



Revisions to the Administrative Plan

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Proposed Changes to the Administrative Plan

- In April 2020, due to the impact of Covid, HUD offered various waivers to housing authorities. Most are in effect through June 30, 2021.
- The PHA took advantage of various opportunities to assist participants and owners with fulfilling their obligations.
- Now, the PHA has the opportunity to make selected policies become permanent based on lessons learned.

Interim Inspections

- During COVID, we moved to verifying repairs by alternate means rather than in person reinspection. Now looking to make this change permanent.
- For any reported violation by a tenant or otherwise (verified by the inspector) staff will contact the owner and allow to self-certify that the issue has been addressed.
- A photo or other verification may be sent if applicable.
- Staff will confirm with the tenant.
- Owner may also sign a self-certification form which indicates the inspector may return at any time to verify if needed.
- This is an important time-saver especially with smoke alarms or units with only one or two violations.

Biennial Inspections

- Under HOTMA, PHAs allowed to move to inspecting every two years
- Under previous pilot program, units were inspected biennially if the unit passed upon the first visit.
- Propose to move to biennial inspections for all units unless a special inspection is requested by the tenant or owner.

Mainstream Program

- Current Administrative Plan indicates 38 (75%) of the initial Mainstream Vouchers are targeted for homeless families.
- 25% are utilized by those at risk of institutionalization; i.e., those who could be released from nursing homes, group homes, etc.
- Fifteen additional vouchers were awarded in October.
- The PHA applied for another seventy-five (75)

Mainstream Selections

- Revise Section 1 of the Admin Plan to include a Mainstream preference for formerly homeless households currently in a rapid rehousing or permanent supportive housing program and;
- To allow PHA flexibility in determining how to allocate Mainstream Vouchers between homeless households as well as those seeking to leave institutional settings based on community need.
- Since April, the PHA has been able to concentrate voucher issuance to homeless families impacted by the Covid crisis.
- During the same period, those in nursing homes, etc. were not able to go out to search for units.

