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| **PHADA News**  **December 8, 2015**  **Congress Enacts Triennial Recerts for Households with Fixed Incomes**  On December 4, Congress passed the *Fixing America’s Surface Transportation Act* (HR 22) which includes a provision allowing triennial recertifications for households with fixed incomes of 90 percent or more. With budget and appropriation funding constraints, passage of this provision that PHADA and its members advocated for successfully will provide a measure of relief to HAs/owners/managers and for the low-income households to whom this provision applies.  The Act provides Housing Authorities (HAs) and owners/managers the discretionary authority to conduct recertifications at least every three years for assisted households, in cases when 90 percent or more of their income is fixed and their sources of income have not changed. The measure also requires HUD to establish policies to adjust for inflation-based income changes. HUD’s programs that are applicable under the Act, include: Public Housing, Section 8 tenant-based voucher, Section 8 project-based voucher, and Section 8 Multifamily Project-Based rental assistance programs.  On March 18 PHADA issued an action alert to its members which included a template letter of support for HR 233 ([www.phada.org/news.php?id=2210](http://www.phada.org/news.php?id=2210)). On March 23 under suspension of the rules, the House passed by voice vote - the *Tenant Income Verification Relief Act of 2015* (HR 233) - which was a bipartisan bill that was co-sponsored by Rep. Ed Perlmutter (D-CO) and Rep. Steve Stivers (R-OH). At that time, both co-sponsors made statements in support of their bill. Rep. Steve Stivers said, I have heard from housing authorities from Columbus, Ohio, from Circleville, Ohio, from other parts of my district, and throughout the country about how burdensome this requirement is on elderly tenants as well as on the housing authorities. Rep. Perlmutter said,The Public Housing Authorities Directors Association wrote to me, saying: [b]oth in principle and in practice, your bill is a commonsense approach to streamlining Federal rental assistance programs at a time when scarce financial resources are straining housing authorities’ program delivery. A copy of PHADA’s support letter is accessible at [www.phada.org/pdf/LetterofSupportforHR233.doc](http://www.phada.org/pdf/LetterofSupportforHR233.doc).  PHADA would like to thank all of its members who wrote to their Representatives and Senators to help educate them about existing programmatic burdens and the need for reform and relief, as represented by bills like HR 233. With the active engagement of Housing Authorities, both Rep. Stivers and Rep. Perlmutter demonstrated an understanding of the modest nature of the bill as well as the need for additional reform and relief measures.  A similar triennial recertification provision was also included in: the Housing Opportunity Through Modernization Act of 2015 (HR 3700) as introduced; the Senate Appropriation Committee’s version of the THUD Appropriations bill (HR 2577); and HUD’s FY 2016 budget request.  In the previous Congress, Senator Michael Bennet drafted an amendment to allow triennial recertifications for fixed-income households.  Triennial recertificaitons for households with fixed incomes was first implemented by Moving-to-Work (MTW) agencies.  Since the mid-to-late 1990s, MTW agencies have been designing and implementing reforms that reduce costs and improve residents’ lives. Many MTW reforms were subsequently made available to non-MTW agencies and the people they serve through enacted legislation, and/or implementation through HUD’s notices and/or rulemaking. A summary of MTW practices that have become national policy can be found on PHADA’s website at: [www.phada.org/pdf/MTWInnovationsBecomeNationalPolicy.pdf](http://www.phada.org/pdf/MTWInnovationsBecomeNationalPolicy.pdf).  PHADA’s summary of a report by Abt Associates detailing innovations undertaken by MTW agencies and the report are accessible at: <http://www.phada.org/advocate/article.php?storyid=2160>. PHADA continues to support a major expansion of the MTW program, an extension of the MTW program in its existing form for the existing 39 MTW agencies.  http://www.phada.org/resource/blue.gif Breaking news [archives](http://www.phada.org/news_archive.php?month=201512) for December 2015 |
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