



GMAHA Housing Choice Voucher (HCV) Administrative Plan Revisions Effective Date of Change: November 01, 2024

CEO

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The Greater Metropolitan Area Housing Choice Voucher (HCV) Administrative Plan has been brought current with all recent HUD requirements and guidance, including the following.

- Added information on the Housing Opportunity through Modernization Act (HOTMA) to the Overview and History of the Program section.
- Revised the section on Contents of the Plan to include information on project-based vouchers and policies governing special housing types.
- Expanded the existing policies on discrimination complaints with a new section on Discrimination Complaints., which includes guidance from Notice FHEO 2023-01.
- Revised various areas of the chapter 3 to account for HOTMA changes, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic. This includes a new section on Restriction on Assistance Based on Assets.
- Included the term human trafficking with Violence Against Women Act (VAWA) language, in addition to other VAWA clarifications to better align with current guidelines such as the implementation Guidance for VAWA 2022 published in the Federal Register on January 4, 2023 throughout Admin Plan chapters.
- Clarified language on disparate impact and discriminatory effects per the final rule dated March 31, 2023.
- Chapter 6 was completely rewritten from the ground up to account for HOTMA changes, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic.
- Included also are changes regarding exceptions to utility allowances as a reasonable accommodation.
- Extensive revisions of Chapter 7 had to undergo a complete rewrite for HOTMA. Many of the changes were required due to updates in verification requirements outlined in Notice PIH 2023-27.
- Minor policy adjustment to the Inspection Results section to disallow self-certification of repairs.
- Extensive revisions of Chapter 11 had to undergo a complete rewrite to account for HOTMA, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic.
- Revised the policy that the PHA will terminate assistance if the family has been evicted from federally assisted housing in the last five years to reduce the number of years to three.
- Revised the policy that the PHA will terminate assistance if the family has been evicted from federally assisted housing in the last five years to reduce the number of years to three.
- A new subsection and accompanying policy on De Minimis Errors was added, plus a minor clarification to account for HOTMA changes, including the Final Rule issued February 14, 2023 Notice PIH 2023-27, and other sources of HUD guidance on the topic.
- Policies are now included where relevant in the event that the PHA grants use of a special housing type as needed as a reasonable accommodation

- Included changes regarding exceptions to utility allowances as a reasonable accommodation.
- Modified the policy on evidence for the informal hearing to eliminate the charge of copying documents related to the hearing.
- Added a record retention policy that the PHA will keep for at least three years records of all complaints, investigations, notices, and corrective actions related to fair housing violations
- Updates to account for the Federal Register notice issued March 3, 2023, on subsidy layering requirements.
- Clarification on asset limitation requirements to the section on Eligibility for PBV assistance to account for HOTMA changes.
- Added information regarding TPV assistance.
- Added information and clarification to the Applicable Regulations, PBV Percentage Limitation and Unit Cap, Inspecting Units, and Continuation of Housing Assistance Payments sections to account for the most recent Rental Assistance Demonstration (RAD) notice, PIH 2023-19.
- Added clarification on asset limitation requirements to the section on Eligibility for PBV Assistance to account for HOTMA changes.
- Added a new Part VI on Stability Vouchers in Chapter 19
- Revised Part II on the Foster Youth to Independence (FYI) Initiative to account for guidance set forth in Notice PIH 2023-04 in Chapter 19.
- Family obligations have been revised to account for NSPIRE.
- Extensive rewrites have been made to update for NSPIRE requirements.
- Additions and updates to citations for NSPIRE.
- Clarified policy regarding sending documentation to the receiving PHA.
- All references to HQS been removed and updated for NSPIRE.
- Multiple updates to account for NSPIRE’s effect on various special housing types.
- Multiple updates throughout to account for NSPIRE’s effect on PBV program requirements.
- Revised various definitions in the glossary for HOTMA.

A full policy and revisions are available for review at office locations. Written comments in regard to the proposed changes to the Policy may be submitted To the GMAHA central office listed below through the thirty (30) day comment period ending October 09, 2024.

Persons with disabilities requiring assistance or alternative format, or wishing to Comments in alternative formats, can contact our office at 309-755-4527, ext. 406 or TTY1-800-545-1833 ext. 820.

Amy S. Clark, Executive Director/CEO

Posting Period: September 09, 2024 – October 08, 2024

