

RESOLUTION NO. _____

**APPROVAL OF REVISIONS TO THE HOUSING CHOICE VOUCHER PROGRAM
ADMINISTRATIVE PLAN**

Item No. 5B

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Housing Choice Voucher (HCV) providers adopt an Administrative Plan to set local policies for the administration of the program in accordance with HUD requirements and local priorities; and

WHEREAS, the HCV Program Administrative Plan and any revisions to said document must be formally adopted by the Louisville Metro Housing Authority (LMHA) Board of Commissioners; and

WHEREAS, LMHA finds it necessary to revise the existing HCV Program Administrative Plan to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations; and

WHEREAS, the LMHA is proposing revisions to multiple sections of the HCV Program Administrative Plan; and

WHEREAS, a summary of the proposed revisions is included in this resolution; and

WHEREAS, these proposed revisions were made available for public comment from March 16, 2024 through April 15, 2024 and a public hearing was held on March 26, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Housing Choice Voucher Program Administrative Plan revisions are adopted.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

LMHA periodically reviews its HCV Program Administrative Plan to ensure that the admissions and occupancy policies described therein are compliant with the latest rules and regulations issued by HUD and that the HCV Program is operated in a manner that is effective, efficient, and beneficial to residents. To that end, LMHA is now proposing the following significant changes to its Administrative Plan:

Note: The page(s) cited at the end of each bullet point below refers to the page(s) of the document that contains the complete text of the change.

- Noting LMHA's expectation that KY House Bill 18 will end Louisville's Source of Income protection- Throughout plan.
- Admissions preference added for some Families with expired Family Unification Program vouchers- Page 47.
- Update to the Passbook Rate calculation to 0.0%- Pages 58 and 66.
- Pending HUD Approval of FY 2025 MTW Annual Plan, an allowance for a 2 BR voucher for families being transferred from Dosker, Parkway Place, or Avenue who would otherwise qualify for 1 BR- Page 79.
- Change from mandatory to permissive termination of assistance for instances wherein an owner has obtained a \$1000 or more judgment against a family- Page 122.
- Clarification that reductions in total tenant portion of rent, resulting from an interim reexamination, will be effective the later of the first day of the month in which the circumstances resulting in the reduction occurred or the effective date of the last reexamination, regardless of delay by the tenant or LMHA. Pages 147-148.
- Pending HUD approval of FY 2025 MTW Annual Plan, a new MTW activity limiting interim reexaminations- Page 148.

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I. STATEMENT OF FACTS (cont'd):

- Pending HUD approval of FY 2025 MTW Annual Plan, addition of an allowance for third-party income verifiers in the PBV program to use the Tenant Income Certification- Pages 177 and 200.
- Addition of a case-by-case waiver to the Homeownership Program requirement of a month-to-month lease- Page 202.
- Added Special Referral Partners and additional vouchers issued to existing Special Referral Partners- Page 410-414.
 - Added partner Churchill House of Hope- 10 Vouchers
 - Added Partner Inge's House- 10 Vouchers
 - Added partner Pushing Forward- 10 Vouchers
 - Added partner ZeroV- 35 Vouchers
 - Additional vouchers for House of Ruth- 38 Vouchers
 - Additional vouchers for LMG Office of Safe and Healthy Neighborhoods- 10 Vouchers
 - Additional vouchers for LMPD Victim Services- 10 Vouchers
 - Additional vouchers for My Chosen People- 70 Vouchers
 - Additional vouchers for VOA- Mid-States programs- 180 Vouchers

II. ALTERNATIVES:

- A. Approve all the revisions to the HCV Program Administrative Plan.
- B. Approve a portion of the revisions to the HCV Program Administrative Plan.
- C. Do not approve the revisions to the HCV Program Administrative Plan.

III. RECOMMENDATION:

Staff recommends Alternative "A".

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IV. JUSTIFICATION:

HUD requires that Housing Choice Voucher (HCV) providers adopt a written Administrative Plan that establishes local policies for administration of the program. This document guides staff in administering the HCV Program and informs residents and the general public of the Housing Authority's admissions and occupancy policies.

Submitted by: Eric Proctor
Director of Compliance
April 16, 2024