Combined program participants in 2015 totaled 15,410 with 14% or 2,213 individuals identified as LEP persons.

The top five languages spoken by LEP individuals in Sacramento County are indicated below.

TABLE 1: Ranking Sacramento County LEP Languages

Rank	Language	Percent	Population
	Spanish	4.8%	67,060
	Chinese	1.30%	18,623
	Russian	1%	14,197
	Vietnamese	1%	13,198
	Hmong	<1%	10,333

(A full list of languages spoken by LEP populations greater than 1,000 in Sacramento County is available in Table 5.)

Most of the federally funded services and programs at SHRA are targeted to low- and extremely low-income households; however, the U.S. Census LEP data is not cross-tabbed with household income to evaluate the potential income eligibility of LEP persons for HUD programs. The Public Housing and the Housing Choice Voucher programs compared with the community percentage of each language yields the following. The top five languages served at SHRA are the same top five languages spoken by LEP persons in Sacramento County. However, SHRA strives to close the gap of services provided to Spanish-speaking LEP persons participating in, applying to, or requesting information about its programs.

From the data for both the larger applicant pool and the lottery pool, we can see that similar ethnic groups of families with limited English capabilities were selected. In 2015, there were a combined total of 81,047 families on all SHRA wait lists. When these families are added to the number of families participating in HCV and those residing in Public Housing, the total number is 96,457, which yields the following percentages:

TABLE 2: SHRA LEP Persons on Waitlists and Existing Families

Top Five Languages	# of Families on Waitlist	% of Families on Waitlist
1 Spanish	437	0.54%
2 Russian	418	0.52%
3 Vietnamese	355	0.44%
4 Hmong	176	0.22%
5. Chinese (Cantonese)	147	0.18%

*Total HCV and Public Housing waitlist applicant records is 81,047

TABLE 3: Comparison of SHRA LEP Participants with Sacramento County LEP Individuals:

Housing Authority Top 6 Languages	# Housing Authority Families*	% of Housing Authority Families*	Sacramento County Ranking	Sacramento County %
Vietnamese	520	3.3%	4	<1%
Russian	511	3.3%	3	1%
Hmong	479	3.1%	5	<1%
Chinese (Cantonese and Mandarin)	207	1.3%	2	1.3%
Spanish	200	1.2%	1	4.8%
Ukrainian	119	.7%	N/A	N/A

*Total HCV and Public Housing LEP Participants

Based on 2015 participant data, approximately 15.81% of 12,529 participating families receiving HCV assistance identified as LEP persons (see APPENDIX A). Outreach to Asian-language speakers has been more successful and SHRA continues to improve outreach to Spanish speaking individuals and families to ensure that it is meeting the local housing needs of the County’s largest identified LEP population.

In 2015, 2881 participant families received public housing assistance, with .08% identified as LEP persons. Nearly 520 or 18% of public housing households did not have any language (English or other) recorded in the database. However, this reporting has significantly improved over the last year due to training provisions to ensure accurate information is collected as part of the recertification/intake process in order to capture all LEP families living in Public Housing or participating in the HCV program.

TABLE 4: Percentage of LEP Served by Program

SHRA Program	Percentage of Top 5 Languages Served	
HCV	3.92 %	Russian
	3.74%	Vietnamese
	3.74%	Hmong
	1.1%	Spanish
	1.06%	Chinese
Public Housing	2.62%	Spanish
	2.33%	Chinese
	2.2%	Vietnamese
	.8%	Russian
	.51%	Hmong

FACTOR 2. The frequency with which LEP persons come into contact with the programs:

On average, a family may come in contact with Housing Authority staff at least three times a year for various reasons. Initial applications for Public Housing and Housing Choice Vouchers are accepted online. Once selected for housing, the lease-up process may take two or three visits or interaction with SHRA staff. After that, there is the annual recertification process, the annual inspection process, as well as any required updates to family income or composition.

FACTOR 3. The nature and importance of the program, activity, or service provided by the Agency:

The provision of affordable housing and housing assistance meets a critical need in any community. In Sacramento County, there are more than 2,800 families living in Public Housing and more than 12,500 families participating in the Housing Choice Voucher Program. Based on the impact on thousands of families in Sacramento County, the importance of the Housing Choice Voucher and Public Housing programs is high and prevents many families from becoming homeless. In the most extreme cases, the number of individuals who will experience homelessness over the course of a year can be estimated based on Point-In-Time Count data, and for 2015, Sacramento's annualized count was 5,218 persons.² SHRA strives to ensure affordable housing opportunities are available and accessible to all eligible families to prevent the risk of homelessness.

Housing Choice Voucher

² Sacramento Steps Forward: 2015 Point-in-Time Homeless Count Report. July 16, 2015.

To successfully participate in the HCV program, applicants and tenants must be able to participate in compulsory activities, such as the voucher briefing, the annual re-examination and inspection/re-inspection process, and attendance at informal reviews or hearings when a family is denied assistance or termination from the program is proposed. Being able to understand SHRA's information is vital to obtaining a voucher, finding and moving into housing, remaining in the home, and remaining in the program through compliance with program requirements and regulations.

Public Housing

To participate successfully in SHRA's public housing program, applicants and tenants must be able to complete the application, understand the occupancy policies and leases or rental agreements along with house rules so that they can enjoy residing in their homes while abiding by those rules. Additionally, it is crucial that residents of public housing understand written notices about the program and their continued participation in the program.

FACTOR 4. The resources available and cost

The Housing Authority is committed to spending the resources needed, within reason, to ensure that LEP families are accommodated. With approximately 2,200 documented LEP families (or 14% of combined program participants) coming into contact with Housing Authority staff approximately three times per year, more than 6,500 annual LEP contacts occur, mostly during inspections and annual recertifications.

SHRA has a contract with a vendor that provides interpretation and translation services in more than 180 languages. Telephonic interpretation is seen as the most appropriate, cost-efficient, and accurate service for SHRA's LEP families. During the past year, SHRA provided telephonic interpretation services for LEP participants in 15 different languages.

The Housing Authority is committed to translating vital documents when it is necessary for the family to have equal access to housing services; however, the current cost to provide translated documents in all of the languages spoken by LEP persons in populations exceeding 1,000 is disproportionate to the frequency of the contact between these populations and SHRA and their participation in its programs. Using vital documents translated by HUD is the most cost-effective option. However, there are still instances when documents must be customized to contain specific information detailing the participant's particular case. Protocol is in place to ensure these participants are aware of access to free language assistance.

Both the Housing Authorities of the City and County of Sacramento have approved the Agency's budget resolutions, which include annual funding to cover costs for on-call and translation services. In addition, SHRA has identified several bilingual staff members who are available to assist with translation and interpretation services in Spanish, Chinese (Cantonese and Mandarin), and Hmong.

Additionally, SHRA maintains positive relationships with social service agencies and community based organizations that can assist with informal translations in a variety of languages.

It is a priority to use limited funding to maximize access to as many vital documents as possible. An analysis of vital documents for translation in Appendix C identifies those documents that have already been translated by HUD or others, those documents for which the most vital information can be provided in a summary, rather than a translation of the entire document, and those documents where interpretation of the document will be available in multiple languages.

The Language Access Plan (LAP)

SHRA has prepared this LAP to address the identified needs of the LEP populations served or potentially served by its programs. In compliance with federal guidelines, SHRA will make reasonable efforts to provide free language assistance for LEP clients in all of its programs so as to ensure that these individuals have meaningful access to programs.

SHRA is committed to effectively serving LEP persons through this Administrative Plan, and will utilize bilingual staff, on-call telephone interpretations services, downloadable documents from websites, and other resources as necessary to meet the public's LEP needs. Implementation of the LAP will continue to evolve over time in response to data such as the 2020 Census and new technology resources.

Section One

B. How LEP Persons Are Identified

An LEP person is an individual who does not speak English as his/her primary language and who has a limited ability to speak, read, write, or understand English at a level that permits him/her to communicate effectively in the course of applying for, or receiving, agency services or benefits.³

Sacramento County Languages Spoken at Home

Using U.S. Census data from the American Factfinder website provides information on adults who speak English “less than very well” in SHRA’s service area population. The service area is defined as Sacramento County. According to this data, Sacramento’s population in 2014 was 1,383,333 with 69% or 951,293 residents who spoke proficient English.

TABLE 5: Ranking of LEP Languages in Sacramento County by Population Greater Than 1,000

<u>Language</u>	<u>Percentage</u>	<u>Population</u>
Spanish	4.8%	67,060
Chinese	1.30%	18,623
Russian	1%	14,197
Vietnamese	1%	13,198
Hmong	<1%	10,333
Tagalog	<1%	9,353
Hindi	<1%	3,734
Arabic	<1%	2,553
Laotian	<1%	2,351
Japanese	<1%	1,804
Persian	<1%	1,715
Urdu	<1%	1,473
Armenian	<1%	1,306

*This data relies on self-reporting and does not specify various dialects spoken within a language (e.g. for Chinese-speaking individuals, Mandarin, Cantonese, etc.).

³U.S. Dep’t. of Housing and Urban Dev., “Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons” 72 F.R. 2732 (Jan. 22, 2007).

Section Two

C. Points and Type of Contact with LEP Persons

Wait Lists

Housing Choice Voucher

The Housing Choice Voucher Program operates using a computerized and randomized lottery system. Wait list times vary and, because the demand for vouchers far outweighs the supply, the wait list is open only periodically.

Public Housing

The Public Housing program has site-based wait lists. Various lists open and close at different times as the need for more applicants to occupy rental housing units arises.

Online Waitlist Information

When the wait lists are open for Public Housing or Housing Choice Vouchers, applications are accepted electronically in several languages via a web portal at www.sacwaitlist.com. This website has information in Spanish, Vietnamese and Russian indicating that assistance is available and how to contact the Agency. In addition to these languages, information on our website should also be provided in Chinese and Hmong.

When letters are mailed to families selected from the waitlist, they contain information urging those with language needs to contact the Agency for professional, reliable, and confidential language assistance.

Public Housing and the Housing Choice Voucher program disseminate information on waitlist opening and closing on the Sacramento Housing and Redevelopment Agency website at www.shra.org. This site is also accessible in Spanish, Russian, Vietnamese, Thai, Chinese and Korean. Additional languages may be added as necessary.

Intake Appointments

SHRA has combined Intake staff to process applications for Public Housing and Housing Choice Voucher programs. Intake staff has procedures to follow to help new LEP applicants. Intake staff members show the LEP applicant the Language Identification Flashcard so they may point to their preferred language of communication.

Once a client selects a language on the flashcard, Intake staff will contact the Housing Authority's professional, contracted language vendor to request telephonic interpretation in the client's preferred language.

A conference call can be facilitated by Intake staff so that the interpretation-assisted call can take place at the client's home or at SHRA's office. Intake staff facilitates calls with the professional interpreter, the resident or participant, and SHRA staff. This takes a high degree of coordination; however, the benefit is that it helps to make language interpretation available at a time and place that is convenient for the family.

Generally, to fill out a full application and sign other necessary paperwork, the telephonic interpreter will interact with the staff interviewer who will explain to the interpreter what is being asked, and the interpreter will communicate that to the LEP family in their preferred language during a three-way call facilitated by Intake staff. When the LEP family responds in their preferred language, the interpreter then communicates the information to the Intake staff, who can transcribe information from the interpreter onto the English data form. The English data form is the official form.

Intake staff will, with the family's permission, have the family's language input into the housing software system, which has a searchable field for "language." This helps the Housing Authority determine how many families or individuals speak specific languages and better prepares for future communication with the family in their preferred language.

Briefing Appointments

Any family that wishes to be provided with interpretation services for a briefing appointment will be asked to provide the Housing Authority with 24-48 hours' notice so that contracted and qualified interpreters who speak the family's language can be scheduled. Sometimes, in-house staff interpreters are available to provide immediate assistance to the families. LEP families can be at home and ask questions of the staff person in real time over the phone with the help of the interpreter.

Recertification Appointments

Annual Recertification packets are mailed to each participant in the HCV program and are provided at Public Housing site offices.

However, if LEP families need help completing the packet they can phone the Agency's call center or, for public housing, the property's office. Staff from either the call center or property site office can call the Agency's contract interpreter and they will place the family on a three-way phone call to explain the questions to LEP families in their native language. HCV call center staff or Public Housing property office staff can take the answers from the interpreter in English and complete the forms

Often, families use English-speaking third party contacts to complete their paperwork. All tenants or participants who indicate that they would like their third party contact to receive written correspondence from SHRA will receive notice that it is time to recertify for continued eligibility. This enables the third party to work with the family to complete the paperwork accurately and it is more likely to be on time.

Section Three

D. Outreach and Language Assistance

Notice of Right to Language Assistance

It is important for SHRA to let LEP persons know that language access services are available and that they are free of charge. Notices will be provided in the LEP individual’s preferred language..

SHRA will inform LEP persons of language access services by:

- Posting signs in common areas, offices, and on the premises where applications are completed in person. These signs are posted in multiple languages and state that language services are free upon request;
- Stating in outreach materials that free language access services are available;
- Working with community organizations to inform LEP persons of the availability of language services;
- Updating the current phone system to include more language options for the languages most frequently requested;
- Informing LEP individuals online through the SHRA website that language-access assistance is available, posting identified documents in multiple languages.

Additional Outreach for Housing Choice Voucher

SHRA will provide notices on non-English speaking radio and television stations, and in non-English print media about available language assistance services and how to access them.

Publicizing the opening of the HCV wait list is conducted through news items in the following media outlets prior to and during the opening of public housing and the Housing Choice Voucher Program wait lists:

- | | | |
|----|------------------|------------|
| 1. | El Hispano | Spanish |
| 2. | Hai Van News | Vietnamese |
| 3. | Russian Observer | Russian |

Section Four

E. Staff Capacity and Training

Staff Capacity

The Agency has designated a staff member for the Housing Choice Voucher and the Public Housing Programs to be Language Access Plan (LAP) Coordinator for these program duties. LAP Coordinator(s) are responsible for monitoring LEP activities in the HCV and Public Housing programs. Staff, residents, participants, and public suggestions to improve or revise efforts to accommodate LEP families' needs are directed to these LAP Coordinator(s). The two LAP Coordinators report directly to the Assistant Director for each program. The Assistant Directors have overall responsibility for ensuring that resources are available for program compliance and for coordination and cooperation between the programs. In addition to the contracted vendor, which can provide interpretation services in more than 180 languages, certain staff members have been identified for language interpretation to provide oral and written(?) translation assistance in Spanish, Chinese (Cantonese and Mandarin), and Hmong.

Staff Training

Staff members who interact with clients receive training on using the "Language Identification Flashcards" and the Agency's translation services vendor. This training is documented so that new staff members are exposed to it as part of the orientation process in their departments. Existing staff members are also provided periodic refresher trainings on these procedures.

Staff training topics include:

- Discussion of the Language Access Plan and obligation to provide language assistance
- How to respond to LEP callers
- How to respond to written communications from LEP clients
- How to respond to in-person LEP clients
- How to use "Language Identification Flashcards"
- How to operate the on-call telephone interpretation service
- Becoming familiar with staff and outside vendors available for interpretation at appointments
- Becoming familiar with the location of translated documents
- How to correctly document language preference in SHRA's database

SHRA will maintain records of the dates the training sessions were conducted, the names of staff who attended the training, the professional titles of those in attendance, and the agendas for the trainings.

In accordance with 24 CFR Parts 982.54(d)(6) and 982.304, SHRA will educate Housing Choice Voucher Program staff of their obligation to assist families claiming that discrimination has prevented them from leasing a suitable unit by providing them information on how to complete and file a housing discrimination complaint.

Section Five

F. Language Access Measures and Services Provided

Language Access Measures

Language access includes interpretation and/or translation. SHRA identifies interpretation to be spoken language assistance, while translation refers to providing written information in the identified language that assistance is needed. However, there will be times when language assistance may include oral interpretation of a written document.

SHRA will determine when interpretation and/or translation are needed and reasonable. Staff will take reasonable steps to provide the opportunity for meaningful access to LEP clients who have difficulty communicating in English. If a client asks for language assistance, and SHRA determines that the client is an LEP person, SHRA will make reasonable efforts to provide free language assistance. SHRA has the discretion to determine the type of language assistance necessary to provide meaningful access to its programs.

Written Translation

Vital Documents

HUD has defined “vital documents” as those forms or documents that are critical for ensuring meaningful access, or awareness of rights or services, or federally funded services or benefits. SHRA staff have reviewed forms and policy documents and identified those which would be classified “vital” for both HCV and public housing programs in Appendix C. HUD Guidance notes that “vital” information may include, for instance, the provision of information in appropriate languages other than English regarding where an LEP person might obtain an interpretation or translation of a document.

The list of vital documents may be revised to meet the needs of LEP families. Requests may come from staff, residents, participants, managers or executives and will be routed through the LEP Coordinators for each program. Documents in specific languages will be placed in a designated language folder in the appropriate Agency electronic library so that both programs may utilize documents originated by the other, as appropriate. Documents specific to each program may be kept in electronic folders in those department drives, filed by form or function.

SHRA will begin to phase in translated documents to be in compliance with the federal standard as required to translate those documents into at least several of the more frequently encountered languages and will set benchmarks for continued translations into the remaining languages over time. A phased strategic approach to translation is suggested within fiscal constraints by incorporating those forms or brochures that have been translated by HUD, and identifying those where a summary rather than the entire document may be sufficient. In the meantime, a cover sheet will be included with written materials for LEP participants that indicates that language access is available and how to obtain these services free of charge. As vital documents are phased into circulation, a cover sheet will be used to provide summary information of documents for participants. See APPENDIX C for a full list of vital documents.

A reasonable alternative to preparing written translation of all SHRA documents is providing oral interpretation of the document. In the Analysis of Vital Documents in Appendix C, staff has evaluated whether to translate the document in its entirety, translate a summary or highlights, use a translation available from other resources, or attach a cover sheet to the form offering oral translation. Based on analysis of Factors 1 and 2, the document cover sheet with a statement that oral translation is available should be available in Spanish, Russian, Chinese, Vietnamese and Hmong.

SHRA is committed to providing translation of vital documents to LEP persons. According to the 2014 U.S. Census American Fact Finder data, there is not one single language in the LEP population that reaches the 5% threshold. However, this does not minimize the importance of ensuring that resources are available for LEP persons when a population threshold of 1,000 is met.

TABLE 6: Safe Harbor Guidelines

Size of Language Group	Recommended Provision of Written Language Assistance
1,000 or more in the eligible population in the market area or among current beneficiaries	Translated vital documents
More than 5% of the eligible population or beneficiaries <i>and</i> more than 50 in number	Translated vital documents
More than 5% of the eligible population or beneficiaries <i>and</i> 50 or less in number	Translated written notice of right to receive free oral interpretation of documents.
5% or less of the eligible population or beneficiaries and less than 1,000 in number	No written translation is required.

Interpretation Services

Oral Language

Oral interpretation can be provided by formal (e.g. contracted professional vendors) or informal interpreters (e.g. family member, friend or other individual fluent in English and the necessary language). SHRA is committed to accuracy in interpretation services provided to LEP persons.

Formal Interpreters

While many applicants, public housing residents, and Housing Choice Voucher participants prefer to bring relatives and friends to interpret English for them in their native language, SHRA employees are advised to use the SHRA’s professional language assistance contractor to ensure accurate translations are provided to the families on technical program issues.

Staff must advise LEP persons about the availability of free language services. Even if the applicant, resident, or participant is accompanied by a friend, relative, or caseworker fluent in his or her preferred language, SHRA reserves the right to have a housing authority-contracted professional interpreter assist in the process to ensure that the companion's interpretation is accurate. The interpreter will not disclose non-public data without written authorization from the client.

Informal Interpreters

An LEP person may use an informal interpreter of his or her own choosing and at his or her own expense, either in place of, or as a supplement to, the free language assistance offered by SHRA. If possible, SHRA will accommodate an LEP client's request to use an informal interpreter in place of a formal interpreter. There are some situations where family members or friends are not suitable translators (e.g. family members under 18 years of age who may not have the ability to translate technical terms or perpetrators of domestic violence, or elder abuse, or suspected perpetrators of program fraud who should not be allowed in the same room with the applicant, resident, or participant during the interpretation). There may also be issues of confidentiality, competency, or conflict of interest.

If an LEP client prefers an informal interpreter to interpret after SHRA has offered free interpretation services, the informal interpreter may interpret. In these cases, the client and interpreter may sign a waiver of free interpretation services or other documentation of the offer of formal interpreter services, the refusal, and SHRA's accommodation of the client's wishes. SHRA staff must be sensitive to the feelings of the LEP person, but personal safety must be a priority.

G. Developing Community Resources

Section Six

H. Monitoring and Updating the Language Access Plan (LAP)

SHRA will monitor the impact of its LAP by seeking the feedback of those who use LAP services. Each program department at SHRA will participate in an annual review of the Language Access Plan to ensure that Agency actions are consistent with the Plan. Demographics and the need for LEP services will be updated at least every two years. Changes in procedures will be incorporated on an ongoing basis ensure that SHRA maintains consistency with the LAP Plan and that daily service efforts adequately serve LEP clients

SHRA will review the LAP periodically, but no less than every two years, to evaluate its overall effectiveness and any changes in the LEP populations or their needs. Modifications to the Plan may be based on:

- U.S. Census data
- Frequency of contact analysis of LEP clients and callers by staff

- Reports from SHRA's database system on the numbers of program participants who are LEP and listing the languages used by LEP clients
- Analysis of requests for interpreters and translation, as well as literacy skills of clients requesting language assistance: number of requests, languages requested, costs, etc.
- Assessment of whether existing language assistance services are meeting the needs of clients who are LEP
- Review of vital documents and appropriateness of translations available
- Assessment of whether staff members understand the LAP and procedures
- Nature and importance of activities and information to LEP clients
- Availability of resources
- Whether identified sources for assistance are still available

SHRA employees, program applicants, HCV program participants, or public housing residents who receive a report, or become aware, that a LEP person believes he/she has not been provided with language assistance services in accordance with this LAP should report that information to the LAP Coordinator(s). Incidents will be documented for response and will indicate if any immediate action is needed to update the LAP.

APPENDIX A: 2015 SHRA HCV and Public Housing LEP Participants

Top Six Languages	Families	Percent	Program
A-FARSI	79	0.63%	HCV
A-FARSI	9	0.38%	CNV
CA-CAMBODIAN	1	0.04%	CNV
C-CHINESE	55	2.33%	CNV
C-CHINESE CANTONESE	133	1.06%	HCV
CN-CANTONESE	1	0.04%	CNV
D-CHINESE MANDARIN	18	0.14%	HCV
F-FRENCH	1	0.04%	CNV
G-GERMAN	2	0.02%	HCV
H-HMONG	467	3.73%	HCV
H-HMONG	12	0.51%	CNV
HI-HINDI	1	0.04%	CNV
J-JAPANESE	1	0.01%	HCV
K-KOREAN	12	0.10%	HCV
K-KOREAN	2	0.08%	CNV
L-LAOTIAN	5	0.21%	CNV
L-SIGN LANGUAGE	13	0.10%	HCV
MA-Marshallese	1	0.04%	CNV
M-MIEN	23	0.18%	HCV
M-MIEN	4	0.20%	CNV
N-ROMANIAN	13	0.10%	HCV
O-PASHTO	3	0.02%	HCV
P-POLISH	1	0.01%	HCV
RO-ROMANIAN	4	0.20%	CNV
R-RUSSIAN	492	3.93%	HCV
R-RUSSIAN	19	0.80%	CNV
S-SPANISH	138	1.10%	HCV
S-SPANISH	62	2.62%	CNV
TO-TONGAN	1	0.04%	CNV
T-TAGALOG	1	0.04%	CNV
U-UKRANIAN	118	0.94%	HCV
U-UKRANIAN	1	0.04%	CNV
V-VIETNAMESE	468	3.74%	HCV
V-VIETNAMESE	52	2.20%	CNV

APPENDIX B: 2015 SHRA HCV and Public Housing Ranking of LEP Participant and Waitlist

HCV Program Languages		
Total Number of Participants: 12, 529		
Top Six Languages	# of HCV Families	Percent
1 Russian	492	3.93%
2 Vietnamese	469	3.74%
3 Hmong	468	3.74%
4 Spanish	138	1.10%
5 Chinese Cantonese	133	1.06%
6 Ukrainian (Emerging)	118	0.94%

Public Housing Program Languages		
Total Number of Participants: 2,881		
Top Five Languages	# of HCV Families	Percent
1 Spanish	62	2.62%
2 Chinese	55	2.33%
3 Vietnamese	52	2.20%
4 Russian	19	0.80%
5 Hmong	12	0.51%

Combined Programs with Waitlists		
Total waitlist application records: 81,047		
Top Five Languages	# of Families on Waitlist	PHA Existing Families
1 Spanish	437	0.54%
2 Russian	418	0.52%
3 Vietnamese	355	0.44%
4 Hmong	176	0.22%
5 Chinese	147	0.18%

Applicant Pool		
Total waitlist application records: 35,186		
Top Five Languages	# of Applicants	Percent
1 Russian	307	0.87%
2 Other	250	0.71%
3 Vietnamese	241	0.69%
4 Spanish	229	0.65%
5 Hmong	138	0.39%

APPENDIX C: Analysis of Vital Documents

Keeping in the spirit of HUD’s “*Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons*”, this is an expansive list of identified vital documents. However, this list is subject to change throughout a given year due to federal changes and guidelines.

HCV Intake Forms, Letters and Notices	Phase 1: 2016-2019			Translations Available	HUD Form Number
	Translation of Full Document	Translation of Summary	Cover Sheet Offering Oral Translation		
Anticipated Withdrawal	X			CH, HMG, RUS, SP, VTN	
Informal Review (IR) request	X			CH, HMG, RUS, SP, VTN	
IR appointment		X		CH, HMG, RUS, SP, VTN	
IR rescission		X		CH, HMG, RUS, SP, VTN	
IR decision		X		CH, HMG, RUS, SP, VTN	
Prop term rescission		X		CH, HMG, RUS, SP, VTN	
Termination of Assistance	X			CH, HMG, RUS, SP, VTN	
Interview Invite		X		CH, HMG, RUS, SP, VTN	
Final Int. Invite (for Part B app)		X		CH, HMG, RUS, SP, VTN	
Interview attended letter		X		CH, HMG, RUS, SP, VTN	
Briefing Appt.	X			CH, HMG, RUS, SP, VTN	
RA forms	X			CH, HMG,	

				RUS, SP, VTN	
Port Denial	X			CH, HMG, RUS, SP, VTN	
Return to waiting list		X		CH, HMG, RUS, SP, VTN	
Remove from waiting list	X			CH, HMG, RUS, SP, VTN	
Voucher change		X		CH, HMG, RUS, SP, VTN	
Voucher extension		X		CH, HMG, RUS, SP, VTN	
2nd Voucher extension		X		CH, HMG, RUS, SP, VTN	
Voucher Expired	X			CH, HMG, RUS, SP, VTN	
Self Termination		X		CH, HMG, RUS, SP, VTN	
Suspension of Process	X			CH, HMG, RUS, SP, VTN	
Zero Income Checklist		X		CH, HMG, RUS, SP, VTN	
Pre App update	X			CH, HMG, RUS, SP, VTN	
Pre App update confirmation letter		X		CH, HMG, RUS, SP, VTN	
Add on Request		X		CH, HMG, RUS, SP, VTN	
Denial from complex		X		CH, HMG, RUS, SP, VTN	
Additional Info Requested	X			CH, HMG, RUS, SP, VTN	

Chapter 26 Language Access Plan

PBV Initial Interview Briefing	X			CH, HMG, RUS, SP, VTN	
PP - Second Interview Appt	X			CH, HMG, RUS, SP, VTN	
Eligibility Denial Notice	X			CH, HMG, RUS, SP, VTN	
Notice Advising of Free Language Assistance	X			CH, HMG, RUS, SP, VTN	
Authorization for the Release of Information/Privacy Act Notice				AM, AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, TG, VTN	9886
A Good Place to Live (Housing Quality Standards)				AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	HUD-593-PIH
Certification of Domestic Violence, Dating Violence, or Stalking				HUD FORM	
Fair Housing Equal Opportunity for All				AR, CAMB, CH, KOR, RUS, SP, VTN	HUD-1686-1-FHEO
Are You A Victim of Housing Discrimination?				AR, CAMB, CH, KOR, RUS, SOM, SP, VTN	HUD-903.1
HCV Only					
Application		X	X	CH, HMG, RUS, SP, VTN	
Voucher	X			AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	52646

Statement of Homeowner Obligations				AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	52649
Family Self-Sufficiency Program Contract (Instructions and Attachment)				AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	52650
Family Self Sufficiency Program Escrow Account				AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	52652
Housing Assistance Payments Contract Section 8 Tenant-Based Assistance				AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	52641
Tenancy Addendum Section 8 Tenant-Based Assistance HCV Program				AM, AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	52641-A
Supplement to Application for Federally Assisted Housing: Supplemental and Optional Contact Information				AM, AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	92006
Fraud Notification					1141
Request for Tenancy Approval – HCV				AM, AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, TG, VTN	52517
HUD Allowances for Tenant-Furnished Utilities and Other Services				AR, CAMB, CH, CREOLE, FR, HMG, KOR, RUS, SP, VTN	52667
Contract Termination Notice			X	CH, HMG, RUS, SP, VTN	

Chapter 26 Language Access Plan

Disposition Notice			X	CH, HMG, RUS, SP, VTN	
Exclusion of In-Home Supportive Services (IHSS) Income	X			CH, HMG, RUS, SP, VTN	
Family Obligations	X			CH, HMG, RUS, SP, VTN	
Informal Hearing Request	X			CH, HMG, RUS, SP, VTN	
Live-In Aide Yearly Certification Notice	X			CH, HMG, RUS, SP, VTN	
Mandatory Tenant Conference Disposition Notice (with WARNING for recertifications ONLY)			X	CH, HMG, RUS, SP, VTN	
Notice of Mandatory Tenant Conference			X	CH, HMG, RUS, SP, VTN	
Notice of Proposed Termination of HCV Eligibility			X	CH, HMG, RUS, SP, VTN	
Notice of Termination of Assistance			X	CH, HMG, RUS, SP, VTN	
Recertification Notice			X	CH, HMG, RUS, SP, VTN	
Subsidy Adjustment Notice Homeownership Program			X	CH, HMG, RUS, SP, VTN	
Subsidy Adjustment Notice Housing Choice Vouchers (HCV)			X	CH, HMG, RUS, SP,	

Chapter 26 Language Access Plan

				VTN	
Voucher Expiration Notice	X			CH, HMG, RUS, SP, VTN	
Warning Notice			X	CH, HMG, RUS, SP, VTN	
Rescission of Notice of Proposed			X	CH, HMG, RUS, SP, VTN	
Termination of HCV Eligibility			X	CH, HMG, RUS, SP, VTN	
Notice of Termination of Assistance after 180 Days with Zero Housing Assistance Payment (HAP)			X	CH, HMG, RUS, SP, VTN	
Notice of Mandatory Tenant Conference (recertifications only)			X	CH, HMG, RUS, SP, VTN	
Mover Request Denial			X	CH, HMG, RUS, SP, VTN	
Mover Request Confirmation			X	CH, HMG, RUS, SP, VTN	
RFTA		X		CH, RUS, SP, VTN, HMG	
Affordability Worksheet		X		CH, RUS, SP, VTN, HMG	
Abatement Letter		X		CH, RUS, SP, VTN, HMG	
RFTA Void	X			CH, RUS, SP, VTN, HMG	
Public Housing Only					
How Your Rent is Determined			X	SP, CH, KR, VTN	HUD Fact Sheet

Chapter 26 Language Access Plan

Application		X	X	CH, RUS, SP, VTN, HMG	
Third Party Docs		X		CH, RUS, SP, VTN, HMG	
Anticipated Withdrawal	X			CH, RUS, SP, VTN, HMG	
Informal Review	X			CH, RUS, SP, VTN, HMG	
IR appointment	X			CH, RUS, SP, VTN, HMG	
Rescind IR (prop term)		X		CH, RUS, SP, VTN, HMG	
Termination of Assistance	X			CH, RUS, SP, VTN, HMG	
Interview Invite	X			CH, RUS, SP, VTN, HMG	
Final Int. Invite (for Part B app)	X			CH, RUS, SP, VTN, HMG	
Interview attended letter		X		CH, RUS, SP, VTN, HMG	
Return to waiting list		X		CH, RUS, SP, VTN, HMG	
Remove from waiting list	X			CH, RUS, SP, VTN, HMG	
Fingerprint invite	X			CH, RUS, SP, VTN, HMG	
Final Fingerprint invite	X			CH, RUS, SP, VTN, HMG	
Application		X	X	CH, RUS, SP, VTN, HMG	
Third Party Docs		X		CH, RUS, SP, VTN, HMG	
Anticipated Withdrawal	X			CH, RUS, SP, VTN, HMG	

Chapter 26 Language Access Plan

Informal Review	X			CH, RUS, SP, VTN, HMG	
IR appointment	X			CH, RUS, SP, VTN, HMG	
Rescind IR (prop term)		X		CH, RUS, SP, VTN, HMG	
*Leases			X	CH, RUS, SP, VTN, HMG	
3, 14, and 30 day Notices			X	CH, RUS, SP, VTN, HMG	
Hearing Notice			X	CH, RUS, SP, VTN, HMG	
Grievance Procedure			X	CH, RUS, SP, VTN, HMG	
Termination of Tenancy Procedures			X	CH, RUS, SP, VTN, HMG	
Termination letter for PH			X	CH, RUS, SP, VTN, HMG	
Full Move In Packet			X	CH, RUS, SP, VTN, HMG	N/A, PHA Generated
(The following documents are not PHA Generated.)					
Debts Owed to the PHA and Terminations					52675
Allowances for Tenant – Furnished Utilities and Other Service					52667
Family Report					50058
Authorization for the Release of Information/Privacy Notice					9886

Key: AM= Amharic, AR=Arabic, CAM= Cambodian, CREOLE=Creole, CH=Chinese, FR=French, HMG=Hmong, HND=Hindi, KOR=Korean, RUS=Russian, SOM=Somali, SP=Spanish, TG=Tagalog, VTN=Vietnamese

***Legal considerations of translated leases and documents:** HUD recommends that when leases are translated into languages other than English, Public Housing Authorities (PHAs) should only ask the tenant to sign the English lease. “The translated document would be provided to the tenant, but marked “For Information only.” HUD was asked whether leases, rental agreements and other housing documents of a legal nature are enforceable in U.S. courts when they are in languages other than English and responded generally that the English-language document prevails. The HUD translated documents may carry the disclaimer: "This document is a translation of a HUD-issued legal document. HUD provides this translation to you merely as a convenience to assist in your understanding of your rights and obligations.

The English language version of this document is the official, legal, controlling document. This translated document is not an official document."⁴

⁴ HUD: Limited English Proficiency (LEP) Frequently Asked Questions
(http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/promotingfh/lep-faq)

GLOSSARY

A. ACRONYMS USED IN SUBSIDIZED HOUSING

AAF	Annual Adjustment Factor
ACC	Annual Contributions Contract
BR	Bedroom
CDBG	Community Development Block Grant
CFR	Code of Federal Regulations
CR	Contract Rent
FDIC	Federal Deposit Insurance Corporation
FHA	Federal Housing Administration
FICA	Federal Insurance Contributions Act - Social Security taxes
FMR	Fair Market Rent
FY	Fiscal Year
FYE	Fiscal Year End
GAO	Government Accounting Office
GR	Gross Rent
HAP	Housing Assistance Payment
HCDA	Housing and Community Development Act
HO	Home Ownership
HQS	Housing Quality Standards
HUD	Department of Housing and Urban Development
IRA	Individual Retirement Account
OIG	Office of Inspector General
PBA	Project-Based Assistance
PHA	Public Housing Authority
PS	Payment Standard
QC	Quality Control
RFTA	Request for Tenancy Approval
RFP	Request for Proposals
SHRA	Sacramento Housing and Redevelopment Agency
SRO	Single Room Occupancy
TR	Tenant Rent
TTP	Total Tenant Payment
UA	Utility Allowance
URP	Utility Reimbursement Payment

GLOSSARY OF TERMS IN SUBSIDIZED HOUSING

ABATEMENT: Permanent withholding of the HAP for the duration that the assisted unit is not in compliance with Housing Quality Standards after the initial thirty day repair timeframe.

ABSORPTION: In portability, the point at which a receiving PHA stops billing the initial PHA for assistance on behalf of a portability family. The receiving PHA uses funds available under the receiving PHA consolidated ACC.

ACC RESERVE ACCOUNT: Account established by HUD from amounts by which the maximum payment to the PHA under the consolidated ACC (during a PHA fiscal year) exceeds the amount actually approved and paid. This account is used as the source of additional payments for the program.

ADJUSTED INCOME: Annual income, less allowable HUD deductions.

ADMINISTRATIVE FEE: Fee paid by HUD to the PHA for administration of the program.

ADMINISTRATIVE FEE RESERVE: Account established by PHA from excess administrative fee income. The administrative fee reserve must be used for housing purposes.

ADMINISTRATIVE PLAN: The HUD required written policy of the PHA governing its administration of the Housing Choice Voucher program. The Administrative Plan and any revisions must be approved by the PHA's board and a copy submitted to HUD.

ADMISSION: The effective date of the first HAP contract for a family (first day of initial lease term) in a tenant-based program. This is the point when the family becomes a participant in the program.

ADULT: A Person aged 18 years or older.

ANNUAL CONTRIBUTIONS CONTRACT (ACC): A written contract between HUD and a PHA. Under the contract HUD agrees to provide funding for operation of the program, and the PHA agrees to comply with HUD requirements for the program

ANNUAL INCOME: The anticipated total Annual Income of an eligible family from all sources for the 12-month period following the date of determination of income computed in accordance with the regulations.

ANNUAL ADJUSTED INCOME: The Annual Income (described above) less the HUD-approved allowances.

APPLICANT (or applicant family): A family that has applied for admission to a program, but is not yet a participant in the program.

"AS-PAID" STATES: States where the welfare agency adjusts the shelter and utility component of the welfare grant in accordance with actual housing costs.

ASSETS: (See Net Family Assets.)

ASSISTED TENANT: A tenant who pays less than the market rent as defined in the regulations. Includes tenants receiving rent supplement, Rental Assistance Payments, or the Housing Choice Voucher

assistance and all other 236 and 221 (d) (3) BMIR tenants, except those paying the 236 market rent or 120% of the BMIR rent, respectively.

BUDGET AUTHORITY: An amount authorized and appropriated by the Congress for payment to PHAs under the program. For each funding increment in a PHA program, budget authority is the maximum amount that may be paid by HUD to the PHA over the ACC term of the funding increment.

CERTIFICATE PROGRAM: Rental certificate program.

CHILDCARE EXPENSES: Amounts paid by the family for the care of minors under 13 years of age where such care is necessary to enable a family member to be employed or for a household member to further his/her education.

CITIZEN: A citizen or national of the United States.

CODE OF FEDERAL REGULATIONS: Commonly referred to as "the regulations" or "CFR". The CFR is the compilation of Federal rules, which are first published in the Federal Register and define and implement a statute.

CO-HEAD: An individual in the household who is equally responsible for the lease with the Head of Household. (A family never has a Co-head and a Spouse/Partner and; a Co-head is never a Dependent).

CONGREGATE HOUSING: Housing for elderly persons or persons with disabilities that meets the HQS for congregate housing

COOPERATIVE: A dwelling unit owned and or shared by a group of individuals who have individual sleeping quarters and share common facilities such as kitchen, living room and some bathrooms.

CONTIGUOUS MSA: In portability, an MSA that shares a common boundary with the MSA in which the jurisdiction of the initial PHA is located.

CONTINUOUSLY ASSISTED: An applicant is continuously assisted under the 1937 Housing Act if the family is already receiving assistance under any 1937 Housing Act program when the family is admitted to the certificate or voucher program.

CONTRACT: (See Housing Assistance Payments Contract.)

CONTRACT AUTHORITY: The maximum annual payment by HUD to a PHA for a funding increment.

CONTRACT RENT: In the Housing Choice Voucher Program, Contract Rent is the total rent paid to the owner, including the tenant payment and the HAP payment from the PHA.

COVERED FAMILY: A family which receives benefits from welfare or public assistance from a state or public agency which requires, as a condition of eligibility to receive assistance, the participation of a family member in an economic self-sufficiency program.

DEPENDENT: A member of the family household (excluding foster children) other than the family head or spouse/partner, who is under 18 years of age or is a Disabled Person or Handicapped Person, or is a full-time student 18 years of age or over.

DES. Designated Housing Vouchers: DES vouchers are made available for non-elderly, disabled families who are living in elderly only public housing or who are on the public housing wait list. Also see NED.

DHS: Department of Homeland Security (formerly known as INS)

DISABILITY ASSISTANCE EXPENSE: Anticipated costs for care attendants and auxiliary apparatus for disabled family members, which enable a family member (including the disabled family member) to work.

DISABLED PERSON: A person who is any of the following:

- (1) A person who has a disability as defined in section 223 of the Social Security Act. (42 U.S.C.423).
- (2) A person who has a physical, mental, or emotional impairment that:
 - (a) Is expected to be of long-continued and indefinite duration
 - (b) Impedes his or her ability to live independently
 - (c) Is of such a nature that ability to live independently could be improved by more suitable housing conditions
- (3) A person who has a developmental disability as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001(7)).

DISABLED FAMILY: A family where the head (including co-head) spouse/partner, or sole member is a person with a disability. It may include two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides.

DISPLACED PERSON/FAMILY: A person or family displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized under Federal disaster relief laws.

DOMICILE: The legal residence of the household head or spouse/partner as determined in accordance with State and local law.

DRUG-RELATED CRIMINAL ACTIVITY: The illegal manufacture, sale, distribution, use, or the possession with intent to manufacture, sell distribute or use, of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802).

DRUG TRAFFICKING: The illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

DUPLICATE PRE-APPLICATION: Multiple pre-applications in which the head of household name and social security number are the same. The first pre-application will be accepted for its date and time however the address and other updated information will be used to update the current record.

ECONOMIC SELF-SUFFICIENCY PROGRAM: Is any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families. Such programs may include job training, employment counseling, work placement, basic skills training, education, English proficiency, workforce, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

EIV: Enterprise Income Verification System is a HUD computer system used to verify income for program participants.

ELDERLY HOUSEHOLD: A family whose head (including co-head), spouse/partner or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.

ELDERLY PERSON: A person who is at least 62 years old.

ELIGIBILITY INCOME: May 10, 1984, regulations deleted Eligibility Income, per se, because Annual Income is now for eligibility determination to compare to income limits.

ELIGIBLE FAMILY (Family): A family is defined by the PHA in the administrative Plan, which is approved by HUD.

EMANCIPATED MINOR: A person under the age of 18 who is no longer subject to the laws governing parental responsibility. Emancipated minors are seen as legal adults under most circumstances.

EMERGENCY: Any documented and verifiable situation endangering the life or health and safety of the family including impending homelessness as a result of reduced funding for the HCV program or other sequestration of funds.

EXCEPTION RENT: In the certificate program an initial rent (contract rent plus any utility allowance) in excess of the published FMR. In the certificate program the exception rent is approved by HUD, or the PHA under prescribed conditions, and is used in determining the initial contract rent. In the voucher program the PHA may adopt a payment standard up to the exception rent limit approved by HUD for the PHA certificate program.

EXCESS MEDICAL EXPENSES: Any medical expenses incurred by elderly or disabled families only in excess of 3% of Annual Income, which are not reimbursable from any other source.

EXTREMELY LOW-INCOME (ELI) FAMILY: A family whose annual income does not exceed 30% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. PHA Voucher Programs must admit at least 70% of new applicants who are ELI families.

FAIR MARKET RENT: The rent, including the cost of utilities (except telephone), as established by HUD for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities

FAMILY: "Family" includes but is not limited, the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near elderly person or any other single person: or
- (2) A group of persons residing together, and such group include, but are not limited to:

A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
Elderly family;

A near-elderly family;
A disabled family;
A displaced family; and
The remaining member of a tenant family.

FAMILY OF VETERAN OR SERVICE PERSON: A family is a "family of veteran or service person" when:

(1) The veteran or service person (a) is either the head of household or is related to the head of the household; or (b) is deceased and was related to the head of the household, and was a family member at the time of death.

(2) The veteran or service person, unless deceased, is living with the family or is only temporarily absent unless s/he was (a) formerly the head of the household and is permanently absent because of hospitalization, separation, or desertion, or is divorced; provided, the family contains one or more persons for whose support s/he is legally responsible and the spouse/partner has not remarried; or (b) not the head of the household but is permanently hospitalized; provided, that s/he was a family member at the time of hospitalization and there remain in the family at least two related persons.

FAMILY SELF-SUFFICIENCY PROGRAM (FSS PROGRAM): The program established by a PHA to promote self-sufficiency of assisted families, including the provision of supportive services. Refer to the 2012 Family Self Sufficiency Action Plan for additional information on the program.

FAMILY SHARE: The amount calculated by subtracting the housing assistance payment from the gross rent.

FAMILY UNIT SIZE: The size of the Certificate or Voucher issued to the family based on the PHA's subsidy standards.

FEDERAL PREFERENCE: A preference under Federal law for admission of applicant families.

FEDERAL PREFERENCE HOLDER: An applicant that qualifies for a Federal preference.

FOSTER CHILDCARE PAYMENT: Payment to eligible households by State, local, or private agencies appointed by the State, to administer payments for the care of foster children.

FULL-TIME STUDENT: A full time student is a person who is enrolled in at least 12 or more units at 1 (one) or more educational, technical or vocational institutions. An adult member of the household enrolled full-time in high school will also be considered a full-time student upon receipt of verification of continued enrollment.

FUNDING INCREMENT: Each commitment of budget authority by HUD to a PHA under the consolidated annual contributions contract for the PHA program.

GOOD CAUSE: An unavoidable conflict in a meeting time with another agency, doctor or company which seriously affects the health, safety or welfare of the participant or his/her immediate family. The PHA must be notified in advance for late hearing requests due to illness or Agency error.

GOOD STANDING: A family which does not owe an outstanding debt to any PHA; is not delinquent on a repayment agreement; is not subject to adverse action; has not been evicted from Public Housing or been terminated from the HCV program within the last five (5) years.

GROSS RENT: The sum of the Contract Rent and the utility allowance. If there is no utility allowance, Contract Rent equals Gross Rent.

GROUP HOME: A dwelling unit that is licensed by a State as a group home for the exclusive residential use of two to twelve persons who are elderly or persons with disabilities (including any live-in aide).

HAP CONTRACT: (See Housing Assistance Payments contract.)

HEAD OF HOUSEHOLD: The head of household is the adult member of the family who assumes legal and financial responsibility for the household and is listed on the application as head.

HIGHER COST AREA OR HIGHER COST UNIT: For moves within the initial PHA's jurisdiction, a "higher cost unit" is defined as a unit in which the PHA would have to pay a higher subsidy amount. For portability moves, a "higher cost area" is defined as an area where a higher subsidy amount will be paid for a family because of higher payment standard amounts or "more generous" subsidy standards (e.g., the receiving PHA issues a 3-bedroom voucher to a family that received a 2-bedroom voucher from the initial PHA). (See PIH 2011-3).

HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974: Act in which the U.S. Housing Act of 1937 (sometimes referred to as the Act) was recodified, and which added the Section 8 Programs.

HOUSING ASSISTANCE PAYMENT: The monthly assistance payment by a PHA. The total assistance payment consists of:

- (1) A payment to the owner for rent to the owner under the family's lease.
- (2) An additional payment to the family if the total assistance payment exceeds the rent to the owner. The additional payment is called a "utility reimbursement" payment.

HOUSING ASSISTANCE PAYMENTS CONTRACT: (HAP contract). A written contract between a PHA and an owner in the form prescribed by HUD headquarters, in which the PHA agrees to make housing assistance payments to the owner on behalf of an eligible family.

HOUSING AUTHORITY: A state, county, municipality or other governmental entity or public body authorized to administer the program. The term "PHA" includes an Indian Housing Authority (IHA).

HOUSING QUALITY STANDARDS (HQS): The HUD minimum quality standards for housing assisted under the tenant-based programs.

HUD: Department of Housing and Urban Development.

HUD REQUIREMENTS: HUD requirements for the Housing Choice Voucher programs. HUD requirements are issued by HUD headquarters as regulations. Federal Register notices or other binding program directives.

IMPUTED ASSET: Asset disposed of for less than Fair Market Value during two years preceding examination or reexamination.

IMPUTED INCOME: HUD passbook rate multiplied by total cash value of assets. Calculation used when assets exceed \$5,000.

IMPUTED WELFARE INCOME: The amount of annual income, not actually received by a family, as a result of a specified benefit reduction

INITIAL PHA: In portability, the term refers to both:

- (1) A PHA that originally selected a family that later decides to move out of the jurisdiction of the selecting PHA; and
- (2) A PHA that absorbed a family that later decides to move out of the jurisdiction of the absorbing PHA.

INITIAL PAYMENT STANDARD: The payment standard at the beginning of the HAP contract term.

INITIAL RENT TO THE OWNER: The rent to the owner at the beginning of the HAP contract term.

INCOME: Income from all sources of each member of the household as determined in accordance with criteria established by HUD.

INCOME FOR ELIGIBILITY: Annual Income.

INDIAN HOUSING AUTHORITY (IHA): A housing agency established either:

- (1) By exercise of the power of self-government of an Indian Tribe, independent of State law, or
- (2) By operation of State law providing specifically for housing authorities for Indians.

INTEREST REDUCTION SUBSIDIES: The monthly payments or discounts made by HUD to reduce the debt service payments and the rents required on Section 236 and 221 (d)(3) BMIR projects. Includes monthly interest reduction payments made to mortgagees of Section 236 projects and front-end loan discounts paid on BMIR projects.

JURISDICTION: The area in which the PHA has authority under State and local law to administer the program.

OWNER: This term means either the owner of the property or his/her representative or the managing agent or his/her representative, as shall be designated by the owner.

LEASE:

- (1) A written agreement between an owner and a tenant for the leasing of a dwelling unit to the tenant. The lease establishes the conditions for occupancy of the dwelling unit by a family with housing assistance payments under a HAP contract between the owner and the PHA
- (2) In cooperative housing, a written agreement between a cooperative and a member of the cooperative. The agreement establishes the conditions for occupancy of the member's family with housing assistance payments to the cooperative under a HAP contract between the cooperative and the PHA.

LEASE ADDENDUM: In the lease between the tenant and the owner, the lease language required by HUD.

LIVE-IN AIDE: A person who resides with an elderly person or disabled person and who:

- (1) Is determined to be essential to the care and well being of the person.
- (2) Is not obligated for the support of the person.
- (3) Would not be living in the unit except to provide necessary supportive services.

LOCAL PREFERENCE: A mechanism used to prioritize eligible households for placement on a PHA's waiting list. .

LOW-INCOME FAMILY: A family whose annual income does not exceed 80% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. .

MANUFACTURED HOME: A manufactured structure that is built on a permanent chassis, is designed for use as a principal place of residence, and meets the HQS. A special housing type. See 24 CFR 982.620 and 982.621.

MANUFACTURED HOME SPACE: In manufactured home space rental: A space leased by an owner to a family. A manufactured home owned and occupied by the family is located on the space. See 24 CFR 982.622 to 982.624

MARKET RENT: The prevailing comparable rent being charged in the rental area. Factors considered are unit type, size, age, location, amenities and provided services.

MEDICAL EXPENSES: A deduction for Disabled and/or Elderly Households only: those total medical expenses, including medical insurance premiums, which are anticipated during the period for which Annual Income is computed, and that are not covered by insurance. These allowances are given when calculating adjusted income for medical expenses in excess of 3% of Annual Income.

MINOR: A member of the family household (excluding foster children) other than the family head or spouse/partner who is under 18 years of age.

MIXED FAMILY: A family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status as defined in 24 CFR 5.504(b)(3)

MONTHLY ADJUSTED INCOME: 1/12th of the Annual Adjusted Income.

NATIONAL: A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession.

NED: Non-elderly, disabled person. Also see DES above.

NET FAMILY ASSETS: Value of equity in savings, checking, IRA and Keogh accounts, real property, stocks, bonds, and other forms of capital investment. The value of necessary items of personal property such as furniture and automobiles is excluded from the definition.

NON CITIZEN: A person who is neither a citizen nor a national of the United States.

OCCUPANCY STANDARDS: Now referred to as Subsidy Standards. Standards established by a PHA to determine the appropriate number of bedrooms for families of different sizes and compositions.

ORIGINAL HOUSEHOLD MEMBER: A household member, who was a part of the original application and who has not resided outside of the home for more than 180 days.

OTHER CRIMINAL ACTIVITY: Other Criminal Activity is criminal activity which may threaten the health, safety or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity or criminal activity which may threaten the health and safety of the owner, property management staff, or persons performing a contract administration function or responsibility on behalf of the PHA (including a PHA employee or a PHA contractor, sub-contractor or agent), which may include but is not limited to: theft, vandalism, gang affiliation, unlawful entry, burglary, etc.

OWNER: Any persons or entity having the legal right to lease or sublease a unit to a participant.

PARTICIPANT: A family that has been admitted to the PHA's Housing Programs. The family becomes a participant on the effective date of the first HAP contract executed by the PHA for the family (First day of initial lease term).

PAYMENT STANDARD: T The maximum subsidy payment for a family.

PERSONS WITH DISABILITIES: Individuals with any condition or characteristic that renders a person an individual with a handicap as defined in 24 CFR 8.2.

PORTABILITY: Renting a dwelling unit with the Housing Choice Voucher tenant-based assistance outside the jurisdiction of the initial PHA

PREMISES: The building or complex in which the dwelling unit is located, including common areas and grounds.

PREVIOUSLY UNEMPLOYED: This includes a person with disabilities who has earned in the previous 12 months no more than the equivalent earnings for working 10 hours per week for 50 weeks at the minimum wage. Minimum wage is the prevailing minimum wage in the State or locality.

PRIVATE SPACE: In shared housing: The portion of a contract unit that is for the exclusive use of an assisted family.

PUBLIC ASSISTANCE: Welfare or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly, by Federal, State, or local governments.

PUBLIC HOUSING AUTHORITY: A state, county, municipality, or other governmental entity or public body authorized to administer the programs.

REASONABLE CAUSE: Applied to a set of facts or actions to prove whether a reasonable person would have come to the same conclusion or acted in the same way given the totality of the circumstances.

REASONABLE RENT: A rent to the owner that is not more than rent charged:

- (1) For comparable units in the private unassisted market; and
- (2) For comparable unassisted units in the premises.

RECEIVING PHA: In portability: A PHA that receives a family selected for participation in the tenant-based program of another PHA. The receiving PHA issues a certificate or voucher and provides program assistance to the family.

RECERTIFICATION: Sometimes called reexamination. The process of securing documentation of total family income used to determine the rent the tenant will pay for the next 12 months if there are no additional changes to be reported. There are annual and interim recertifications.

RELATIVE: Any person related by blood, adoption or marriage.

REMAINING MEMBER OF TENANT FAMILY: Person left in assisted housing after other family members have left and become unassisted.

RENT TO THE OWNER: The total monthly rent payable to the owner under the lease for the unit. Rent to the owner covers payment for any housing services, maintenance and utilities that the owner is required to provide and pay for.

SECRETARY: The Secretary of Housing and Urban Development.

SECURITY DEPOSIT: Any advance payment, other than an advance for the first month's rent or a deposit for a key or any special equipment

SERIOUS LEASE VIOLATIONS: The following criteria will be used to decide if a serious or repeated violation of the lease will result in termination of assistance:

- (1) If the owner terminates tenancy for serious or repeated violations of the lease.
- (2) If there are police reports, neighborhood complaints or other third party information, that has been verified by the PHA.
- (3) Nonpayment of rent is considered a serious violation of the lease.

SERVICE PERSON: A person in the active military or naval service (including the active reserve) of the United States.

SINGLE PERSON: A person living alone or intending to live alone.

SPECIAL ADMISSION: Admission of an applicant that is not on the PHA wait list or without considering the applicant's wait list position.

SPECIAL HOUSING TYPES: See Subpart M of 24 CFR 982, which states the special regulatory requirements for SRO housing, congregate housing, group homes, shared housing, cooperatives (including mutual housing), and manufactured homes (including manufactured home space rental).

SPOUSE/PARTNER: A spouse/partner may be a person who is a boyfriend, girlfriend, significant other, spouse, or intimate partner.

SUBSIDIZED PROJECT: A multi-family housing project (with the exception of a project owned by a cooperative housing mortgage corporation or association) which receives the benefit of subsidy in the form of:

- (1) Below-market interest rates pursuant to Section 221(d)(3) and (5) or interest reduction payments pursuant to Section 236 of the National Housing Act; or
- (2) Rent supplement payments under Section 101 of the Housing and Urban Development Act of 1965; or
- (3) Direct loans pursuant to Section 202 of the Housing Act of 1959; or
- (4) Payments under the Section 23 Housing Assistance Payments Program pursuant to Section 23 of the United States Housing Act of 1937 prior to amendment by the Housing and Community Development Act of 1974;
- (5) Payments under the Section 8 Housing Assistance Payments Program pursuant to Section 8 of the United States Housing Act after amendment by the Housing and Community Development Act;
- (6) A Public Housing development.

SUBSIDY STANDARDS: Standards established by a PHA to determine the appropriate number of bedrooms and amount of subsidy for families of different sizes and compositions.

SUSPENSION/TOLLING: Stopping the clock on the term of a family's certificate or voucher, for such period as determined by the PHA, from the time when the family submits a request for PHA approval to lease a unit, until the time when the PHA approves or denies the request.

TENANT: The person or persons (other than a live in aide) who executes the lease as lessee of the dwelling unit.

TENANT RENT: The amount payable monthly by the family as PHA-approved rent to the owner

TOTAL TENANT PAYMENT (TTP): The highest of 30% of the monthly-adjusted income, 10% of total monthly income, or the minimum rent.

UIV: Up-Front Income Verification. Refer to EIV (above)

UNIT: Residential space for the private use of a family.

UTILITIES: Utilities means water, electricity, gas, other heating, cooking fuels, trash collection and sewage services. Telephone, cable and internet services are not considered utilities.

UTILITY ALLOWANCE: An average estimated utility cost for the type, size and utility combination that the tenant would be responsible to pay.

UTILITY REIMBURSEMENT PAYMENT: The amount, if any, by which the Utility Allowance for the selected unit or authorized voucher size (whichever is less), if applicable, exceeds the Total Tenant Payment for the family occupying the unit.

VACANCY LOSS PAYMENTS:

MOD-REHAB PROGRAM [24 CFR 882.411]

See Chapter 19, MOD REHABILITATION PROGRAM, Vacancy Loss.

PROJECT-BASED PROGRAM [24 CFR 983.352]

See Addendum #2, PROJECT-BASED PROGRAM, Vacancy Loss.

VAMC: Veterans Affairs Medical Center.

VASH: Veterans Affairs Supportive Housing. A program which provides vouchers for homeless veterans.

VERY LOW-INCOME FAMILY (VLI): A Lower-Income Family whose Annual Income does not exceed 50% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income limits higher or lower than 50% of the median income for the area on the basis of its finding that such variations are necessary because of unusually high or low family incomes. This is the income limit for the Voucher Program.

VETERAN: A person or spouse who has served in the active military or naval service of the United States at any time and who shall have been discharged or released there from under conditions other than dishonorable.

VETERAN FAMILY PREFERENCE: A preference will be provided to a household containing a veteran. A veteran is defined as a person who has served in the active military, reserves, or National Guard who was called to active duty by a federal order of the United States at any time and who shall have been discharged or released therefrom under conditions other than dishonorable.

VIOLENT CRIMINAL ACTIVITY: Violent criminal activity is any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

VOUCHER HOLDER: A family holding a voucher with unexpired search time.

WAIT LIST ADMISSION: An admission from the PHA wait list.

WAIT LIST: A list of families organized according to HUD regulations and PHA policy that are waiting for subsidy to become available.

WELFARE ASSISTANCE: Welfare or other payments to families or individuals, based on need, that are made under programs funded, separately or jointly, by Federal, State, or local governments.