



HCV Advisor

CHANGES TO PAYMENT STANDARDS

On April 1, 2018, Pinellas County Housing Authority (PCHA) began using a new method to calculate the amount of money we will pay toward rent and utilities for each family on our Housing Choice Voucher and Homeownership Programs. Under this new approach, the standard we use to determine the maximum subsidy for a rental unit, known as the **payment standard**, is based on the rent estimates for each ZIP code.

WHY IS THE METHOD CHANGING?

Until now, the amount the HA would pay toward rent for families with vouchers was based on rental rates across the entire metropolitan area. The new approach uses localized rent in each ZIP code, called Small Area Fair Market Rents (SAFMR), to determine how much assistance families with vouchers can receive. Use of this new approach is mandatory by HUD for all HA's in Tampa-St. Petersburg-Clearwater, FL MSA.

Families will be able to use their vouchers in more places than would have been possible before – including neighborhoods with higher rents that may have high-performing schools, low levels of poverty and access to grocery stores, parks and other modern amenities.

WHAT ARE PAYMENT STANDARDS?

Payment standards are used to calculate the maximum subsidy the Housing Authority (HA) will pay for a rental unit. Under the HCV program, participants are generally required to pay 30% of their adjusted income for rent and utilities. The HA then pays the difference between the family's required contribution and either (a) the payment standard or (b) the gross rent (rent plus estimated utilities) of the unit – **whichever is lower**.

If the payment standard for a ZIP code is:	\$ 1,000
And the gross rent (rent + utilities) for a unit you are interested in is:	\$ 1,200
And your rent contribution (30% of your adjusted income) is:	\$ 600
The payment standard (\$ 1,000) minus your rent contribution (\$ 600) is:	\$ 400
The gross rent (\$ 1,200) minus your rent contribution (\$ 600) is:	\$ 600

Address:

11479 Ulmerton Road
Largo, FL 33778

Website:

www.pinellashousing.com

Phone: (727) 443-7684

Fax: (727) 443-6894

Office Hours

Monday	8:00 am—5:00 pm
Tuesday	8:00 am—5:00 pm
Wednesday	8:00 am—5:00 pm
Thursday	8:00 am—5:00 pm
Friday	8:00 am—12:00 pm

Our Mission Statement:

As a leader and innovator, our mission is to provide safe, quality housing for persons in need and to cultivate healthy, vibrant neighborhoods for Pinellas County.



CHECK OUT OUR WEBSITE

Tenants and Landlords can find and complete our common forms online at:

www.pinellashousing.com

By completing forms online it helps streamline our process to assist you better.



HOW WILL I BE AFFECTED?

Payment standards for certain bedroom sizes in zip codes 33709, 33781 and 33704 are decreasing (see below). PCHA has chosen to adopt the Hold Harmless policy for decreasing payment standards within its jurisdiction. If you currently reside in one of these zip codes and bedroom sizes, the payment standard will remain at or above the current payment standard for as long as you remain in your current unit.

Bedroom size	3-bdrm	4-bdrm	5-bdrm
Current Payment Standard	\$1,408	\$1,686	\$1,939
Decreased Payment Standard	\$1,375	\$1,670	\$1,900

Effective April 1, 2018, for all voucher holders, if you move from your current unit, you may be subject to an increase or a decrease in the payment standard depending on the zip code of the new unit you choose. Payment standards are subject to change based on current fair market rents and availability of funding.

If you choose to move from your current unit, your housing advisor will provide you a complete list of zip codes accessible to your household based on your adjusted income and the respective payment standards for each ZIP code. You will receive this information at your moving appointment.

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DID YOU KNOW?



Landlords can now list their available units on our website and Tenants looking for a unit can find a unit online.

Visit our website at:

www.pinellashousing.com

Inspection Tips from Our Inspectors

- ◆ Prior to contacting us for your initial inspection please make sure you have read through our HQS requirements, and that the unit is in move in condition.
- ◆ Landlords should do a walk through of the unit prior to the annual inspection by the housing authority. This provides you with an opportunity to repair or resolve items that may cause the unit to fail inspection and reduce the risk of abatement.
- ◆ Tenants should make owners aware of anything in need of repair as soon as the need is noticed and prior to an upcoming inspection.
- ◆ Always check to make sure you have updated and properly working smoke detectors.



DISABLED EXPENSES & MEDICAL ALLOWANCES

Families are entitled to a deduction for unreimbursed expenses to cover care attendants and auxiliary apparatus for any family member who is a person with disabilities, to the extent these expenses are necessary to enable a family member (including the member who is a person with disabilities) 18 years of age or older to be employed.

Auxiliary apparatus are items such as wheelchairs, ramps, adaptations to vehicles, or special equipment to enable a blind person to read or type, but only if these items are directly related to permitting the disabled person or other family member to work.

The medical expense deduction is permitted only for households in which the head or spouse is at least 62 or disabled (elderly or disabled households). If the household is eligible for a medical expense deduction, the medical expenses of all family members may be counted (e.g., the orthodontist expenses for a child's braces may be deducted if the household is an elderly or disabled household).

Medical expenses are expenses anticipated to be incurred during the 12 months following certification or reexamination which are not covered by an outside source such as insurance. The medical allowance is not intended to give a family an allowance equal to last year's expenses, but to anticipate regular ongoing and anticipated expenses during the coming year.

We have added a new medical questionnaire form to help us determine if a family has any out of pocket unreimbursed expenses that should be calculated.

Medical Expenses May Include:

- Services of doctors and health care professionals.
- Services of health care facilities.
- Medical insurance premiums.
- Prescription/non-prescription medicines (prescribed by a physician).
- Transportation to treatment (cab fare, bus fare, mileage).
- Dental expenses, eyeglasses, hearing aids, batteries.
- Live-in or periodic medical assistance.
- Monthly payment on accumulated medical bills (regular monthly payments on a bill that was previously incurred). The allowance may include only the amount expected to be paid in the coming 12 months.



Reasonable Accommodations



Section 504 of the Rehabilitation Act of 1973 prohibits discrimination against persons with disabilities in any program or activity receiving federal financial assistance. Title II of the Americans with Disabilities

Act of 1990 (ADA) prohibits discrimination against persons with disabilities in all services, programs, and activities made available by state and local governments. The Pinellas Housing Authority (PCHA) complies with all applicable laws and regulations and is committed to ensuring that all individuals enjoy full access to and can benefit from our facilities, programs and services.

Federal law generally requires housing providers to make reasonable accommodation for persons with disabilities. A reasonable accommodation is a change; exception; or adjustment to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a housing unit; access to an agency's facilities, activities or programs; or public and common-use spaces.

An applicant or voucher holder with a disability that substantially limits one or more major life activities may apply for a reasonable accommodation with PCHA. Disabled applicants or voucher holders are strongly encouraged to speak with their caseworkers as to any disability related barriers to obtaining or maintaining their housing.



Name	Ext	Case Load
Patricia Appelbaum	3043	A, B, X, Y, Z
Miriam Torres	3048	C, K, L
Courtney Young	3034	D,E,F, G
Kristie Mack	3032	H, I, J
Virginia Perez	3019	M, N
Cheryl LaRock	3017	O, P, Q, R
Cheryl Ponds	3016	S, T, U, V
Jessica MacClellan	3039	W, VASH (A-E)
Karen Brodess	3042	VASH (F-Z)
Marlaina Satcher	3022	Homeownership/FSS A-O
Megan Jetter	3046	Homeownership/FSS P-Z
Elicia Ford	3036	PBV / Pinellas Heights / Landings
Tonya Walko	3044	Compliance
Myra Jirau	3041	Inspections
Marisol Guevara	3124	HCV Director Assistant / Intake / Portability