

## **Public Notice**

### **Proposed Changes to Administrative Plan**

The Housing Authority of the Hagerstown Housing Authority (HHA) has reviewed and made changes to its Administrative Plan. These policies govern the initial and continued occupancy of residents of our Housing Choice Voucher (HCV). The changes made to these policies are to ensure compliance with federal regulations and state and local laws, as well as to allow HHA to adopt or change management practices and policies.

### **List of Changes:**

#### **Administrative Plan (Section 5.1.6)**

##### **1. Addition of Tenant Protection Vouchers (TPVs) for the Foster Youth to Independence (FYI) Program**

The current Administrative Plan does not have a mechanism allowing cooperation between the Department of Social Services (or other eligible partnering agencies) and Hagerstown Housing Authority to issue TPVs. The program is a collaborative effort to prevent and end homelessness among youth with a current or prior history of child welfare involvement. The TPVs are issued on a case-by-case basis wherein an eligible partnering agency provides an appropriate referral and HHA petitions HUD to provide a TPV. There is a maximum of 25 vouchers awarded to a PHA within a fiscal year. The length of TPV assistance is 36 months.

Residents of or applicants for Public Housing, HCV, and any member of the Public may submit comments on the Proposed Administrative Plan changes during the public comment period. The 30-day comment period begins September 14, 2020 and ends October 16, 2020 (4:30 p.m.). All comments must be received by 4:30 p.m. on October 16, 2020 to be considered and must be in writing. The proposed changes will be posted for review on HHA's website at [www.hagerstownha.com](http://www.hagerstownha.com)

Mail comments to: Hagerstown Housing Authority

David Kump

Re: Amended Administrative Plan

35 W Baltimore Street

Hagerstown, MD 21740

Email comments to:

[dkump@hagerstownha.com](mailto:dkump@hagerstownha.com)

Subject: Amended Admissions and Continued Occupancy Plan proposed changes

Fax comments to:

(301) 733-7298

Attention: Amended Housing Choice Voucher Administrative Plan proposed changes

- Owner has submitted a lease with the rent breakdown and effective date determined by HHA.

**P. Contract Rent to Owner**

The contract rent to owner must not exceed the lowest of the following amounts:

- An amount determined by HHA, not to exceed 110% of the applicable fair market rent (or any HUD-approved exception payment standard) for the unit bedroom size minus any utility allowance;
- The reasonable rent determined by HHA, and

**Q. Rent Reasonableness**

HHA will redetermine rent reasonableness:

- Whenever there is a 5% or greater decrease in the published FMR in effect 60 days before the contract anniversary for the unit sizes specified in the HAP contract as compared with the FMR in effect one year before the contract anniversary.
- Whenever HHA approves a change in the allocation of responsibility for utilities between the owner and the participant.

The reasonable rent of a unit receiving PBV assistance will be determined by comparison to rent for other comparable unassisted units. At any time, HHA may require the owner to submit information on rents charged by the owner for other units in the premises or elsewhere.

**R. Contract Rent Increases**

Requests for a rent increase for PBV assisted units must be made in writing by the owner at least 60 days in advance of the HAP anniversary date. The contract rent to owner must not exceed 110% of FMR. In accordance with HUD guidance, HHA has elected to adopt the policy that the maximum rent permitted for the unit shall not be less than the initial contract rent for the unit under a PBV HAP.

**5.1.6 Tenant Protection Voucher for Foster Youth to Independence Initiative (TPV for FYI)**

Through the Foster Youth to Independence (FYI) initiative HUD will provide Tenant Protection Vouchers (TPVs) for youth eligible under the Family Unification Program (FUP). The program is a collaborative effort to prevent and end homelessness among youth with a current or prior history of child welfare involvement. HHA will work with partnering agencies to issue TPVs, subject to availability.

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