

**GREENSBORO HOUSING AUTHORITY  
HCV SUMMARY OF PLAN CHANGES  
SUMMARY CHART OF PROPOSED CHANGES**

SECTION	PAGE	CURRENT LANGUAGE	NEW LANGUAGE	REASON FOR CHANGE
<b>Section 2.3 (G-3) Obligations of Participant</b>	P.14-ADMIN	The family must request approval from the Greensboro Housing Authority to add any other family member as an occupant of the unit.- No other person (i.e., no one but members of the assisted family) may reside in the unit (except for a foster child/foster adult or live-in aide as provided in paragraph (4) of this Section).	The family must request approval from the Greensboro Housing Authority to <b>add additional family member(s) to an occupied unit. GHA will not approve the addition of a new family member or household member unless the individual meets the eligibility criteria and the required documentation is received.</b>	GHA DISCRETIONARY
<b>Section 5.2 and 28.5(B) Preferences</b>	P.32,199-ADMIN	This section was amended to maintain a separate waiting list for families being displaced at Smith Homes due to RAD or other HUD repositioning tools. This preference includes families who have received a written notification from GHA indicating demolition of their rental unit is imminent.	Remove Language	GHA DISCRETIONARY
<b>Section 5.2 and 28.5(B) Preferences</b>	P.32,199-ADMIN	Applicants who reside or work in GHA's jurisdiction will receive priority in placement and selection from the waiting list.	<b>Greensboro Housing Authority will give priority and maintain a separate waiting list for those families living in GHA-owned communities that will be displaced due to asset repositioning, redevelopment or relocation.</b>	GHA DISCRETIONARY
		Diaster Victims who are Public Housing residents in another jurisdiction affected by a natural disaster mandated by the Department of Housing and Urban Development or victims impacted by a natural disaster, as designated by local, state or federal government, within the Greensboro Housing Authority's jurisdiction.	<b>A. Disaster Victims who are Public Housing Residents in another jurisdiction affected by a natural disaster mandated by the Department of Housing and Urban Development or victims by a natural disaster, as designated by local, state or federal government, within the Greensboro Housing Authority's jurisdiction.</b>	
		<b>A. Families with an adult member employed full-time for the past 12 months (full- time is at least 30 hours per week for tenant-based vouchers and 15 hours per week for project-based vouchers); and continuing. Graduates must be gainfully employed within a reasonable time frame.</b>	<b>B. Families with an adult member currently and consecutively employed the for past 12 months. Those working in the GHA's jurisdiction can get a preference but not those attending school in Greensboro. Or Head, spouse, or sole member is age 62 or older. Or Head, spouse, or is a sole member is disabled based on HUD definition. Or, enrolled full-time in an accredited non-profit institution of higher education (university, college, or community college); Full-time students must have completed at least the first year of their academic requirements and continuing. Graduates must be gainfully employed within a six-month time frame. Or, enrolled in a job-training program, or a program that prepares someone for a job. Persons on job training or job readiness programs must complete at least 50% of their course work; and college graduates or graduates of job training or job readiness programs must be gainfully employed to receive this preference.</b>	
		· Or, enrolled full-time in an accredited non-profit institution of higher education (university, college, or community college); Full-time students must have completed at least the first year of their academic requirements and continuing.		
		· Or, enrolled in a job-training program, or a program that prepares someone for a job. Persons on job training or job readiness programs must complete at least 50% of their course work; and college graduates or graduates of job training or job readiness programs must be gainfully employed to receive this preference.		
		· Or, if the head and spouse, or sole member is age 62 or older, or is a person with disabilities.		
		Or, families who are current participants in a Continuum of Care (CoC) sponsored homeless program and referred by the CoC or Veterans referred by the Veteran Administration may qualify for this preference. These families must be receiving documented supportive services and have been defined as chronically homeless individuals or families.	<b>Removed Language</b>	
		· Or, families being displaced at Smith Homes due to RAD and or Section 18 (Demolition and Disposition of a Public Housing Authority). This preference includes families who have received a written notification from GHA indicating demolition of their rental unit is imminent.	<b>Removed Language</b>	
		<b>B. Displaced person(s): Individuals or families displaced by public; or private action or natural disaster. This Preference includes individuals or families who have received a written condemnation notice from the City of Greensboro indicating condemnation of their rental unit is imminent. Renters who damage the rental home or are otherwise responsible for causingthe condemnation are not eligible for this preference .</b>	<b>C. Displaced person(s): Individuals or families displaced by public; or private action or natural disaster. This Preference includes individuals or families who have received a written condemnation notice from the City of Greensboro indicating condemnation of their rental unit is imminent. Renters who damage the rental home or are otherwise responsible for causing the condemnation are not eligible for this preference.</b>	
		<b>C. All other applicants.</b>	<b>D. All other applicants that reside in GHA jurisdiction.</b>	
		<b>D. Applicants who satisfy preference criteria but who reside outside of GHA's jurisdiction. Those working in the GHA's jurisdiction can get a preference but not those attending school in Greensboro.</b>	<b>E. Applicants who satisfy preference criteria but who reside outside of GHA's jurisdiction.</b>	
		<b>E. Greensboro Housing Authority will maintain a waiting list for those families living in GHA owned communities that will be displaced due to RAD and/or Section 18.</b>	<b>Removed Language</b>	
<b>Section 5.2 and 28.5(B) Preferences</b>	P. 201-ADMIN	Based on the above preferences, all families in the Disaster preference will be offered housing before any families in preference A, all families in preference A will be offered housing before any families in preference B, and preference B families will be offered housing before any families in preference C, and preference C families will be offered housing before any families in preference D.	<b>Removed Language</b>	GHA DISCRETIONARY

SECTION	PAGE	CURRENT LANGUAGE	NEW LANGUAGE	REASON FOR CHANGE
Section 5.2 Preferences	P.34	Separate waiting lists are kept for families referred to GHA under special programs created by HUD, which includes but is not limited to, the Family Unification Program (FUP), Continuum of Care (CoC), Housing Opportunities for Persons with Aids (HOPWA), Targeting, Veterans Affairs Supportive Housing (VASH), (GHA-) RAD-or other HUD Repositioning tools, and Emergency Housing Vouchers (EHVs).	Separate waiting lists are kept for families referred to GHA under special programs created by HUD, which includes but is not limited to, the Family Unification Program (FUP), Continuum of Care (CoC), Housing Opportunities for Persons with Aids (HOPWA), Targeting, Veterans Affairs Supportive Housing (VASH), <b>choice mobility</b> , or other <b>asset</b> Repositioning, <b>redevelopment or relocation</b> , and Emergency Housing Vouchers (EHVs).	GHA DISCRETIONARY
Section 23.3 Program Requirements	P.148-ADMIN	The head of household works with a Case Manager to establish goals and develop a personalized action plan to achieve those goals. Services are tailored to the family's needs and GHA and the head of each participating family execute a five-year FSS contract of participation (COP) that specifies the rights and responsibilities of both parties. Family members must fulfill all requirements in order to obtain full benefits. The contract requires that the family comply with the lease, that all family members become independent of welfare, and that the head of the family seek and maintain suitable employment. Possible sanctions for non-compliance with the FSS contract are termination from the program, forfeiture of the FSS escrow account and withholding or termination of supportive services. The family may request an extension to the FSS contract, not to exceed two years, if it is mutually agreed that the family will achieve the established goals during this period.	<b>GHA and the head of the FSS family will execute an FSS contract of participation (COP) that specifies the rights and responsibilities of both parties. The head of the FSS family and those family members who decide to participate in the program, work with a Case Manager to execute an Individual Training and Services Plan. The Case Manager will tailor services to the family's needs, and the family must fulfill all requirements to successfully obtain benefits. The contract requires that all family members comply with the lease and become independent of welfare assistance. The head or the FSS family must seek and maintain suitable employment. Possible sanctions for non-compliance with the FSS contract are termination from the program, forfeiture of the FSS escrow account, and withholding or termination of supportive services. The family may request an extension to the FSS contract, not to exceed two years, if it is mutually agreed that the family will achieve the established goals during this period.</b>	FSS Program Changes
Section 23.4 FSS Escrow Account	P.149-ADMIN	Head of household has been continuously employed for at least the last year of the contract, the balance of the FSS escrow account will be paid to the head of the family. The contract is also considered to be completed if 30% of the family's monthly adjusted income equals or exceeds GHA's published payment standard for the size of the unit for which the family qualifies based on our occupancy standards. If GHA terminates the FSS contract of if the family fails to complete the contract before its expiration, the escrow funds will be forfeited. Families who have completed their FSS contract and receive their escrow while still receiving housing assistance will not be terminated from the housing choice voucher program.	<b>If the family completes the contract with no member receiving welfare cash assistance and the balance of the FSS escrow account will be paid to the head of the FSS family If the contract of participation is terminated the escrow will be forfeited unless otherwise stated.</b>	FSS Program Changes
Section 23.5 GHA's FSS Family Transfer To GHA's HCV FSS Program	P.150-ADMIN	<b>GHA'S Public Housing FSS Family Transfer To GHA'S HCV FSS Program</b> When a GHA public housing family with an active FSS contract is admitted to the voucher program and joins the FSS program. A new contract will be executed for the balance of the term remaining on the public housing FSS contract using the same base income. The effective date of the new contract will be the first day of the month following the date the contract was executed and the expiration date will be the same as the expiration date on the public housing FSS contract. Any escrow earned will be maintained separately from escrow accumulated by the family while participating in GHA's public housing FSS program.	<b>FSS participants transferring from Public Housing to the Housing Choice Voucher Program must contact the HCVP case manager within 30 days from date of admission to the HCV program to prevent forfeiture.</b>	FSS Program Changes
Section 47.0 Choice Mobility	P. 236-ADMIN	HUD seeks to provide all residents of covered projects with viable Choice Mobility options. PHAs that are applying to convert the assistance of a project to PBV are required to provide a Choice Mobility option to residents of covered projects. Residents have a right to move with tenant-based rental assistance (e.g. Housing Choice Voucher (HCV)) the latter of:  -12 months from date of execution of the HAP Contract or  -12 months after the move-in date and will receive first priority on the HCV waiting list.  The Greensboro Housing Authority will not provide more than three-quarters of its turnover vouchers in any single year to the residents of its project-based communities.	HUD seeks to provide all residents of covered projects with viable Choice Mobility options. PHAs that are applying to convert the assistance of a project to PBV are required to provide a Choice Mobility option to residents of covered projects. Residents have a right to <b>apply for</b> tenant-based rental assistance the latter of:  -12 months from date of execution of the HAP Contract or  -12 months after the move-in date and <b>can request to be placed on the choice mobility waiting list</b> , receive first priority on the HCV waiting list.  The Greensboro Housing Authority will not provide more than three-quarters of its turnover vouchers in any single year to the residents of its project-based voucher communities. <b>The Greensboro Housing Authority voucher inventory turnover cap is twenty-five percent (25%).</b>	GHA DISCRETIONARY
Section 21.0 Family Self Sufficiency Program	P.80-ACOP	<b>FAMILY SELF SUFFICIENCY PROGRAM FSS POLICY PROCEDURES</b>	<b>Section Name Changed to " Family Self Sufficiency Program"</b>	FSS Program

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Section 21.1 Purpose	P.81-ACOP	NONE	<b>Added Purpose Statement</b> The Greensboro Housing Authority's (GHA) Family Self-Sufficiency (FSS) program is designed to promote economic self-sufficiency among families that participate in the program. GHA works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage.	FSS Program
Section 21.2 Family Participation Requirements	P.80-ACOP	<b>FSS ENROLLMENT /GUIDELINES [Currently Section 21.1]</b>	<b>Renamed Section to "FAMILY PARTICIPATION REQUIREMENTS"</b>	FSS Program Changes
Section 21.3 Program Requirements	P.80-ACOP	<b>ELIGIBLE FSS PARTICIPANTS [Currently Section 21.2]</b> Participants have to be Head of Household and a Public Housing resident. They can be employed or unemployed, Disabled, Elderly, or newly admitted to Public Housing. To be eligible for admission, residents must also be in good standing with GHA (cannot owe GHA any money, no eviction, etc.).	<b>Changed Section Title and Policy</b> <b>PROGRAM REQUIREMENTS</b> GHA and the head of the FSS family will execute an FSS contract of participation (COP) that specifies the rights and responsibilities of both parties. The head of the FSS family and those family members who decide to participate in the program, work with a Case Manager to execute an Individual Training and Services Plan. The Case Manager will tailor services to the family's needs, and the family must fulfill all requirements to successfully obtain benefits. The contract requires that all family members comply with the lease and become independent of welfare assistance. The head of the FSS family must seek and maintain suitable employment. Possible sanctions for non-compliance with the FSS contract are termination from the program, forfeiture of the FSS escrow account, and withholding or termination of supportive services. The family may request an extension to the FSS contract, not to exceed two years, if it is mutually agreed that the family will achieve the established goals during this period.	FSS Program Changes
Section 21.4 FSS Escrow Account	P.81-ACOP	<b>FSS Escrow Account [Currently Section 21.3]</b>	<b>Added Language</b> If the family completes the contract with no member receiving welfare cash assistance the balance of the FSS escrow account will be paid to the head of the FSS family. If the contract of participation is terminated the escrow will be forfeited unless otherwise stated. Families who have completed their FSS contract and receive their escrow while still receiving housing assistance will not be terminated from the public housing program.	FSS Program Changes
Section 21.4 FSS Contract	P.82-ACOP	<b>FSS Contract [Currently Section 21.4]</b> The FSS Contract is for five years with the option to extend for an additional two years for good cause due to circumstances beyond their control. FSS participants must make this request in writing and providing a description of the circumstances. The contract of Participation will not exceed seven years.	<b>Removed Language</b>	FSS Program Changes
Section 21.5 FSS Family Transfers To GHA'S HCV FSS Program	P.82-ACOP	<b>GHA's PHA TRANSFERS</b> When a GHA public housing family with an active FSS contract is admitted to the voucher program and joins the FSS program, a new contract will be executed for the balance of the term remaining on the public housing FSS contract using the same base income. The effective date of the new contract will be the first day of the month following the date the contract was executed and the expiration date will be the same as the expiration date on the public housing FSS contract. Any escrow earned will be maintained separately from escrow accumulated by the family while participating in GHA's public housing FSS program.	<b>Changed Section Title and Policy</b> <b>FAMILY TRANSFERS TO GHA'S HCV FSS PROGRAM</b> FSS participants transferring from Public Housing to the Housing Choice Voucher Program must contact the HCVP case manager within 30 days from date of admission to the HCV program to prevent forfeiture of their Public Housing escrow.	FSS Program Changes
Section 21.6 Homeownership Income Guidelines	P.82-ACOP	The gross income of all adult family members in a non-disabled family should be of a minimum of \$15,000. The minimum income of a disabled/elderly family should be equivalent to the current monthly SSI benefit for an individual living alone, multiplied by twelve. Work requirements for the disabled/elderly participant will be set in alignment with the recommendation of medical profession on a case by case basis (1 hour up to 20 hours per week).	<b>Removed Language</b>	GHA DISCRETIONARY
Section 21.7 Escrow Usage	P.83-ACOP	Escrow funds may be used to further FSS Goal attainment; however these funds are not available for use until at least one goal has been completed. The ultimate purpose of escrow usage is to permanently remove a financial barrier in order to achieve goal progression. All disbursements must be approved by the Clients Services Manager. Escrow Funds are not available for monthly living expenses (Rent, Utilities, Car payments, or routine monthly payments). No partial escrow will be given if the participant has not met all goal requirements at the end of Contract date.	<b>Removed Language</b>	FSS Program Changes
Section 21.8 FSS Termination	P.83-ACOP	FSS Participants will be terminated from the PH FSS Program if their lease is terminated, by mutual consent, failure to meet contract obligations without good cause and other acts deemed inconsistent with the purpose of FSS and the escrow will be forfeited.	<b>Removed Language</b>	FSS Program Changes
Section 21.9 Graduation	P.83-ACOP	Graduation eligibility will consist of completion of goals, TANF Free for 12 consecutive months prior to contract end date and employed during last 12 months of the contract.	<b>Removed Language</b>	FSS Program Changes
Section 21.10 Grievances and Appeals	P. 83-ACOP	All grievances from an FSS participant should be submitted to the FSS Coordinator in writing and is subject to the Grievance Procedure established for the Public Housing program.	<b>Removed Language</b>	FSS Program Changes