

Section 8 Administrative Plan – RAD PBV

HACM is updating the Rental Assistance Demonstration (RAD) Project Based Voucher (PBV) section of the Section 8 Administrative Plan as result of the HUD revision to RAD PIH Notice 2012-32 Rev. 3 published on January 12, 2017.

Under Section 1.6(A)(2) of HUD PIH 2012-32 Rev. 3, HUD eliminated the cap on the number of project-based voucher units at a project. As a response, HACM has removed the language which created the cap and replaces it with language to match the revised notice, “There is no cap on the number of units that may receive PBV assistance in each project. To implement these provisions, HUD is waiving section 8(o)(13)(D) of the Act, as well as related provisions of 24 CFR §§ 983.56, 983.257(b), 983.262(a) and (d).”

Additionally, the section on required resident supportive services which served as an exemption to the PBV regulations was removed because it no longer applies. HACM will continue to work to provide resident supportive services but will not be required to under the PBV exemption rules.

The current Section 8 Administrative Plan dated 8/10/2016 can be found on HACM’s website under About Us - Plans, Policies & Reports – Policies - Section 8 Administrative Plan.

Summary of Changes Made:

Change	Section	Page	Notes
Cap on the Number of PBV Units in Each Project	II(A)(2)	152	HUD Revision to RAD Notice 2012-32 Rev. 3 removed the cap on PBV units in a project.
Removal of PBV Exemption: Resident Supportive Services	III(A)(12)	166	Removed resident supportive services requirement as part of the PBV cap exemption

Cap on the Number of PBV Units in Each Project. There is no cap on the number of units that may receive PBV assistance in each project. To implement these provisions, HUD is waiving section 8(o)(13)(D) of the Act, as well as related provisions of 24 CFR §§ 983.56, 983.257(b), 983.262(a) and (d). ~~The 25 percent limitation on the number of units that may receive PBV assistance in a project is increased to 50 percent. An assisted household cannot be involuntarily displaced as a result of this provision.~~

~~A Project Owner may still project base 100 percent of the units in a project provided it meets the exceptions explained in this paragraph. Units are not counted against the 50 percent cap in the following cases: (i) Units in a single-family building; (ii) Excepted units in a multifamily project (as the term is defined in 24 CFR Section 983.3). “Excepted units” means units in a multifamily project that are specifically made available for qualifying families. “Qualifying families” means: (i) Elderly and/or disabled families; and/or (ii) Families receiving supportive services. For a project to qualify for the exception, PHAs must include in the PHA administrative plan the type of services offered to families and the extent to which such services will be provided. See 24 CFR 983.56 for a more detailed discussion on excepted units. For applicable program rules for complying with the supportive services exception, see 24 CFR § 983.56(b)(2)(ii)(B).~~

~~For purposes of RAD, the requirement that a family must actually receive services to reside in the excepted unit has been modified. Families living (existing/current household also known as in-place households) in units subject to a proposed RAD conversion must be given the option to receive supportive services. If such services are declined by the household, the unit shall remain under the HAP contract, the household shall not be terminated from the PBV program, and the decision to decline an offer to receive supportive services shall not represent a ground for lease termination. Once the initial household residing in the excepted unit under RAD vacates such unit, all PBV program requirements related to the required receipt of supportive services shall apply in accordance with 24 CFR §§ 983.56, 983.257(c), 983.261(a) and (d).~~

~~To implement these provisions, HUD is implementing alternative requirements for section 8(o)(13)(D) of the Act as well as related provisions of 24 CFR §§ 983.56, 983.257(c), 983.261(a) and (d) for initial occupancy in the Covered Project.~~

~~Resident Supportive Services.~~ ~~HACM works to assist residents in moving toward economic self-sufficiency. In support of this goal and for applicable program rules for complying with the supportive services exception under PBV regulations, HACM requires that a family must have at least one member receiving at least one qualifying supportive service. Current residents prior to conversion and residents who elect to employ their right to return only need be offered supportive services. If these families chose not to accept supportive services, they cannot be terminated unless for good cause. New admissions post conversion will be subject to requirements of resident supportive services.~~

~~All Resident Supportive Service requirements will comply with 24 CFR § 983.56, 983.257(c), 983.261(a) and (d).~~

- ~~i. Compliance with Resident Supportive Service activities is monitored on an annual basis. If a resident fails to comply with their responsibilities, the property manager will begin lease termination.~~
- ~~ii. Economic Self-Sufficiency activities are programs and classes that work toward economic and social independence. Such activities include, but are not limited to~~
 - ~~a. Job readiness, job training, or skills training programs;~~
 - ~~b. Higher education (college), vocational education, or GED classes;~~
 - ~~c. Verifiable job search activities or apprenticeship programs;~~
 - ~~d. Substance abuse or mental health counselling;~~
 - ~~e. English proficiency or literacy (reading) classes; and~~
 - ~~f. Parenting classes or budgeting and credit counseling.~~
- ~~iii. The required hours will not include transit~~