



**HOUSING CHOICE VOUCHER [HCV] PROGRAM**  
**Summary of Proposed Changes to the 2018-2019 Administrative Plan 10/29/18**

**1. Chapter 4 – Part B LOCAL PREFERENCES [24 CFR 982.207]**

Increased number of referrals for a preference from Strategies to End Homelessness from 500 to 750.  
Increased the number of referrals for a preference for Youth Aging out of a Foster Care System from 30 to 60.

- Referral from Strategies to End Homelessness up to 750 referrals. \*\* 30 points
- Youths aging out of foster care age 18-24: Youth who can verify that they were residents of a state-run foster care system within twelve months of the onset of adulthood or emancipation up to 60 referrals. \*\* 30 points

**2. Chapter 11 – EMERGENCY REPAIR ITEMS [24 CFR 982.404(a)]**

Added language to update how Emergency Inspections are handled.

- The inspector will notify owners of Emergency failed items via email or phone call. CMHA will make available an Emergency Self-Certification form. This form certifies that the emergency items have been repaired and must be filled out completely, must be signed by the responsible party, and must be returned to the inspector within 24 hours. Forms must be submitted in the HCV Administrative Office, via email or fax as indicated on the form. All emergency failed items will be re-inspected by CMHA. If the Self-Certification form is returned and subsequent inspection indicates that the repairs were not completed, CMHA will abate the HAP as of the original effective date.
- If the emergency repair items are not corrected in the time period required by CMHA, and it is an HQS breach which is a family obligation, CMHA may terminate the assistance to the family.

**3. CONSEQUENCES IF OWNER IS RESPONSIBLE (NON-EMERGENCY ITEMS) [24 CFR 982.405, 982.453]**

Language to allow additional reinspection before unit “Final Fails”.

**Termination of Contract**

- CMHA will terminate the HAP Contract when an owner fails to correct all the deficiencies cited within 90 days of the effective abatement date. Prior to the effective date of the termination, the abatement will remain in effect. If repairs are completed before the effective termination date, the termination may be rescinded by CMHA if the tenant chooses to remain in the unit. Only one Housing Quality Standards inspection will be conducted after the termination notice is issued. If a unit fails 3 consecutive reinspections on a unit, the result will be a final fail that may lead to termination of the HAP Contract. If a unit falls into this status, the family may need to submit a new Request for Tenancy Approval if they would like to remain in the unit. The unit will be subject to a new inspection and the owner will need to enter into a new HAP Contract for the unit. The Director of the HCV program or his/her designee can make an exception to this requirement for extenuating circumstances.

- CMHA may review HQS discrepancies and inconsistencies regarding a failed item. Owners may contact the Owner Compliance Manager with any issues. The Manager of Inspections will review the matter and take appropriate action to address the issue.