

JONESBORO HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
TUESDAY JUNE 20, 2017  
**AGENDA**

1. Call to Order
2. Resolution to Approve May 16, 2017 Meeting Minutes
3. Resolution to Approve New Changes for 2017 Admin Plan for Section 8
4. Review Admission and Continued Occupancy Plan for Public Housing
5. Executive Session if needed

**May 16, 2017**

**ISSUE SUMMARY:**

RESOLUTION TO APPROVE MEETING MINUTES FOR MAY 16, 2017

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**FROM:** PAUL G. WRIGHT, EXECUTIVE DIRECTOR

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**IMPORTANCE:**

High

**ACTION REQUIRED:**

A Resolution is required to Approve Meeting Minutes for May 16, 2017.

**HOUSING AUTHORITY OF THE CITY  
OF JONESBORO, GEORGIA  
COMMISSIONERS MEETING  
May 16, 2017**

The Board of Commissioners of the City of Jonesboro Housing Authority held their monthly meeting on May 16, 2017 at 2:00 PM. The meeting was held in the JHA conference room located at 207 Hightower Street, Jonesboro Georgia, 30236. Commissioner Chairman Curtis Burrell, Vice Commissioner Carol Cannon, Commissioner Allen Roark, and Commissioner Therese Guidry. Also in attendance were Public Housing Manager Marcella and Section 8 Manager Janet Wiggins. Executive Director Paul Wright was present along with Financial Director Demetrice Mitchell. Dawne Jennings was also in attendance to take minutes.

**Call to Order:**

The meeting was called to order by Commissioner Chairman Curtis Burrell.

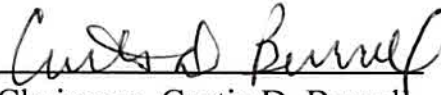
**RESOLUTION #991**

**RESOLUTION TO APPROVE APRIL 18, 2017**

A Motion to Approve April 18, 2017 Meeting Minutes were made by Vice Commissioner Carol Cannon and was seconded by Commissioner Therese Guidry. The Motion passed unanimously. **(RESOLUTION #991)**

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve Meeting Minutes for April 18, 2017. **(Resolution #991)**

**Being no further business, a motion to adjourn was made by, Commissioner Therese Guidry, and was seconded by Commissioner Chairman Burrell, the vote was unanimous and the meeting was adjourned.**

  
Chairman, Curtis D. Burrell

  
Executive Director, Paul G. Wright

## **JONESBORO HOUSING AUTHORITY**

### **Summary of Policy Changes – JUNE 2017**

#### **ACOP and Lease changes:**

##### **Violence Against Women Act**

The Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule, was published in the *Federal Register* on November 16, 2016, and PIH Notice 2017-8, Subject: Violence Against Women Reauthorization Act of 2013 Guidance, issued May 19, 2017.

There are several new requirements for PHAs to undertake as a result of these two issuances. For example:

- Providing move-ins and current residents with a Notice of Rights and Responsibilities under the VAWA as well as a copy of the VAWA Certification form.
- Providing these same documents to applicants when they are denied housing and residents when they are given a termination notice.
- Adding a lot of new language to the **Dwelling Lease**
- Development and adoption of an Emergency Transfer Plan.

There are numerous additional changes in the above-referenced documents (the *Federal Register* Final Rule on VAWA is 102 pages, and the PIH Notice on VAWA is 52 pages). PHAs need to **READ the PUBLICATIONS CAREFULLY** to make sure they are in compliance.

**NOTE: The Schiff Group ACOP and Lease have been updated to include the VAWA updates related to the November 16, 2016 *Federal Register* Final Rule. However, the PIH Notice on VAWA was not issued until later in May 2017. This PIH Notice has additional requirements for PHAs. The Schiff Group is still working on the final language for these additional requirements. They will be added to the ACOP and Lease as soon as they are finalized.**

##### **Census Income**

On March 7, 2017 HUD published Notice PIH 2017-05, Income exclusion under temporary Census employment and Census access. It excludes certain income earned as a temporary census employee from the determination of a resident or Voucher participant's income.

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##### **Non-Smoking Policy**

On December 5, 2016, HUD published a final rule in the Federal Register for each Public Housing Agency administering low-income, conventional public housing to initiate a HUD-mandated smoke-free policy. The effective date of the Rule is February 3, 2017, and it provides an 18-month implementation period. The Final Rule was followed up with PIH Notice 2017-3, SUBJECT: HUD Guidance on Instituting and Enforcing Smoke-Free Public Housing Policies, issued February 15, 2017.

JHA has amended its' Smoke Free Policy to comply with this mandate.

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## **Section 8 Administrative Plan**

On June 6, 2016 HUD published "PIH 2016-09, Housing Choice Voucher (HCV) Family Moves with Continued Assistance, Family Briefing, and Voucher Term's Suspension". It is 49 pages long and covers significant territory.

- A number of changes have been made to the Administrative Plan. In addition, Appendix B of the Notice provides PHAs a handout that will fulfill the requirement to give participants a written explanation of how portability works.

**PHAs need to READ the PUBLICATION CAREFULLY to make sure they are in compliance.**

### **STUDENTS**

On September 21, 2016 HUD published in the Federal Register a Notice, Eligibility of Independent Students for Assisted Housing Under Section 8 of the U.S. Housing Act of 1937; Additional Supplementary Guidance. It amplifies on HUD's requirements for housing college students under Section 8. The appropriate language has been added to Section 3.2 (G) of the Section 8 Administrative Plan

### **Violence Against Women Act**

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### **HOTMA**

On January 18, 2017 HUD published something in the Federal Register titled Housing Opportunity Through Modernization Act of 2016: Implementation of Various Section 8 Voucher Provisions. It alleges to implement certain provisions of the Act effective on April 18, 2017. Comments were due on March 18, 2017. The publication implies that changes to what was published will be made after the comments are considered. Then the Trump Administration put a delay on everything that the Obama administration proposed but had not yet implemented. What was the status on these HOTMA provisions?

Although we don't think this is final yet, HUD recently reiterated that these changes are effective on April 18<sup>th</sup> and therefore we are making recommendations to you. Expect future changes!

There are enough minor changes to the Admin Plan regarding HOTMA that listing all of the changes in this Summary of Policy changes is not practical.

PHAs need to review the above referenced Federal Register document and incorporate the ones you want into your Admin Plan. Among the more significant changes are those affecting:

1. The initial inspection of units coming on to the program.
2. Alternative initial inspections.
3. Housing Authority owned units.
4. The PBV cap.
5. The PBV cap in a particular project.
6. The length of PBV contracts and their extension.
7. The use of vouchers in manufactured housing.

There are numerous additional changes. **PLEASE READ the PUBLICATION CAREFULLY to make sure you are in compliance.**

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#### **LEAD-BASED PAINT**

On January 13, 2017 HUD published a new Final Rule dealing with Lead-Based Paint and the standard HUD will use in the future to determine who has an elevated blood lead level (EBLL). Please see, read and understand it here - <https://www.gpo.gov/fdsys/pkg/FR-2017-01-13/pdf/2017-00261.pdf>.

It revises 24 CFR Part 35 and governs both your public housing and housing choice voucher programs.

Lead-based paint is not mentioned in the Schiff ACOP and we are proposing to leave this as is.

In the Schiff Group Housing Choice Voucher Administrative Plan (Admin Plan) we are recommending a slight modification to Section 12.3(I) which outlines the requirements of HQS. In addition, due to the sensitivity and complexities of this issue, we are **deleting the language of** Section 12.4 and instead referencing the regulation in the heading.



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