

Summary of Housing Choice Voucher Program Administrative Plan Revisions and Updates

Chapter(s)	Page(s)	<p>Current Policy **Descriptor: Not actual language in Admin Plan**</p>	<p>Proposed Change (Regulatory Changes)</p>
Chapter 8	Page(s): 8-2, 8-5, 8-6, 8-22, 8-23	Currently, there is no language in the Administrative Plan. Adding to clarify regulatory mandate.	Carbon Monoxide Alarms or Detectors Rule: Added language requiring the installation of carbon monoxide alarms or detectors to be installed in dwelling unit(s) receiving tenant-based or project-based assistance, in accordance with Notice PIH 2022-01. Housing Quality Standards (HQS) regulations will require that at least one battery-operated, hard-wired, or hard-wired with a back-up battery carbon monoxide alarm or detector is installed in all units subsidized under the HCV program. The carbon monoxide detector or alarm must be installed in the immediate vicinity of each sleeping area. During the HQS inspection, the inspector will check for the presence of operational carbon monoxide detectors.
Chapter 15	page 15-11	HOMEOWNERSHIP: FINANCING	AHA amend the requirements for financing the purchase of a home under the homeownership option.
Chapter 16	Page(s): 16-38 to 16-40	Completed key changes to Housing Program according to new requirements under VAWA 2022	Added policies implemented by the reauthorization of the Violence Against Women Act 2022, including added definitions for Economic Abuse and Technological Abuse, prohibitions against retaliation for reporting, and the right to report crimes from one's own home.
		Currently, there is no language in the Administrative Plan. Adding to clarify regulatory mandate.	A new chapter, effective January 1st, 2024, An update to requirements for consent forms, effective January 1st, 2024, via HOTMA, that requires consent forms to include consent for financial statements and for consent forms to only be signed once.
		Currently, there is no language in the Administrative Plan. Adding to clarify regulatory mandate.	A new chapter, effective January 1st, 2024, Restrictions for admission and tenancy, effective January 1st, 2024, via HOTMA, including Families with assets valued over \$100,000 and Families with real property (with many exceptions). (These restrictions are listed in both the grounds for denial and termination sections.)
		Currently, there is no language in the Administrative Plan. Adding to clarify regulatory mandate.	A new chapter, effective January 1st, 2024, via HOTMA, that describes the entire determination of income methodology. This includes new/changed exclusions from income and new/changed deductions.

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		Currently, there is no language in the Administrative Plan. Adding to clarify regulatory mandate.	A new chapter, effective January 1st, 2024, Restrictions for admission and tenancy, via HOTMA, including Families with assets valued over \$100,000 and Families with real property (with many exceptions).
		Currently, there is no language in the Administrative Plan. Adding to clarify regulatory mandate.	A new chapter, effective January 1st, 2024, Updates to the recertification process, , via HOTMA, including mandatory and optional interim recertification triggering events, and the method rent increases and decreases are imposed.
		Currently, there is no language in the Administrative Plan. Adding to clarify regulatory mandate.	Glossary updates: a. Added definitions, effective January 1st, 2024, via HOTMA, for Day Laborer, Health and Medical Care Expenses, Independent Contractor, Minor, and Seasonal Worker. b. Updated definitions, effective January 1st, 2024 via HOTMA, for Dependent, Family, Foster Adult, Foster Child, Net Family Assets, Responsible Entity. c. Updated definitions, effective now, for Homeless.
Chapter 18 FSS	Page(s) 18.3, 18.4	Contract Terms and Extensions	The Contract of Participation (CoP) will go into effect on the first day of the month following the execution of the CoP. The initial term of the CoP will run the effective date through the fiveyear anniversary of the first reexamination of income that follows the execution date. In this context, Families may request up to two one-year extensions and are required to submit a written request (documented by the FSS Coordinator) that documents the need for the extension. The Augusta Housing Authority (AHA) will grant the extension if it finds that good cause exists to do so. Good cause means: i)Circumstances beyond the control of the FSS family, as determined by the AHA, such as a serious illness or involuntary loss of employment. ii)Active pursuit of a current or additional goal that will result in furtherance of self-sufficiency during the period of the extension as determined by the AHA or iii)Any other circumstances that the AHA determines warrants an extension (further defined by AHA Policy in Section 5-I.D).