



Yolo County Housing

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DATE: January 13, 2011

TO: YCH Board of Commissioners

FROM: Lisa Baker, Executive Director

PREPARED BY: Irma Jimenez-Perez, Housing Supervisor

SUBJECT: **REVIEW AND APPROVE PROPOSED CHANGES TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN TO CONFORM TO FEDERAL REGULATIONS REGARDING HOUSING ASSISTANCE PAYMENTS**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Approve the proposed change to the HCV Administrative Plan policy for Housing Assistance Payments when a family moves out of a unit with continued assistance; and
2. Authorize the Executive Director to implement.

BACKGROUND / DISCUSSION:

Title 24 of the Code of Federal Regulations, part 982.311 (d) states the following:

(1) If the family moves out of the unit, the PHA may not make any housing assistance payment to the owner for any month after the month when the family moves out. The owner may keep the housing assistance payment for the month when the family moves out of the unit.

(2) If a participant family moves from an assisted unit with continued tenant-based assistance, the term of the assisted lease for the new assisted unit may begin during the month the family moves out of the first assisted unit. Overlap of the last housing assistance payment (for the month when the family moves out of the old unit) and the first assistance payment for the new unit is not considered to constitute a duplicative housing subsidy.

The current YCH Administrative Plan policy states that YCH will not pay more than three days of overlap of housing assistance payments without special documented approval for

extenuating circumstances, such as reasonable accommodation for the disabled, non-voluntary displacement of tenants due to landlord or City action.

PROPOSED CHANGE:

In order to minimize the burden that families who are transferring to a new unit with continued assistance experience when they are not able to move on the originally planned date, and who do not meet the YCH currently required criteria, staff is proposing to amend the Agency's HCV Administrative Plan to be consistent with regulations stipulated in 24 CFR 982.311(d) which allow the previous landlord to keep the housing assistance payment for the month when the family moves out of one unit, and to begin the assistance at the new unit during the same month.

FISCAL IMPACT:

There is sufficient funding to provide the housing assistance payment for the previous unit and for the new unit during the same month. Additionally, the proposed change will save staff time involved in arbitration with landlords and tenants, and in making corrections to housing assistance payments.

CONCLUSION:

The proposed change is not considered a substantial amendment and therefore does not require a public comment period or public hearing. The Board of Commissioners should approve the recommended action.