

Proposed Summary of Changes
2022 Administrative Plan - City and County
Effective January 1, 2022

Below is a summary of changes to be incorporated into the 2022 Administrative Plan. The changes in **Green** text represent HUD regulation and/or regulatory changes mandated per HUD's Public and Indian Housing (PIH) Notices or regulatory changes. Changes highlighted in **Yellow** represent significant proposed changes. Significant changes are those that impact the eligibility and admissions policies as delineated by HUD. Changes in **Blue** represent additional changes suggested by staff. . Changes in **Orange** represent additional changes received during the comment period. Staff recommendations are discretionary at the local level, permitted by HUD, and can be adopted by the Boards of Commissioners.

Chapter 1 – Statement of Policies and Objectives

1. **Section 1.1** – Introduction – Addition of protected classes in accordance with federal and state laws. Federal protected classes include: race, color, sex, religion, familial status, age, disability, national origin, gender identity, sexual orientation, and marital status. State protected classes include: military status, source of income, ancestry, and gender expression.

Chapter 2 – Applications and Interest List

2. **Section 2.10** – Grounds for Cancellation from the Waiting List - Addition of a 5th reason why FH may cancel the pre-application and remove the applicant from the waiting list: 5) failure to complete process.

Chapter 3 – Selection from the Interest List for Admission

3. **Section 3.4.3** – **Housing Access and Reentry Pilot Program** – Increased amount of individuals allowed to enter FH as a newly admitted household from 11 to 25 for the HCV City Voucher Program and from 11 to 25 for the HCV County Voucher Program.
4. **Section 3.4.5** **Workforce Stability Limited Preference** - FH is exploring the permissibility and feasibility of implementing a limited preference relating to “workforce stability.” Below is how it may be structured. This limited preference would apply to 50 vouchers in the City and 50 vouchers in the County. Referrals would come from partner agencies who identify individuals through their employment and training programs as in need of housing stability to successfully complete training program or secure/maintain employment post completion of

~~training program. Details of criteria and referral process to be outlined in MOU with referring partner agency.~~

FH would make available 50 vouchers in the City and 50 vouchers in the County through a limited preference to support workforce stability and the region's upskilling initiatives. Referrals would come from a wide variety of partner agencies including those engaged in the Developing the Region's Inclusive and Vibrant Economy (DRIVE) Human Capital initiatives related to job training or upskilling programs. As households choose to enroll in time consuming employment training programs, they will have simultaneous access to housing supports to ensure stability during their upskilling process.

Details of criteria and the referral process will be developed and outlined in an agreement/MOU with referring partner agencies who would identify individuals through their employment and training programs. Participants in need of housing stability to successfully complete training program or secure and/or maintain employment post-completion of the training program, will be targeted.

The workforce stability limited preference would provide housing assistance to 100 in the region (50 in the City PHA and 50 in the County PHA) extremely low- and low-income households.

Implementing a limited preference for workforce stability would help drive inclusive, economic growth in Fresno, ranked 55th out of 59 California cities in economic health, qualifying as distressed in overall inclusion. (Urban Institute)

Chapter 6 – Income and Rent Determinations [24 CFR Part 5, Subparts E and F; 24 CFR 960, Subpart C]

5. **Section 6.12.4 - Temporary Hardship** – Changed the initial lump sum for a repayment from 25% to a minimum of 10% and the maximum repayment period from 12 months to 24.

Chapter 11 – Payment Standards and Rent Reasonableness, and Owner Rents

6. **Section 11.9 – Rent Adjustments/Increases** – Current policy prohibits increases only within the first year of the initial lease term. Proposed change limits rent adjustment requests to increases after the initial one year lease term and/or after one year has lapsed from the prior lease amendment effective date of an increase to the HAP contract rent.

Chapter 18 – Owner or Family Debts to FH

7. **Section 18.4 – Repayment Agreement for Families** - Changed the initial lump sum for a repayment from 25% to a minimum of 10% and the maximum repayment period from 12 months to 24.
8. **Section 18.4.6 – Refusal to Pay, Enter into Agreement, or Breach of Contract** – Section 18.4 above was expanded to clarify: if the family refuses to repay the debt, does not enter into a repayment agreement, or breaches a repayment agreement, the PHA will terminate assistance in accordance with 24 CFR 982.551 and 24 CFR 982.553 and pursue other modes of collection.

Chapter 21 – Section 8 Homeownership Program

9. **Section 21.1** – Introduction – Program is not currently accepting applications but FH will continue to administer active contracts. FH is exploring new guidelines for reinstating the program and will notify the public if FH begins accepting applications.

Chapter 22 – Project-Based Vouchers

10. **Section 22.20.2 - Eligibility for PBV Assistance** – Removed language stating that FH will select families for the PBV program from those who have applied for admission to the voucher program as each PBV project has a separate interest list from which selections are made.
11. **Section 22.20.3 - Organization of the Interest/Waiting List** – Addition of section and language from 24 CFR 983.251. Reference to the addition of Appendix C for PBV Project details. Applicants who are selected from the interest list will be placed on the project specific waiting list and contacted by FH and/or third party to complete a full application process as units become available. Applicants will remain as “Selected” until invited to complete the full application process. At the time of the interview, if the family household size does not meet the occupancy standards of the bedroom size they were pulled from, they will be returned to the interest list according to the appropriate bedroom size.

Addition of section changed section numbers of all subsequent sections.

- ~~22.20.3~~ ~~22.20.4~~ PREFERENCES
- ~~22.20.4~~ ~~22.20.5~~ IN-PLACE FAMILIES
- ~~22.20.5-22.20.6~~ REFERRED BY PBV OWNER OR FOR LIMITED PREFERENCE PBV VOUCHER ALLOCATIONS
- ~~22.20.6~~ ~~22.20.7~~ INCOME TARGETING
- ~~22.20.7-22.20.8~~ UNITS WITH ACCESSIBILITY FEATURES

~~22.20.8~~ ~~22.20.9~~ OFFER OF PBV ASSISTANCE
~~22.20.9~~ ~~22.20.10~~ DISAPPROVAL BY LANDLORD

Chapter 28 – Emergency Housing Vouchers (EHV)

12. **Section 28.1 – Emergency Housing Vouchers** - Addition of chapter dedicated to Emergency Housing Vouchers. This new chapter will state the policies and objectives of the new Emergency Housing Voucher program. Fresno Housing has been awarded 161 EHV City vouchers and 137 EHV County vouchers.

This policy will be in accordance with HUD PIH Notice 2021-15, which describes HUD’s process for allocating approximately 70,000 EHV’s to eligible PHAs and set forth the operating requirements for PHAs who administer them. Based on criteria outlined in the notice, HUD notified eligible PHAs of the number of EHV’s allocated to their agency, and PHAs were able to accept or decline the invitation to participate in the program. FH accepted its full allocation.

The EHV’s will be used by FH in collaboration with the Fresno Madera Continuum of Care’s servicing partners to help assist individuals and families who are (1) homeless, (2) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (3) were recently homeless or have a high risk of housing instability.

The new chapter describes HUD regulations and PHA policies for administering EHV’s.

Part I: Funding

Part II: Partnering Agencies

Part III: Waiting List Management

Part IV: Family Eligibility

Part V: Housing Search and Leasing

Part VI: Use of Funds, Reporting, and Financial Records

Except as addressed in the new chapter and as required under federal statute and HUD requirements, the general requirements of the HCV program also apply to EHV’s.

Appendix C – PBV Projects

13. [Appendix C](#) – PBV Projects - Language entered in this section to be utilized as a template to insert information regarding PBV properties.

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