



Plumas County Community Development Commission

Date: April 22, 2025

Re: Recommended Updates to the Public Housing Admissions and Continued Occupancy Policy

Chapter 1: Overview of the Program and Policy

- No updates.

Chapter 2: Fair Housing and Equal Opportunity

- No updates.

Chapter 3: Eligibility

3-II.E.

- Updated “EIV Income Report” section, deleting references to the obsolete “Income Validation Tool”.

3-II.B.i

- Created new section to reflect HOTMA restrictions on assistance and assets.

Chapter 4: Applications, Wait List and Tenant Selection

4-III.B.i

Added paragraph stating:

If the PHA has a Housing Choice Voucher program, the PHA must offer, and if accepted, provide the family a selection preference for an appropriate-sized public housing unit that first becomes available for occupancy after the time period expires for an HCV family whose HAP contract is being terminated due to an owner failing to make required repairs within the time frame, and who are unable to lease a new unit within the term of the voucher [24 CFR 982.404(e)(2)].

Chapter 5: Occupancy Standards and Unit Offers

- No updates.

Chapter 6: Income and Rent Determinations

- Updated entire chapter to reflect HOTMA changes.

Chapter 7: Verification

- Updated entire chapter to reflect HOTMA changes.

Chapter 8: Leasing and Inspections

8-I.F.ii

- Added paragraph stating the 30-Day Notice for non-payment of rent is still in place (replaces pre-COVID 14-Day Notice). Paragraph also describes the late rent procedure.

Chapter 9: Re-Examinations

- Updated entire chapter to reflect HOTMA changes.

Chapter 10: Pets

- No updates.

Chapter 11: Community Service

- No updates.

Chapter 12: Transfer Policy

- No updates.

Chapter 13: Lease Termination

13-II.A

- Added the following statement to the existing over-income policy:
 - All PHAs, regardless of size, must implement over-income policies. However, if a PHA owns or operates fewer than 250 public housing units and admits families whose annual income exceeds the low-income limit because there are no income-eligible families on the PHA's waiting list in accordance with 24 CFR 960.503, the over-income limit regulation does not apply to tenant families [24 CFR 950.503]. This regulation is unrelated to HOTMA 103 [24 CFR 960.507]. This is because these families are considered unassisted tenants are not participants in the public housing program.
- Updated the April 2025 Annual Income Limits.
- Added paragraph regarding the notification process for an over-income family.
- Added sentence that the 24-month grace period begins on the date the PHA notifies the family.
- Added sentence that the grace period does not restart if the required grievance rights language is left out of the notice. This sentence was added to all sections of the notification process.
- Added information that Non-Public Housing Over-Income Families (NPHOI) must still abide by the housing rules and will not receive a utility allowance.

13.IV.D.i

- Updated entire "Lease Termination" section.

13.IV.D.ii

- Updated entire "Timing of Notice" section.

Chapter 14: Grievances and Appeals

- No updates.

Chapter 15: Program Integrity

- No updates.

Chapter 16: Program Administration

16-V.C.i

- Changed reference of 9886 to 9886-A

Glossary

- Updated entire Glossary