

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
SEPTEMBER 29, 2020**

RESOLUTION NO. 2020-23

WHEREAS, the Code of Federal Regulations at 24 CFR Part 982.52 require the development of an Administrative Plan for the Housing Choice Voucher Program (HCVP); and,

WHEREAS, HANO has been provided the authority to implement individualized policies in the Administrative Plan to meet its local needs; and

WHEREAS, the Project Based Voucher (PBV) program has a number of vacant units for which PBV property owners are not receiving rental funds; and

WHEREAS, referrals to vacant PBV units often result in applicant families denying units without good cause across multiple properties; and

WHEREAS, HANO is working to recruit and maintain landlord participation in the HCV Program; and

WHEREAS, HANO is implementing policies to allow vacancy payments for a trial period from April 1, 2020 through June 30, 2021 and will no longer prorate Housing Assistance Payment when a participant moves out of a unit to allow the property owner to keep the entire month's rent; and

WHEREAS, HANO is not required to complete the Public Hearing process due to the COVID-19 waivers provided by HUD and adopted by HANO;

THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby adopts HANO's policy changes to the HCVP Administrative Plan.

Executed this 29th Day of September, 2020

APPROVAL:



**DEBRA JOSEPH
PRESIDENT, BOARD OF COMMISSIONERS**



September 29, 2020

MEMORANDUM

To: Board of Commissioners
President Debra Joseph, Vice President Isabel Barrios,
Commissioner Avery Foret, Commissioner Sharon Jasper,
Commissioner Carol Johnson, Commissioner Monika McKay,
Commissioner Hyma Moore, Commissioner Kim Piper and
Commissioner Bill Rouselle

Through Evette Hester
Executive Director

From: April Kennedy
Director, Housing Choice Voucher Program (HCVP)

Re: Vacancy Payment Policy Change for the HCVP Administrative Plan

The Code of Federal Regulations at 24 CFR Part 982.52 requires the nation's housing authorities to develop a written Administrative Plan, which is a supporting document to the PHA Plan. Federal regulations require that certain subjects be covered in the Administrative Plan and also provide local housing authorities the authority to craft individualized policies within the framework of the Federal regulations.

HANO's current Administrative Plan was amended utilizing a waiver to streamline operations during the global pandemic and went into effect July 15, 2020. The changes made to the Administrative Plan effective July 15, 2020 are being presented to the Board as part of the PHA planning process; however, since these changes have been made, the agency has determined the need to make additional policy changes related to the Project Based Voucher (PBV) program.

HANO is working to increase the utilization in the PBV program while increasing the Housing Assistance Payment (HAP) funds spent by the Agency for utilization purposes and believes that the suggested new policies will enhance the agency's efforts while also providing additional support to both PBV and HCVP property owners. In order to limit the financial strain placed on PBV property owners who have vacancies, HANO is implementing a regulatory option to pay vacancy payments for up to two months. HANO intends to implement this option on a trial period to mirror the timeframe of CARES Act funding. HANO will make any applicable vacancy payments retroactive to April 1, 2020 and continue these payments through June 30, 2021.

In addition to this policy providing financial incentives to the PBV property owners, HANO will also alter its policy on how HAP is paid to property owners when a family moves out of an assisted unit. HANO's current Administrative Plan states that the agency will prorate assistance based on the move out date. HANO will cease prorating HAP upon move out.