



## Plumas County Community Development Commission

Date: April 24, 2025

Re: Recommended Updates to the Housing Choice Voucher Administrative Plan

### Chapter 1: Overview of the Program and Policy

- No updates.

### Chapter 2: Fair Housing and Equal Opportunity

- No updates.

### Chapter 3: Eligibility

#### 3-I.B.i

- Updated HOTMA change in definition of “family”.

#### 3-II.D.

- Updated language regarding refusal to sign consent forms.

#### 3-II.F.

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

#### 3-III.C.i

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

### Chapter 4: Applications, Wait List and Tenant Selection

- No updates.

### Chapter 5: Briefing and Voucher Issuance

#### 5-I.B.ii.

- Updated the requirements for Oral Briefing.

#### 5-I.B.iii.

- Updated the requirements for the Briefing Packet’.

### Chapter 6: Income and Subsidy Determinations

- Updated entire chapter to reflect HOTMA changes.

## **Chapter 7: Verification**

- Updated entire chapter to reflect HOTMA changes.

## **Chapter 8: National Standards for the Physical Inspection of Real Estate and Rent Reasonableness**

- Updated the entire chapter to reflect HOTMA changes.

## **Chapter 9: General Leasing Policies**

### **Introduction**

- Updated the language to state that a unit must “pass applicable housing quality standards”.

### **9-I.D.v.**

- Updated sentence that describes the requirement of a unit at the initial inspection.

## **Chapter 10: Moving with Continued Assistance and Portability**

### **10-I.A.i**

- Added new section to address “family moves due to unit deficiencies”.

### **10-I.C.iv.**

- Added sentence referring when families must move due to an owner failing to make required repairs.

### **10-II-B.v.**

- Added language regarding voucher issuance when a family is forced to move due to an owner failing to make required repairs.

## **Chapter 11: Re-Examinations**

- Updated entire chapter to reflect HOTMA changes.

## **Chapter 12: Termination of Assistance and Tenancy**

### **12-I.D.**

- Updated “Mandatory Termination of Assistance” section to comply with HOTMA requirement that state assistance must be terminated for failure to sign consent or financial institution forms.

### **12-I.E.**

- Added policy that “The asset limitation only applies to initial eligibility determinations for new admissions to the PHA’s HCV program”.

## **Chapter 13: Owners in the HCV Program**

### **13-I,A,ii**

- Added reference for Landlord retention, located in HCV Landlord Strategies Guidebook, chapter “Landlord-Focused Customer Service”.

## **Chapter 14: Program Integrity**

- No updates.

## **Chapter 15: Special Housing Types**

- No updates.

## **Chapter 16: Program Administration**

### **16-II.B**

- Updated entire section to reflect changes in Payment Standards procedures with HOTMA.

### **16-IV-B.ii.**

- Added language that criminal prosecution can be considered by the PHA for flagrant cases of fraud, as recommended by HUD.

### **16-V.B.**

- Added language that for a small PHA, HUD may conduct a remoted SEMAP review.

### **16-VI.C.i.**

- Changed reference of 9886 to 9886-A.

## **Glossary**

- Updated entire Glossary