

2015 Proposed Revisions to Admissions and Continued Occupancy Policies

J R Polly Lineweaver Admissions and Continued Occupancy Policies

1. PAGE 10 7.1.2
 - i. Change address from 265 North Main Street to 286 Kelley Street
2. PAGE 29 WEIGHTS AND RANKINGS
 - i. Added working with CSB or community service agency: 20 points

Lineweaver Annex Admissions and Continued Occupancy Policies

1. PAGE 10 7.1.2
 - i. Change address from 265 North Main Street to 286 Kelley Street

Housing Choice Voucher Admissions and Continued Occupancy Policies

1. PAGE 28 PREFERENCES
Added: Live/work in HRHA jurisdiction 15 point preference
Added: Developmental and Intellectual disability 20 point preference
2. PAG 51 VOUCHER SIZE
Removed: Two adults of the same gender related by blood will share a bedroom (HRHA is not using that definition to determine payment standard size).
3. Page 57 18.2 Interim Reexamination:
Added: For a rent change to occur as a result from an Interim examination, a change form needs to be received by the Authority by the 25th day of the month in order for the next month's rent adjustment to occur
4. PAGE 59 19.0 MINIMUM RENT
Changed minimum rent from \$75.00 to \$50.00

Franklin Heights Admissions and Continued Occupancy Policies

1. Proposed change to section 7.2.3.2 is as follows (changes proposed in red): "The family will be responsible to reschedule a selection interview within ten (10) business days of the originally scheduled date, or (14) regular days of the originally scheduled date."
2. Proposed changes to section 8.2.4 are as follows (changes proposed in red): "The family must promptly notify the Authority of its absence from the unit for more than 7 consecutive days" & "Any family absent for more than 7 days without having given the Authority notice of its absence or more than 30 days without authorization will be terminated from the program."

- a. [Changed 10 to 7.]
3. Proposed change to section 9.3 is as follows (changes proposed in red): "All notices requiring a response will state that failure to respond within ten (10) business days or (14) regular days will result in the applicant's name being removed from the waiting list."
4. Proposed change to section 9.4 is as follows (changes proposed in red): "An extension of 10 business days or (14) regular days to respond will be granted, if requested and needed, as a reasonable accommodation for a person with a disability"
5. Proposed changes to section 9.6 are as follows (changes proposed in red): "Any applicant whose name is being removed from the waiting list will be notified by the Harrisonburg Redevelopment and Housing Authority, in writing, that they have ten (10) business days or (14) regular days from the date of the written correspondence to present mitigating circumstances or request an informal review."
 - a. [Calendar change to business and added 14 days.]
6. Proposed change to section 10.6 is follows: remove the word "five" before (5).
 - a. Proposed changes to section 10.6 are as follows (changes proposed in red): "After the opportunity to view the unit, the family will have (5) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file." [Remove the word "two" and change "2" to "5".]
7. Proposed changes to section 10.8 are as follows (changes proposed in red): "The family will be required to sign a lease that will become effective no later than (5) business days after the date of acceptance or the business day after the day the unit becomes available, whichever is later."
 - a. [Remove the word "three" and change "3" to "5".]
8. Proposed changes to section 16.5 are as follows (changes proposed in red): "Upon offer and acceptance of a unit, the family will execute all lease-up documents and pay any rent and/or security deposit within (7) business days of being informed the unit is ready to rent. The family will be allowed seven (7) business days to complete a transfer."
 - a. [Remove the word "two" and change "2" to "7". Also, add the words "business".]
9. Proposed change to section 16.8 is as follows (changes proposed in red): "The Harrisonburg Redevelopment and Housing Authority will review the request in a timely manner and if a meeting is desired, it shall contact the tenant within ten (10) business days of receipt of the request to schedule a meeting."
 - a. [Add the word "business".]
10. Proposed changes to section 17.6 are as follows (changes proposed in red): "For inspections defined as annual inspections, preventative maintenance inspections, special inspections, and housekeeping inspections the Harrisonburg Redevelopment and Housing Authority will give the tenant at least one 48 hours written notice."
 - a. [Remove "one (1) days" and add "48 hours".]
11. Proposed changes to section 19.3 are as follows (changes proposed in red): "If there is any question as to whether a tenant has abandoned the unit, the Authority shall send tenant a written notice requiring tenant to inform the Authority in writing within seven (7)

business days after the date of the Authority's notice that the tenant intends to remain in occupancy. The notice to the tenant shall also inform the tenant that any personal property left in the unit will be disposed of within 24 hours after the seven (7) business day period expires. If no response is received from the tenant after seven (7) business days from the date of the Authority's notice, the lease shall be terminated effective on that date."

a. [Add the words "business".]

12. Proposed changes to section 19.4 are as follows (changes proposed in red): "Within (45) days after vacation of the unit by the tenant, the Authority shall return the balance of the tenant's security deposit, together with any accrued interest, less any deductions from the deposit, along with a statement itemizing any deductions, the provided tenant has given the Authority a new address in writing."
 - a. [Remove "thirty" and "30" and add "45".]
13. Within forty-five (45) days after vacation of the unit by the tenant, the Authority shall return the balance of security deposit, together with any accrued interest, less any deductions from the deposit (given that a 15 day notice of any charges added have been notified by 30th day of vacancy), along with a statement itemizing any deductions, the provided tenant has given the Authority a new address in writing.