



**LOUISIANA HOUSING AUTHORITY (LHA)
SECTION 8 HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN**

DRAFT

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DRAFT

**Louisiana Housing Authority (LHA)
Section 8 Housing Choice Voucher Administrative Plan**

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Louisiana Housing Authority (LHA)
Section 8 Housing Choice Voucher Administrative Plan

INTRODUCTION

This administrative plan has been prepared by Louisiana Housing Authority (LHA) in conformance with the requirements of 24 CFR 982.54. The Plan sets forth Louisiana Housing Authority (LHA)'s policies for the administration of the program in accordance with the requirements of the U. S. Department of Housing and Urban Development (HUD), hereafter referenced as HUD Requirements. Those requirements are incorporated by reference and include applicable law (notably 42 U. S. Code § 1437f [as amended by the Housing Through Modernization Act of 2016 \(HOTMA\)](#) and HUD regulations, notices and directives [and the Louisiana Permanent Supportive Housing statute referenced in Chapter 1 below](#)). The following regulations are particularly critical:

- 24 CFR 5** Definition of Income, Income Limits, Rent, and Reexamination of Family Income for the Section 8 Housing Assistance Payments Program and other Related Programs
- 24 CFR 982** Section 8 Tenant-Based Assistance: Housing Choice Voucher Program (TBV)
- 24 CFR 983** Section 8 Project-Based Voucher Program (PBV)
- 24 CFR 985** Section 8 Management Assessment Program (SEMAP)

In the event of a conflict or inconsistency between HUD Requirements and this Plan, HUD Requirements govern.

~~CHAPTER 1~~—UNIQUE ASPECTS OF LOUISIANA HOUSING AUTHORITY (LHA) PROGRAM

Louisiana Housing Authority (LHA) is part of Louisiana Housing Corporation. The State of Louisiana has been provided \$20 million under the federal Project-Based Voucher Program (PBV) and \$50 million under the federal Shelter Plus Care program for the provision of 3,000 units of permanent supportive housing, under the Supplemental Appropriations Act of 2008, P.L. 110-252 (the Act). The Act provides that the State or its designee or designees may act in all respects as a public housing agency. Louisiana Housing Authority (LHA) will function as a public housing agency. The legislation, contained in Chapter Six of the Act, provides as follows:

Permanent Supportive Housing (PSH)

For the provision of 3,000 units of Permanent Supportive Housing (PSH) as referenced in the Road Home Program of the Louisiana Recovery Authority approved by the Secretary of Housing and Urban Development, \$73,000,000, to remain available until expended, of which \$20,000,000 shall be for project-based vouchers under section 8(o)(13) of the United States Housing Act of 1937 (42 U. S. Code § 1437f (o)(13)), including administrative expenses not to exceed \$3,000,000, and \$50,000,000 shall be for grants under the Shelter Plus Care program as authorized under subtitle F of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11403 et seq.):

Provided, That the Secretary of Housing and Urban Development shall, upon request, make funds available under this paragraph to the State of Louisiana or its designee or designees, upon request: Provided further, That notwithstanding any other provision of law, for the purpose of administering the amounts provided under this paragraph, the State of Louisiana or its designee or designees may act in all respects as a public housing agency as defined in section 3(b)(6) of the United States Housing Act of 1937 (42 U. S. Code §1437a(b)(6)): Provided further, That subparagraphs (B) and (D) of section 8(o)(13) of the United States Housing Act of 1937 (42 U. S. Code § 1437f (13)) shall not apply with respect to vouchers made available under this paragraph.

~~Effective March 8, 2022, the Omnibus bill allows for any obligated balances from amounts made available for project-based vouchers under the “Permanent Supportive Housing” in chapter 6 of title 12 III of Public Law 110-252 may be used for tenant-based 13 rental assistance under section 8(o) of the United States 14 Housing Act of 1937 (42 U. S. Code § 1437f (o)).~~

~~This change allows Louisiana Housing Authority (LHA) to administer its Permanent Supportive Housing (PSH) section 8 program as Project Based Voucher (PBV) and Tenant Based Vouchers (TBV), and with this expansion, Louisiana Housing Authority (LHA) administrative plan will now cover both Project Based Voucher (PBV) provisions and Tenant Base Voucher (TBV) provisions, followed by the tenant selection provisions including unique aspects targeting the anticipated PSH population, then finally other necessary Section 8 administrative provisions.~~

~~This~~The appropriation and the Louisiana Road Home Permanent Supportive Housing (PSH) Program ~~are~~were established as part of the State’s recovery program in response to Hurricanes Katrina and Rita. Consequently, the program outlined in this Administrative Plan is designed to aid in the recovery and return of hurricane evacuees and areas severely impacted by Hurricanes Katrina and Rita. Commencing January 1, 2018, in recognition of multiple disasters throughout the State ~~in recent years~~ including ~~presidentially~~Presidentially declared disasters in 56 of the 64 parishes after the March and August 2016 floods, the Permanent Supportive Housing (PSH) Project-Based Voucher program ~~will extend~~extended its operation to serve households with living situations disrupted by Louisiana Presidentially declared disasters state-wide. In view of the impact on affordable housing generally throughout Louisiana of the multiple disasters, the LHA’s PSH program also prioritizes populations who would have been a high priority under the Road Home Program.

The Road Home Program approved by the United States Department of Housing and Urban Development (HUD) ~~describes~~described the Permanent Supportive Housing (PSH) initiative. See ~~complete~~the description in Exhibit A attached. The Road Home Program ~~commits~~originally committed \$72.9 million in Community Development Block Grant (CDBG) funds for supportive services in connection with the 3,000 Permanent Supportive Housing (PSH) units, or approximately \$5,000 per unit per year for 5 years.

~~In addition, aspects~~Aspects of the tenant selection process ~~will be~~have been implemented by the Louisiana Department of Health (LDH) and Hospitals or designee, which in turn has a Cooperative Endeavor Agreement with Louisiana Housing Authority (LHA) to perform these services. The LHA may use other entities to assist with this process, such as local Continuums of Care (CoCs).

Further, the Consolidated Appropriations Act, 2022, provides at Sec. 433 of the Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2022: Any obligated balances from amounts made available for project-based vouchers under the heading “Permanent

Supportive Housing” in chapter 6 of title III of Public Law 110–252 may be used for tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)).

This change allows Louisiana Housing Authority (LHA) to administer its Permanent Supportive Housing (PSH) section 8 program as Project-Based Vouchers (PBV) and Tenant-Based Vouchers (TBV). With this expansion, Louisiana Housing Authority (LHA) administrative plan will now cover both Project-Based Voucher (PBV) provisions and Tenant-Base Voucher (TBV) provisions.

CHAPTER 1 EQUAL OPPORTUNITY

1.1 Fair Housing

Louisiana Housing Authority (LHA) will not discriminate based on race, color, creed, religion, national or ethnic origin or citizenship, ancestry, sex, familial status, disability, sexual orientation, gender identity, military/veteran status, source of income, age or other basis prohibited by local, state, or federal law in any aspect of its housing programs.

Louisiana Housing Authority (LHA) will promote equal opportunity and nondiscrimination in compliance with all state and federal laws and regulations including but not limited to The Fair Housing Amendments Act of 1988, Section 504 of the Rehabilitation Act of 1973, The Americans with Disabilities Act (ADA-1990), Title VI of the Civil Rights Act and the Age Discrimination Act of 1975.

To further its commitment to full compliance with applicable civil rights laws, Louisiana Housing Authority (LHA) will provide Federal/State/local information to applicants for and participants in the ~~Project Based Voucher (PBV)~~ program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at Louisiana Housing Authority (LHA) office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

Louisiana Housing Authority (LHA) will assist any family that believes they have suffered illegal discrimination by providing copies of the Housing Discrimination Form. Louisiana Housing Authority (LHA) will also assist in completing the form, if requested, and will provide the address of the nearest HUD Office of Fair Housing and Equal Opportunity.

1.2 Providing Information in Languages other than English

See Louisiana Housing Authority (LHA)'s Language Access Plan, attached as Exhibit B.

1.3 Reasonable Accommodation

Sometimes people with disabilities may need reasonable accommodation in order to take full advantage of Louisiana Housing Authority (LHA) housing programs and related services. When such accommodations are granted, they do not confer special treatment or advantage for the person with a disability; rather, they make the program fully accessible to them in a way that would otherwise not be possible due to their disability. Because disabilities are not always apparent, Louisiana Housing Authority (LHA) will ensure that all applicants/participants are aware of the opportunity to request reasonable accommodations and may assist applicants/participants where appropriate and practicable.

1.4 Violence against Women Act Violence against Women Act (VAWA) Protections

Louisiana Housing Authority (LHA) will assure that the protections of 24 CFR Part 5, Subpart L, supplemented by expanded protections in the Violence Against Women Reauthorization Act of ~~2013~~ and the Violence Against Women Act/Acts of 2013 and 2022 (VAWA-~~2013~~), for victims of domestic violence, dating violence, stalking or sexual assault, are fully applied to the ~~Project-Based~~

~~Voucher (PBV)~~ program. These protections include, without limitation and as further explained and qualified in the [law and regulations](#) ~~and the Final Rule implementing Violence Against Women Act (VAWA) 2013~~, notice to tenants of their rights under ~~Violence Against Women Act (VAWA)~~, notice to owners and management agents of their rights and obligations under ~~Violence Against Women Act (VAWA)~~, the right of applicants not to be denied admission to the program on the basis that the applicant is or has been a victim of domestic violence, dating violence, stalking or sexual assault, and the right of tenants who are victims or threatened victims of actual or threatened incidents of domestic violence, dating violence, stalking or sexual assault – regardless of sex, gender identity or sexual orientation - not to have such incidents construed as good cause to terminate tenancy or assistance.

1.5 Equal Access

~~Project Based Voucher (PBV)~~ [Program resources](#) shall be made available to households without regard to actual or perceived sexual orientation, gender identity, or marital status. Neither Louisiana Housing Authority (LHA) nor any administrator of the ~~Project Based Voucher (PBV)~~ program, owner or manager of housing assisted by ~~Project Based Voucher (PBV)~~ [the program](#) may inquire about the sexual orientation or gender identity of an applicant for, or occupant of, a ~~Project Based Voucher (PBV)~~ [program](#) unit. This prohibition on inquiries does not prohibit any individual's voluntary self-identification of sexual orientation or gender identity or inquiries made for the purpose of determining the number of bedrooms to which a household may be entitled. If Louisiana Housing Authority (LHA) receives a complaint regarding equal access, Louisiana Housing Authority (LHA) will take the actions specified in HUD Notice PIH 2014-20 [and other applicable HUD requirements](#).

CHAPTER 2 SPECIAL PURPOSE VOUCHER PROGRAMS

Special Purpose Vouchers are ~~specifically~~ funded by Congress in separate appropriations from regular Housing Choice Voucher (HCV) program funding ~~in order~~ to target specific populations. Louisiana Housing Authority (LHA)'s special purpose vouchers include vouchers for the following programs:

- Veterans Affairs Supportive Housing (VASH)
- Mainstream: Non-elderly and Disabled (NED)
- Emergency Housing Vouchers (EHV)

HUD/VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) - LAKE CHARLES AREA

2.1 Overview

Louisiana Housing Authority (LHA) has been awarded Housing and Urban Development-Veterans Affairs Supportive Housing (VASH) vouchers that Louisiana Housing Authority (LHA) will administer as tenant-based vouchers. Veterans Affairs Supportive Housing (VASH) vouchers administered in partnership with the Veteran Affairs Health Care System (VAHCS) will assist homeless veterans and their families in the Lake Charles area with Veterans Affairs Health Care System (VAHCS) providing case management. ~~Section 811 Mainstream vouchers administered in partnership with the Louisiana Department of Health (LDH) are expected to assist non-elderly disabled families state-wide with LDH or its designee providing case management.~~ Louisiana Housing Authority (LHA) reserves the right to project-base these units as well.

Louisiana Housing Authority (LHA) will administer the HUD-Veterans Affairs Supportive Housing (VASH) vouchers ~~and Section 811 Mainstream vouchers~~ in a manner that adheres to all applicable requirements of the program, including applicable tenant-based voucher requirements at 24 CFR Part 982 and applicable HUD-Veterans Affairs Supportive Housing (VASH) ~~and Section 811 Mainstream program requirements.~~

Applicable HUD-Veterans Affairs Supportive Housing (VASH) program requirements include waivers and alternative requirements authorized by the HUD-Veterans Affairs Supportive Housing (VASH) program statute and detailed in the Revised Operating Requirements published in the Federal Register on March 23, 2012 (77 Fed. Reg. 17086-17090) and after September 26, 2021, the revised implementation requirements published on March 27, 2021 (86 Fed. Reg. 53207-53213).

This and other documents pertinent to the program are on the HUD-Veterans Affairs Supportive Housing (VASH) website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/vash. The provisions of this Administrative Plan are applicable to HUD-Veterans Affairs Supportive Housing (VASH) vouchers except where inconsistent with requirements of the HUD-Veterans Affairs Supportive Housing (VASH) program, in which case the latter requirements are applicable.

2.2 Eligibility and Screening

Screening will include income eligibility and sex offender screening only. All family members will be screened and denied if they have a lifetime sex offender registration requirement. Enterprise Income Verification (EIV), prior debt and adverse termination screening do not apply to Veterans Affairs Supportive Housing (VASH) families.

2.3 Housing Search, Lease-up and Portability

The initial voucher term will be 120 days. Initial leases may be less than one year if a shorter lease term would improve housing opportunities for the tenant.

Veterans Affairs Supportive Housing (VASH) voucher holders may use their voucher to live on the grounds of any VA Medical Center (VAMC) unit owned by the VA Medical Center (VAMC).

Participants may only reside in jurisdictional areas that are accessible to case management services as determined by the partnering VA Medical Center (VAMC) and LDH. In all cases of portability, the initial facility must be consulted prior to the move and provide written confirmation that case management will continue to be provided in the family's new location.

If the receiving Public Housing Authority (PHA) does not administer a HUD-Veterans Affairs Supportive Housing (VASH), it must always bill the initial Public Housing Authority (PHA). If the receiving Public Housing Authority (PHA) does administer HUD-Veterans Affairs Supportive Housing (VASH), it may only absorb the family if the voucher type is available and case management will be provided through facilities in partnership with the receiving Public Housing Authority (PHA). In all cases of portability within the same catchment area, the initial facility will determine which facility will provide the family with case management moving forward. This determination will affect whether the receiving Public Housing Authority (PHA) can absorb the family.

2.4 Tenancy Issues

If the participant dies, the voucher remains with the remaining members of the tenant family. If the participant is a veteran, the Public Housing Authority (PHA) may issue a regular tenant-based voucher and free up the Veterans Affairs Supportive Housing (VASH) voucher.

In the case of split families, i.e., divorce, the voucher remains with the participant.

A family may be terminated for failure to participate if required case management is rejected. However, if community partners determine that the participating family no longer requires case management, the participant will not be terminated.

Families are entitled to informal hearings and reviews.

MAINSTREAM VOUCHER PROGRAM - Non-elderly and Disabled (NED)

Overview

Mainstream vouchers assist non-elderly persons with disabilities and their families in the form of either project-based or tenant-based voucher assistance. Aside from separate funding appropriations and serving a specific population, Mainstream vouchers follow the same program requirements as standard vouchers.

The Mainstream voucher program – non-elderly and disabled (NED) program, [was](#) previously referred to as Mainstream 5-Year program or the Section 811 voucher program. The Mainstream voucher program was authorized under the National Affordable Housing Act of 1990. Mainstream vouchers operated separately from the regular Housing Choice Voucher (HCV) program until the passage of the Frank Melville Supportive Housing Investment Act of 2010. Funding for Mainstream voucher renewals and administrative fees was first made available in 2012. In 2017 and 2019, incremental vouchers were made available for the first time since the Melville Act (in addition to renewals and administrative fees). Public Housing Authorities (PHA) were invited to apply for a competitive award of Mainstream vouchers under the FY17 and FY19 NOFAs. In 2020, Notice PIH 2020-22 provided an opportunity for any Public Housing Authority (PHA) administering a Housing Choice Voucher (HCV) program to apply for Mainstream vouchers noncompetitively. Notice PIH 2020-09 authorized an increase in Mainstream voucher units and budget authority for those Public Housing Authority (PHAs) already awarded Mainstream vouchers under the FY17 and FY19 NOFAs.

Funds for Mainstream vouchers may be recaptured and reallocated if Louisiana Housing Authority (LHA) does not comply with all program requirements or fails to maintain a utilization rate of eighty (80%) percent for Louisiana Housing Authority (LHA)'s Mainstream vouchers.

Eligibility and Screening [Notice PIH 2020-01 and Notice PIH 2020-22]

Mainstream vouchers administered by Louisiana Housing Authority (LHA) in partnership with the Louisiana Department of Health (LDH) providing case management are expected to assist must be used to serve non-elderly persons with disabilities and their families, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old as of the effective date of the initial HAP contract. The eligible disabled household member does not need to be the head of household.

The definition of person with disabilities for purposes of Mainstream vouchers is the statutory definition under section 3(b) (3)(E) of the 1937 Act, which is the same as is used for allowances and deductions in the Housing Choice Voucher (HCV) program.

Existing families receiving Mainstream vouchers, where the eligible family member is age 62 or older, will not “age out” of the program as long as the family was eligible on the first day of assistance under a HAP contract.

Louisiana Housing Authority (LHA) must not have a separate waiting list for Mainstream voucher assistance as Louisiana Housing Authority (LHA) is required by the regulations to maintain one waiting list for tenant-based assistance [24 CFR 982.204(f)]. All Louisiana Housing Authority (LHA) policies on opening, closing, and updating the waiting list, as well as waiting list preferences apply to the Mainstream program. Targeted preference group claimed as part of the application for Mainstream vouchers are 08/28/2019.

Upon turnover, vouchers must first be offered to Mainstream-eligible families. If a Mainstream turnover voucher becomes available, Louisiana Housing Authority (LHA) must determine if the families at the top of the waiting list qualifies under program requirements.

Housing Search, Lease-up and Portability

Mainstream voucher participants are eligible for portability under standard portability rules and all Louisiana Housing Authority (LHA) policies regarding portability apply to Mainstream families. If the receiving Public Housing Authority (PHA) does not administer a Mainstream voucher, it must always bill the initial Public Housing Authority (PHA). If the receiving Public Housing Authority (PHA) does administer Mainstream vouchers, it may only absorb the family if the voucher type is available and case management can be provided through facilities in partnership with the receiving Public Housing Authority (PHA). In all cases of portability within the same catchment area, the Louisiana Department of Health (LDH) will determine which agency will provide the family with case management moving forward. This determination will affect whether the receiving Public Housing Authority (PHA) can absorb the family.

Tenancy Issues

If the participant dies, the voucher remains with the remaining members of the tenant family. In the case of a split family, i.e., divorce, the voucher remains with the participant.

Families are entitled to informal hearings and reviews.

EMERGENCY HOUSING VOUCHERS (EHV)

Overview

On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (ARP) (P.L. 117-2). Section 3202 of the ARP appropriated \$5 billion for the creation, administration, and renewal of new incremental emergency housing vouchers (EHVs) and other eligible expenses related to COVID-19.

On May 5, 2021, HUD issued Notice PIH 2021-15, which described HUD's process for allocating approximately 70,000 EHVs to eligible Public Housing Authority (PHA)s and set forth the operating requirements for Public Housing Authority (PHA)s who administer them. Based on criteria outlined in the notice, HUD notified eligible Public Housing ~~Authority~~[Authorities](#) (PHA)s of the number of EHVs allocated to their agency, and Public Housing Authority (PHA)s were able to accept or decline the invitation to participate in the program.

Louisiana Housing Authority (LHA) may not project-base Emergency Housing Vouchers (EHVs). EHVs are exclusively tenant-based assistance. All applicable nondiscrimination and equal opportunity requirements apply to the EHV program, including requirements that Louisiana Housing Authority (LHA) grant reasonable accommodations to persons with disabilities, effectively communicate with persons with disabilities, and ensure meaningful access for persons with limited English proficiency (LEP).

This chapter describes HUD regulations and Louisiana Housing Authority (LHA) policies for administering (Emergency Housing Vouchers (EHVs)). ~~The policies outlined in this chapter are organized into six sections, as follows:~~

~~Part I: Funding~~

~~Part II: Partnering Agencies~~

~~Part III: Waiting list Management~~

~~Part IV: Family Eligibility~~

~~Part V: Housing Search and Leasing~~

~~Part VI: Use of Funds, Reporting, and Financial Records~~

Except as addressed by this chapter and as required under federal statute and HUD requirements, the general requirements of the Housing Choice Voucher (HCV) program apply to EHVs.

The American Rescue Plan Act of 2021 (ARP) provides administrative fees and funding for the costs of administering Emergency Housing Vouchers (EHVs) and other eligible expenses defined in Notice PIH 2021-15. These fees may be used exclusively for EHV administration and other eligible expenses and must not be used for or applied to other Louisiana Housing Authority (LHA) programs or vouchers. Louisiana Housing Authority (LHA) must maintain separate financial records from its regular Housing Choice Voucher (HCV) funding for all EHV funding.

Housing Assistance Payments (HAP) Funding

American Rescue Plan (ARP) funding obligated to Louisiana Housing Authority (LHA) as Housing Assistance Payments (HAP) funding may only be used for eligible EHV HAP expenses (i.e., rental assistance payments). EHV HAP funding may not be used for EHV administrative expenses or for the eligible uses under the EHV services fee. The initial funding term will expire December 31, 2022. HUD will provide renewal funding to Louisiana Housing Authority (LHA) for the EHVs on a calendar year (CY) basis commencing with CY 2023. The renewal funding allocation will be based on Louisiana Housing Authority (LHA)'s actual EHV HAP costs in leasing, like the renewal process for the regular Housing Choice Voucher (HCV) program. EHV renewal funding is not part of the annual Housing Choice Voucher (HCV) renewal funding formula. EHVs are renewed separately from the regular Housing Choice Voucher (HCV) program.

All renewal funding for the duration of the EHV program has been designated as part of the ARP funding.

Administrative Fee and Funding

The following four types of fees and funding are allocated as part of the EHV program:

- **Preliminary Fees** support immediate start-up costs that the Public Housing Authority (PHA) will incur in implementing alternative requirements under EHV, such as outreach and coordination with partnering agencies:
 - \$400 per EHV allocated to Louisiana Housing Authority (LHA), once the Consolidated Annual Contributions Contract (CACC) is amended.
 - This fee may be used for any eligible administrative expenses related to EHVs.
 - The fee may also be used to pay for any eligible activities under EHV service fees.

- **Placement Fees/Expedited Issuance Reporting Fees** will support initial lease-up costs and the added cost and effort required to expedite leasing of EHV:
 - \$100 for each EHV initially leased, if Louisiana Housing Authority (LHA) reports the voucher issuance date in Public Housing Information Center–Next Generation (PIC–NG) system within fourteen (14) days of voucher issuance or the date the system becomes available for reporting.
 - Placement fees:
 - a) \$500 for each EHV family placed under a HAP contract effective within four (4) months of the effective date of the ACC funding increment; or
 - b) \$250 for each EHV family placed under a HAP contract effective after four (4) months but less than six (6) months after the effective date of the ACC funding increment.
 - c) HUD will determine placement fees in the event of multiple EHV allocations and funding increment effective dates.
 - Placement/expedited issuance fees only apply to the initial leasing of the voucher and are not paid for family moves or to turnover vouchers.
- **Ongoing Administrative Fees**, which are calculated in the same way as the standard Housing Choice Voucher (HCV) program:
 - Louisiana Housing Authority (LHA) is allocated administrative fees using the full column of administrative fee amount for each EHV under contract as of the first day of each month.
 - Ongoing EHV administrative fees may be subject to proration in future years, based on availability of EHV funding.
- **Services Fees** are a one-time fee to support Louisiana Housing Authority’s (LHA) efforts to implement and operate an effective EHV services program.
 - The fee is allocated once Louisiana Housing Authority (LHA)’s Consolidated Annual Contribution Contract (CACC) is amended to reflect EHV funding.
 - The amount allocated is three thousand five hundred (\$3,500) dollars for each EHV allocation can be used to cover fees related to the following:

Eligible Uses of Service Fees Include:

Housing Search Assistance, which may include activities such as, but not limited to, helping a family identify and visit potentially available units during their housing search, helping to find a unit that meets the household’s disability related needs, providing transportation and directions, assisting with the completion of rental applications and Louisiana Housing Authority (LHA) forms, and helping to expedite the EHV leasing process for the family.

Application Fees/Non-refundable Administrative or Processing Fees/Refundable Application Deposit Assistance. Louisiana Housing Authority (LHA) may choose to assist the family with some or all these expenses.

Security Deposit Assistance. The amount of the security deposit assistance may not exceed the lesser of two months’ rent to owner, the maximum-security deposit allowed under

applicable state and/or local law, or the actual security deposit required by the owner. Louisiana Housing Authority (LHA) will pay the security deposit assistance directly to the owner.

Utility Deposit Assistance/Utility Arrears. Louisiana Housing Authority (LHA) may provide utility deposit assistance for some or all the family's utility deposit expenses. Assistance can be provided for deposits (including connection fees) required for the utilities to be supplied by the tenant under the lease. Louisiana Housing Authority (LHA) may also provide the family with assistance to help address these utility arrears to facilitate leasing.

Owner Recruitment and Outreach for EHV's. Louisiana Housing Authority (LHA) may use the service fee funding to conduct owner recruitment and outreach specifically for EHV's. In addition to traditional owner recruitment and outreach, activities may include conducting pre-inspections or otherwise expediting the inspection process, providing enhanced customer service, and offering owner incentive and/or retention payments.

Owner Incentive and/or Retention Payments. Louisiana Housing Authority (LHA) may make incentive and retention payments to owners that agree to initially lease their unit to an EHV family and/or renew the lease of an EHV family as follows:

- An incentive payment may be made as a single payment at the beginning of an assisted lease term. Upon signing the Housing Assistance Payment (HAP) Agreement, the partnering agency may pay the landlord an incentive in the amount of one month rent, not to exceed Louisiana Housing Authority (LHA) payment standard for the area.
- Additional incentives for damages or additional security deposits will only be considered on a case-by-case basis but will never exceed two times the rent charged for the unit.

Moving Expenses. Louisiana Housing Authority (LHA) may choose to assist the family with some or all this cost.

Essential Household Items. Louisiana Housing Authority (LHA) may use service fee funding to assist the family with some or all of the costs of acquiring essential household items.

Renter's insurance if required by the Lease. Louisiana Housing Authority (LHA) may choose to assist the family with some or all this cost.

~~PARTNERING AGENCIES~~ PARTNERING AGENCIES

CONTINUUM OF CARE (COC)

The ~~Office of Louisiana~~ Housing Authority (~~OCHA~~LHA) has accepted an allocation of EHV's and is required to enter into a Memorandum of Understanding (MOU) with the Continuum of Care (CoC) to establish a partnership for the administration of EHV's.

Louisiana Housing Authority (LHA) has entered into a Memorandum of Understanding (MOUS) with the following Continuum of Care (CoC) agencies:

- Unity of Greater New Orleans
- Balance of State Continuum of Care
- Acadian Regional Coalition on Homelessness (ARCH)
- Northlake
- Northeast La-COC (NELA)
- Hope Connections

REFERRALS

The primary responsibility of the Continuum of Care (CoC) under the Memorandum of Understanding (MOU) with Louisiana Housing Authority (LHA) is to make direct referrals of qualifying individuals and families to Louisiana Housing Authority (LHA). Louisiana Housing Authority (LHA) must refer a family that is seeking EHV assistance directly from Louisiana Housing Authority (LHA) to the CoC or other referring agency for initial intake, assessment, and referral for EHV assistance. Partnering CoCs are responsible for determining whether the family qualifies under one of the four eligibility categories for EHV. The CoC or other direct referral partner must provide supporting documentation to Louisiana Housing Authority (LHA) of the referring agency's verification that the family meets one of the four eligible categories for EHV assistance.

The CoC or partnering agency must establish and implement a system to identify EHV-eligible individuals and families within the agency's caseload and make referrals to Louisiana Housing Authority (LHA). The CoC or other partnering agency must certify that the EHV applicants they refer to Louisiana Housing Authority (LHA) meet at least one of the four EHV eligibility criteria. Louisiana Housing Authority (LHA) will maintain a copy of the referral or certification from the CoC or other partnering agency in the participant's file along with other eligibility paperwork. Homeless service providers may, but are not required to, use the certification form found in Notice PIH 2021-15. Victim services providers may, but are not required to, use the certification form found in Notice PIH 2021-15 when identifying eligible families who qualify as victims of human trafficking.

As part of the MOU, Louisiana Housing Authority (LHA) and CoC or other partnering agency will identify staff positions to serve as lead EHV liaisons. These positions will be responsible for transmission and acceptance of referrals. The CoC or partnering agency must commit sufficient staff and resources to ensure eligible individuals and families are identified and determined eligible in a timely manner.

Louisiana Housing Authority (LHA) liaison responsible for acceptance of referrals will contact the CoC or partnering agency liaison via email indicating the number of vouchers available and requesting an appropriate number of referrals. No more than five business days from the date the CoC or partnering agency receives this notification, the CoC or partnering agency liaison will provide Louisiana Housing Authority (LHA) with a list of eligible referrals including the name,

address, and contact phone number for each adult individual who is being referred; a completed release form for each adult family member; and a written certification for each referral indicating they are EHV-eligible.

Offers of Assistance with CoC Referral

Louisiana Housing Authority (LHA) may make an EHV available without a referral from the CoC or other partnering organization in order to facilitate an emergency transfer under Violence Against Women Act (VAWA) in accordance with the Public Housing Authority (PHA)'s Emergency Transfer Plan.

Louisiana Housing Authority (LHA) must also take direct referrals from outside the CoC if:

- The CoC does not have a sufficient number of eligible families to refer to Louisiana Housing Authority (LHA); or
- The CoC does not identify families that may be eligible for EHV assistance because they are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking.

If at any time Louisiana Housing Authority (LHA) is not receiving enough referrals or is not receiving referrals in a timely manner from the CoC or other partner referral agencies (or Louisiana Housing Authority (LHA) and CoC cannot identify any such alternative referral partner agencies), HUD may permit Louisiana Housing Authority (LHA) on a temporary or permanent basis to take EHV applications directly from applicants and admit eligible families to the EHV program in lieu of or in addition to direct referrals in those circumstances.

~~PART 982--SECTION 8 TENANT-BASED ASSISTANCE: HOUSING CHOICE VOUCHER PROGRAM~~

~~Authority: 42 U.S.C. 1437f and 3535(d).~~

~~Source: 59 FR 36682, July 18, 1994, unless otherwise noted.~~

~~Editorial Note: Nomenclature changes to part 982 appear at 64 FR 26640, May 14, 1999.~~

~~SUBPART A—GENERAL INFORMATION~~

~~Source: 60 FR 34695, July 3, 1995, unless otherwise noted.~~

~~982.1 PROGRAMS: PURPOSE AND STRUCTURE~~

~~(a) General description:~~

- ~~(1) In the HUD Housing Choice Voucher (Housing Choice Voucher (HCV) program, HUD pays rental subsidies so eligible families can afford decent, safe, and sanitary housing. The Housing Choice Voucher (HCV) program is generally administered by state or local governmental entities called public housing agencies (Public Housing Authority). HUD provides housing assistance funds to the Public Housing Authority (PHA). HUD also provides funds for Public Housing Authority (PHA) administration of the program.~~
- ~~(2) Families select and rent units that meet program housing quality standards. If the Public Housing Authority (PHA) approves a family's unit and tenancy, the Public Housing Authority (PHA) contracts with the owner to make rent subsidy payments on behalf of the family. A Public Housing Authority (PHA) may not approve a tenancy unless the rent is reasonable.~~
- ~~(3) Subsidy in the Housing Choice Voucher (HCV) program is based on a local "payment standard" that reflects the cost to lease a unit in the local housing market. If the rent is less than the payment standard, the family generally pays 30 percent of adjusted monthly income for rent. If the rent is more than the payment standard, the family pays a larger share of the rent.~~

~~(b) Tenant-based and project-based assistance:~~

- ~~(1) Section 8 assistance may be "tenant-based" or "project-based." In project-based programs, rental assistance is paid to assist families who live in specific housing developments or units. With tenant-based assistance, the family selects the assisted unit. The family may rent a unit anywhere in the United States in the authority of a Public Housing Authority (PHA) that runs a voucher program.~~
- ~~(2) To receive tenant-based assistance, the family selects a suitable unit. After approving the tenancy, the Public Housing Authority (PHA) enters into a contract to make rental subsidy payments to the owner to subsidize occupancy by the family. The Public Housing Authority (PHA) contract with the owner only covers a single unit and a specific assisted family. If the family moves out of the leased unit, the contract with the owner terminates. The family may move to another unit with continued assistance so long as the family is complying with program~~

~~requirements.~~

~~§ 982.2 APPLICABILITY~~

~~Part 982.2 contains the program requirements for the tenant-based housing assistance program under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f). The tenant-based program is the Housing Choice Voucher (HCV) program.~~

~~§ 982.3 HUD~~

~~The HUD field offices have been delegated responsibility for day-to-day administration of the program by HUD. In exercising these functions, the field offices are subject to HUD regulations and other HUD requirements issued by HUD headquarters. Some functions are specifically reserved for HUD headquarters.~~

~~TENANT-BASED VS. PROJECT-BASED VOUCHER ASSISTANCE~~

~~Tenant-Based vs. Project-Based Voucher Assistance Except as otherwise noted in this chapter, or unless specifically prohibited by Project-Based Voucher (PBV) program regulations, Louisiana Housing Authority (LHA) policies for the tenant-based voucher program contained in this administrative plan also apply to the Project-Based Voucher (PBV) program and its participants.~~

CHAPTER 3 PROJECT-BASED VOUCHER (PBV)-SPECIFIC REQUIREMENTS (24 CFR 983)

3.1 General Requirements - Overview

The Project-Based Voucher (PBV) program allows Public Housing Authority (PHA) to attach funding to specific units rather than using it for tenant-based assistance. Program requirements for attaching Project-Based Voucher (PBV) assistance to units – see 24 C.F.R. 983, as amended by regulation or superseded by any applicable law (the regulations attached as Exhibit C). Repetition of or citation to any provision of the regulations, or omission of any such repetition or citation, in this administrative plan is for convenience only. The regulations fully apply, except as explained in the next paragraph. With that exception, in the event of any inconsistency between the regulations and this administrative plan, the regulations govern.

The Act provides that paragraphs (B) and (D) of the Project-Based Voucher (PBV) statute, Section 8 (o) (13) of the United States Housing Act of 1937, shall not apply to this program. Accordingly, provisions of the Regulations relating to those sections of the Project-Based Voucher (PBV) statute also shall not apply. The statutory provisions that are inapplicable are as follows:

(B) PERCENTAGE LIMITATION – Not more than 20 percent of the funding available for tenant-based assistance under this section that is administered by the agency may be attached to structures pursuant to this paragraph.”

(D) INCOME MIXING REQUIREMENT:

- (i) IN GENERAL – Not more than 25% of the dwelling units in any building may receive assistance under a housing assistance payment contract for project-based assistance pursuant to this paragraph.
- (ii) EXCEPTIONS – The limitations under clause (i) shall not apply in the case of assistance under a contract for housing consisting of single-family properties or for dwelling units that are specific to households comprised of elderly families, disabled families, and families receiving supportive services.

In addition, some requirements cannot apply because Louisiana Housing Authority (LHA) has no tenant-based vouchers.

Unless made inapplicable by the Project-Based Voucher (PBV) program regulations in accordance with 24 C.F.R. 983.2, regulations for the tenant-based voucher program also apply to the Project-Based Voucher (PBV) program and its participants.

Relocation Requirements: See the Regulations, section 983.7.

Equal Opportunity Requirements: See the Regulations, section 983.8, and [Section H Chapter 1](#) of this Administrative Plan.

3.2 Owner Proposal Selection Procedures

Louisiana Housing Authority (LHA) will select Project-Based Voucher (PBV) proposals in accordance with the selection procedures in this administrative plan. Proposals will be selected in accordance with the Regulations, 983.51. Before selecting a Project-Based Voucher (PBV) proposal, Louisiana Housing Authority (LHA) will ensure that the Project-Based Voucher (PBV) proposal complies with HUD requirements, including a determination that the property qualifies as eligible housing, and meets the site selection standards in accordance with Regulations: 983.57.

Louisiana Housing Authority (LHA) anticipates that a substantial number of units will be selected in accordance with Regulations, 983.51(b) (2). It provides for selection without a request for proposals where the project has been selected within three years of the Project-Based Voucher (PBV) proposal selection date under a federal, state or local program that requires competitive selection of proposals (notably, 9%) Low- Income Housing Tax Credits (LIHTC). New units may be added at any time during the term of the HAP contract without being subject to competitive selection procedures.

~~An amendment to the Regulations was adopted June 2014, requiring notification and provision of information to the HUD field office prior to issuance of a request for proposals; see Section 983.6 of the Regulations. Louisiana Housing Authority (LHA) will comply with this amendment on a one-time basis or as otherwise directed by HUD.~~

From time to time, Louisiana Housing Authority (LHA) also selects properties through a Request for Proposal Owner Solicitation described in detail below.

As appropriate, Louisiana Housing Authority (LHA) will also lease units in place for persons who are eligible for the PSH program.

Louisiana Housing Authority (LHA) will decide what housing type, new construction, rehabilitation or existing housing, will be used to develop Project-Based Voucher (PBV) housing. The housing type must be disclosed in the solicitation of proposals.

Louisiana Housing Authority (LHA)-Owned Units

Louisiana Housing Authority (LHA)-owned unit may be assisted under the Project-Based Voucher (PBV) program only if the HUD field office or HUD approved independent entity reviews the selection process and determines that Louisiana Housing Authority (LHA)- owned units were appropriately selected based on the selection procedures specified in this Administrative Plan. If a property is Louisiana Housing Authority (LHA)-owned or controlled by Louisiana Housing Authority (LHA), Louisiana Housing Authority (LHA) must identify the independent entity that will review Louisiana Housing Authority (LHA)'s proposal selection process (unless Louisiana Housing Authority (LHA) will ask HUD to do this) and perform specific functions with respect to rent determinations and inspections and the length of the Housing Assistance Payments (HAP) Contract term and any term extension. See Sections 983.51(e) and 983.59 of the Regulations as well as PIH Notice 2017-21.

Prohibition of Assistance for Certain Units

See Sections 983.53 and 983.54 of the Regulations.

Definition of Property

For purposes of this Plan, an eligible project may be a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land.

Subsidy Layering

Louisiana Housing Authority (LHA) will provide Project-Based Voucher (PBV) assistance in accordance with the HUD subsidy layering regulation, 24 C.F.R. 4.13. Contracts for existing structures are exempt from subsidy layering. Transactions where a subsidy layering review conducted by Louisiana Housing Corporation and included a review of Project-Based Voucher (PBV) assistance in accordance with HUD's subsidy layering review guidelines, are exempt from further subsidy layering review. See Section 983.55 of the Regulations. ~~Louisiana Housing Authority (LHA) will decide what housing type, new construction, rehabilitation or existing housing, will be used to develop Project-Based Voucher (PBV) housing. The housing type must be disclosed in the solicitation of proposals.~~

Site Selection Standards

Louisiana Housing Authority (LHA)'s goal is to select sites for Project-Based Voucher (PBV) housing that provide for deconcentrating poverty and expanding housing and economic opportunities. In complying with this goal, Louisiana Housing Authority (LHA) will seek sites for Project-Based Voucher (PBV) housing in census tracts that have poverty concentrations of 20% or less. Louisiana Housing Authority (LHA) may provide for location of Project-Based Voucher (PBV) housing in other locations when it is determined that the Project-Based Voucher (PBV) assistance will complement other local redevelopment activities designed to deconcentrate poverty and expand housing and economic opportunities in census tracts with poverty concentrations greater than 20%, or otherwise support the goals of the PSH initiative, such as:

- A census tract in which the proposed Project-Based Voucher (PBV) development will be located in a HUD designated Enterprise Zone, Economic Community, or Renewal Community.
- A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition.
- A census tract in which the proposed Project-Based Voucher (PBV) development will be located is undergoing significant revitalization.
- A census tract where state, local, or federal dollars were invested in the area that has assisted in the achievement of the statutory requirement.
- A census tract where new market rate units may be developed, and such market rates units will positively impact the poverty rate in the area.
- If the poverty rate in the area where the proposed Project-Based Voucher (PBV) development will be located is greater than 20%, the Public Housing Authority (PHA) will consider whether in the past 5 years there has been an overall decline in the poverty rate.
- A census tract where there are meaningful opportunities for educational and economic advancement.

For further requirements, see section 983.57 of the Regulations.

The HUD-approved Road Home Program ~~requires~~[required](#) a specific geographic distribution of PSH supportive services funded by Community Development Block Grant (CDBG). [The current source of funding for services is Medicaid.](#) Project-Based Voucher (PBV) project locations will be selected in accordance with ~~Road Home requirements~~[need](#), considering the demand for PSH in various locations.

Environmental Review

See Section 983.58 of the Regulations. The Housing and Economic Recovery Act of 2008 provides that environmental review requirements do not apply to Project-Based Voucher (PBV) for existing housing, except to the extent otherwise required by law or regulations.

Request for Proposal Process

- a) Project-Based Voucher (PBV) awarded via request for proposals, Louisiana Housing Authority (LHA) will advertise the availability of project-based vouchers in general circulation, local newspapers and in other publications targeted to minority communities.

The advertisement will contain summary information about the number of vouchers available; minimum requirements for proposed units; the types of housing to be used; the services to be provided by project sponsors or others; timeframes for the completion of any necessary construction or repairs and for the availability of proposed units for occupancy by program families; the criteria that will be used to select proposals; and the deadline for proposals, if any. Any such deadline will be no sooner than thirty days after the date of the initial advertisement.

Prospective ~~offers'~~offerors will be directed to request a Request for Proposals (RFP) packet from Louisiana Housing Authority (LHA). The packet will include the public notice, detailed information about the Project-Based Voucher (PBV) program and the selection process, and any forms to be used will be included with the proposal.

Proposals must be received by Louisiana Housing Authority (LHA) by the date and time specified in the RFP, if Louisiana Housing Authority (LHA) chooses to provide a discreet submission period. Proposals may be mailed, sent by private delivery service, or hand-delivered to Louisiana Housing Authority (LHA)'s administrative offices. Proposals submitted by fax or e-mail will not be accepted.

Alternatively, Louisiana Housing Authority (LHA) may choose to issue a request for proposals without an expiration date, under which proposals will be reviewed in the order they are received, and Louisiana Housing Authority (LHA) may award Project-Based Voucher (PBV) to projects that meet Louisiana Housing Authority (LHA) standards for award.

b) Proposal Review and Selection

1) Selection based on submissions received prior to a deadline.

If Louisiana Housing Authority (LHA) uses this selection method, within fifteen (15) working days of the proposal deadline, Louisiana Housing Authority (LHA) will review all proposals to determine whether proposed units meet Louisiana Housing Authority (LHA)'s minimum requirements as stated in the RFP. Proposals that do not meet these minimum requirements will be deemed non-responsive. Proposals determined to be non-responsive will be rejected. Offers' will be notified in writing of the reason(s) that the units have been rejected. Louisiana Housing Authority (LHA) will not rate these proposals.

All units remaining in the selection pool will be inspected for compliance with HUD's ~~Uniform Physical Conditions~~Housing Quality Standards (UPCSHQS) or any successor¹, and with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented at 24 C.F.R. 35, subpart H.

For existing units, Louisiana Housing Authority (LHA) will conduct an inspection and complete an inspection report identifying UPCS deficiencies to be corrected prior to the execution of the HAP contract.

For units requiring rehabilitation in excess of \$1,000 per unit, Louisiana Housing Authority (LHA) will conduct an UPCS inspection and complete an inspection report listing deficiencies. If the offeror has submitted drawings and/or specifications, Louisiana Housing Authority (LHA) will review the offeror's plan to determine whether additional work items are necessary to bring the units into compliance with UPCS.

Louisiana Housing Authority (LHA) will use information submitted by the offerors and the results of the unit and/or site inspections and other reviews to rate all proposals in the selection pool.

¹ ~~LHA, HUD is transitioning from using Housing Quality Standards (HQS) to UPCS. LHA reserves the right to use either standard as it deems appropriate to the Nspire program.~~

Proposals will be rated in accordance with the selection criteria and weighting to include site and unit characteristics, ownership and management experience both with rental housing and with PSH, feasibility, and likelihood that PSH goals can be accomplished. Louisiana Housing Authority (LHA) may add criteria that are relevant to the success of the PSH initiative.

Offerors of units will be promptly notified in writing that their proposals have been selected to receive project-based voucher assistance, subject to compliance with all Louisiana Housing Authority (LHA) and HUD requirements. The notifications will include the work items required to bring the units into compliance with UPCS, and the unit rents proposed by Louisiana Housing Authority (LHA). Offerors will be given ten (10) working days to advise Louisiana Housing Authority (LHA) whether they agree with the terms and conditions proposed.

A notice will be published in a general circulation local newspaper that a proposal has been selected.

Documentation will be available for public inspection regarding the basis for Louisiana Housing Authority (LHA)'s selection.

- 2) Selection based on review of proposals in the order submitted, with no response deadline date.

Louisiana Housing Authority (LHA) will follow the same process, except that Louisiana Housing Authority (LHA) will accept proposals that meet its standard for acceptance as Louisiana Housing Authority (LHA) reviews of such proposals are concluded. Louisiana Housing Authority (LHA) will notify all offerors of the reasons for its decision.

3.3 Dwelling Units

Housing Quality Standards - See section 983.101 of the Regulations.

Housing Accessibility for Persons with Disabilities - See section 983.102 of the Regulations and Section III of this administrative plan.

Inspecting Units - See section 983.103 of the Regulations.

Adding Dwelling Units - As per PIH Notice 2017-21, new units may be added to an existing HAP [without competition](#) at any point in time.

3.4 Inspection of Units

~~**“Swap-Out” Inspections:** Efforts shall be made to ensure that all units that qualify as “swap-out” units (i.e., are Tax Credit or other units designated for PSH under the Road Home Program, or units housing PSH-eligible households receiving temporary housing assistance under the Transitional Assistance Program, the Rental Housing Assistance Support Service, and the Rapid Rehousing Program, unless such households will be assisted otherwise) are retained and placed under the Project-Based Voucher (PBV) Program. To ensure that the number of swap-out units qualifying for the Project-Based Voucher (PBV) program are maximized, additional time for correction of deficiencies may be allowed, the number of attempts to inspect may be increased, and other considerations may be granted at Louisiana Housing Authority (LHA)’s discretion.~~

~~Should these “swap out” units fail the initial UPCS inspection, the owner and/or tenant will be notified orally and/or in writing of the deficiencies. Due to the need to expedite the “swap out” process, owners with deficiencies will be notified to correct deficiencies within 10 days but no longer than 30 days. Re-inspections will be scheduled quickly as possible but no more than 15 days from the date of notification of the correction of the deficiency.~~

~~A copy of any emergency violations will be provided to the owner and/or tenant and forwarded to Louisiana Housing Authority (LHA). Subsequent inspections may be performed at the discretion of Louisiana Housing Authority (LHA). Saturday inspections and/or re-inspections may also be conducted.~~

Biennial inspections: Louisiana Housing Authority (LHA) will conduct an inspection of each assisted unit biannually for all units. Where inspections are conducted by REAC, HOME or the LIHTC program, Louisiana Housing Authority (LHA) will rely on the results of those inspections, as long as Project-Based Voucher (PBV) units were included in the pool of units from which the inspectors randomly sampled. In addition, for those properties with multiple financing sources (Project-Based Voucher (PBV) plus federal, state or local housing program), Louisiana Housing Authority (LHA) may rely on alternative inspection methods that adhere to the HUD requirements. Alternative inspections including, but not limited to, virtual inspections are acceptable inspection methods for Louisiana Housing Authority (LHA).

Noncompliance: Irrespective of the inspection schedules outlined above, Louisiana Housing Authority (LHA) will inspect a unit when a participant family or a government official report a condition that if verified would be likely to violate UPCS. If Louisiana Housing Authority (LHA) determines that the unit is not in compliance with Housing Quality Standards (HQS), notice will be sent to the owner advising of repairs needed and scheduling of re-inspection shall occur within 14 days from the date of fail notice. If deficiencies have not been corrected when the unit is re-inspected (including any Louisiana Housing Authority (LHA)-approved extension), HUD requires Louisiana Housing Authority (LHA) to abate housing assistance payments (HAP) no later than the 1st day of the following month after the second failed inspection. No retroactive payments will be made to the owner for the period which the rent was abated. Any additional inspections must be requested by the owner and will be scheduled within 30 days of request. Abatements shall remain in effect during this period. Payments will resume beginning the day the unit pass inspection. During any abatement period the family continues to be responsible for its share of the rent. The owner must not seek payment from the family for abated amounts and may not use the abatement as cause for eviction.

If repairs are not made by the anniversary date of the HAP contract, Louisiana Housing Authority (LHA) may terminate the owner’s HAP contract and relocate the family.

If Louisiana Housing Authority (LHA) identified life-threatening or emergency fail (see below) items, the owner will have 24-hours from time owner is notified by Louisiana Housing Authority (LHA) to correct the condition. In the event of extraordinary circumstances such as if a unit is within a presidentially declared disaster area, Louisiana Housing Authority (LHA) may request that HUD waiver the 24-hour or 14-day inspection requirement until such inspections can reasonably be done.

Louisiana Housing Authority (LHA) will bar owners from future participation in the Section 8 program who have three units abated or terminated for non-compliance with UPCS.

If the unit fails UPCS for reasons attributable to the family's care or use of the unit, the family will receive written notification of the actions to be taken and a copy of the notice will be sent to the owner and the tenant's Tenant Services Manager (TSM). Such failure may occur when the family fails to pay for utilities that are to be paid by the family, the family fails to provide or to maintain in working order any appliances that are provided by the family, or a member or guest of the family causes damages to the unit beyond normal wear and tear. The family will be given 30 days, or any Louisiana Housing Authority (LHA) approved extension to correct the deficiency or 24 hours if the condition is determined by Louisiana Housing Authority (LHA) to be life threatening. If the deficiency is not corrected by the family during the time allowed the family's participation in the program will be terminated.

Louisiana Housing Authority (LHA) considers emergency fail items to include but not be limited to:

- No running water
- No electricity
- Inability to maintain adequate heat between the months of October and March 31
- Major plumbing leak
- Natural gas leak
- Broken lock(s) on first floor doors or windows
- Broken windows or other structural problems that unduly allow weather elements into the unit
- Electrical outlet smoking or sparking
- Exposed electrical wires which could result in shock or fire
- Unusable toilet when only one toilet is present in the unit
- Security risks such as broken doors or windows that would allow intrusion

Louisiana Housing Authority (LHA) acknowledges a "duty to inspect." Irrespective of the inspection schedules outlined above, Louisiana Housing Authority (LHA) will inspect a unit when a participant family or a government official report a condition that violates UPCS. The family or the owner may request an inspection at any time if a deficiency exists and if efforts to have the deficiency corrected by the responsible party, owner, or family, have failed. The inspection and Louisiana Housing Authority (LHA)'s follow-up will be conducted as described above.

Louisiana Housing Authority (LHA) will conduct quality control inspections in accordance with applicable HUD SEMAP rules. Each quality control inspection shall be a completely new re-inspection of the unit. An inspection of a failed unit serving to determine if the deficiencies have been corrected will not serve as a quality control inspection.

Extensions: For conditions that are not life threatening, Louisiana Housing Authority (LHA) may grant an exception to the required time frames for correcting the violation, if Louisiana Housing Authority (LHA) determines that an extension is warranted.

Extensions may be granted in cases where Louisiana Housing Authority (LHA) has determined that the owner has made good faith effort to correct deficiencies but has been unable to for reasons beyond the owner's control. Reasons may include but not limited to:

- A repair cannot be completed because required parts or service are not available and
- A repair cannot be completed because of weather conditions.

The length of the extension will be determined on a case-by-case basis, but will not exceed 60 calendar days, except in the case of delays caused by inclement weather conditions. In the case of inclement weather conditions, extensions may be continued until the weather has improved sufficiently to make repairs possible. The necessary repairs must be made within 15 calendar days, once the weather conditions have subsided. Louisiana Housing Authority (LHA) will place the owner's HAP on hold if an extension longer than 60 calendar days is granted due to weather.

An extension may also be granted where a reasonable accommodation is needed because the family includes a person with disabilities.

3.5 Rehabilitated Housing and New Construction

There are specific requirements that apply to Project-Based Voucher (PBV) assistance for rehabilitated housing and new construction that do not apply to Project-Based Voucher (PBV) assistance in existing housing. This part describes the requirements unique to this type of assistance.

Housing selected as rehabilitated housing or new construction may not, later, be selected for Project-Based Voucher (PBV) assistance as existing housing.

In order to offer Project-Based Voucher (PBV) assistance in rehabilitated units or new construction, the Public Housing Authority (PHA) must enter into an Agreement to enter into a Housing Assistance Payments Contract (AHAP) with the owner of the property. The AHAP must be in the form required by HUD [Regulations 983.152(a)]. A Public Housing Authority (PHA) may not enter into an AHAP if construction or rehabilitation has commenced after proposal selection [Regulations 983.152(c)].

In the Agreement to enter into a Housing Assistance Payments Contract (AHAP), the owner agrees to develop the Project-Based Voucher (PBV) contract units to comply with UPCS, and the Public Housing Authority (PHA) agrees that upon timely completion of such development in accordance with the terms of the AHAP, the Public Housing Authority (PHA) will enter into a Housing Assistance Payments (HAP) Contract with the owner for the contract units [Regulations 983.152(b)].

3.6 Housing Assistance Payments ("HAP") Contract

A) Louisiana Housing Authority (LHA) must enter into a HAP contract with an owner for units that are receiving Project-Based Voucher (PBV) assistance in a form required by HUD. The purpose of the HAP contract is to provide housing assistance payment for eligible families. Housing assistance is paid for contract units leased and occupied by eligible families during the HAP contract term. The HAP contract must be in the form required by HUD.

B) Execution of the HAP Contract:

Public Housing Authority (PHA) may not enter into a HAP contract until each contract unit has been inspected and the Public Housing Authority (PHA) has determined that the unit complies with the Housing Quality Standards (UPCS). For existing housing, the HAP contract must be executed promptly after the Public Housing Authority (PHA) selects the owner's proposal and inspects the housing units. For newly constructed or rehabilitated housing the HAP contract must be executed after the Public Housing Authority (PHA) has inspected the completed units and has determined that the units have been completed in accordance with the agreements to enter into HAP, and the owner furnishes all required evidence of completion. In the HAP contract, the owner certifies that the units have been completed in accordance with the agreement.

For existing housing, the HAP contract will be executed within 60 days of determining that all units pass UPCS.

For rehabilitated housing, the HAP contract will be executed within 10 business days of determining that the units have been completed in accordance with the AHAP to enter into HAP, all units meet UPCS, and the owner has submitted all required evidence of completion.

C) Terms of HAP Contract:

Louisiana Housing Authority (LHA) will enter into a HAP contract with an owner for an initial term of no less than one year and no more than forty years. The term of all Project-Based Voucher (PBV) HAP contracts will be negotiated with the owner on a case-by-case basis. The length of the term of the HAP Contract can go up to twenty (20) years, plus up to a twenty (20) year extension subject only to the Public Housing Authority (PHA)'s determination that the owner is compliant with the HAP contract and other applicable HUD requirements, for a total of forty (40) years. Louisiana Housing Authority (LHA) will enter into thirty (30) year contracts if it determines that the extension is appropriate to continue to provide affordable housing for low-income families. Louisiana Housing Authority (LHA) may request, as part of the selection process or otherwise as allowable by HUD requirements, that owners agree to accept any extensions of the contract term that Louisiana Housing Authority (LHA) may offer or propose to agree to accept specific numbers of extensions. Except in unusual circumstances where Louisiana Housing Authority (LHA) determines that a shorter contract would further the purposes of the PSH initiative, Louisiana Housing Authority (LHA) will require contracts of at least three (3) years.

For extensions after any extension included in the initial HAP contract, within two years before expiration of the HAP contract or otherwise as allowable by HUD Requirements, Louisiana Housing Authority (LHA) may extend the term of the contract for an additional term or terms of up to fifteen years if Louisiana Housing Authority (LHA) determines an extension is appropriate to continue providing affordable housing for low-income families or to expand housing opportunities. When determining whether or not to extend an expiring Project-Based Voucher (PBV) contract, Louisiana Housing Authority (LHA) will consider several factors including: 1) the cost of extending the contract and the amount of available budget authority; 2) the condition of the contract units; 3) the owner's record of compliance with obligations under the HAP contract and lease(s); 4) whether the location of the units continues to support the goals of deconcentrating poverty and expanding housing opportunities; and 5) whether units are contributing to the success of the PSH initiative.

Not less than one year before the expiration of the HAP contract or an owner's refusal to renew the HAP contract, the owner must notify residents in the form prescribed by HUD. If the owner does not give timely notice of termination, the owner must permit the tenants in assisted units to remain in their units for the required notice period with no increase in the tenant's portion of their rent, and with no eviction as a result of an owner's inability to collect an increased tenant portion of rent. An owner may renew the terminating contract for a period of time sufficient to give tenants one-year advance notice under such terms as HUD may require.

See Section 983.205 and 983.206 of the Regulations. For rules regarding the term of HAP contracts for Louisiana Housing Authority (LHA)-owned units, see also Section 983.59 of the Regulations.

D) Vacancy payments:

Louisiana Housing Authority (LHA) may, at its discretion, agree to provide vacancy payments in the Project-Based Voucher (PBV) Program for not to exceed two full months following the move-out month, subject to conditions enumerated in the Regulations. Vacancy Payments may be considered, and if approved, processed after the unit has been vacant for 61 days or longer. The unit which a vacancy payment is being requested must've received a passed UPCS inspection at some point during the current vacancy period noted on the vacancy request or prior to execution of the HAP contract.

See Subpart E of the Regulations for further details regarding the HAP Contract.

3.7 Determining Rent to Owner and Payments to Owner

See Subparts G and H of the Regulations.

Generally, Louisiana Housing Authority (LHA) will set its Project-Based Voucher (PBV) Payment Standard between 90 percent and 110 percent of the HUD-published Fair Market Rent (FMR) for applicable geographic areas. Within those limits, Louisiana Housing Authority (LHA) may set higher or lower payment standards for certain areas within the jurisdiction as appropriate. The payment standard(s) will be based on information collected by Louisiana Housing Authority (LHA) regarding rents in each area, the need to increase options for Project-Based Voucher (PBV) housing production and the need to successfully attract and lease up Project-Based Voucher (PBV) units at reasonable costs.

A family renting a unit at or below the payment standard pays as gross rent the highest of 30 percent of the monthly adjusted income (see 24 CFR Part 5, Subpart F), 10 percent of the monthly gross income, or the established minimum rent, as further defined by HUD Requirements. The SA will calculate initial tenant rents. No minimum rent will be required.

The Utility Allowance Schedule will be provided by the SA. Louisiana Housing Authority/SA will use the local Public Housing Authority (PHA) established Utility Allowance for each parish under its jurisdiction. If the local Public Housing Authority (PHA) established Utility Allowance is insufficient and/or does not meet HUD standards or is unobtainable, Louisiana Housing Authority

(LHA) will use the established Louisiana Housing Authority (LHA) statewide Utility Allowance Schedule. Revised schedules will be implemented at the time of family re-examination.

Prior to executing the HAP Contract, Louisiana Housing Authority (LHA) will determine that the initial rent to the owner is reasonable compared to other units in the area. Rent reasonableness is conducted to ensure that a fair rent is paid for units selected for program participation and that the voucher program does not inflate local rents in the community.

Louisiana Housing Authority (LHA) will elect within HAP contracts not to reduce the rents below the initial rents to owner except to correct errors in calculations, adjust for additional housing assistance awards or adjust for changes in allocation of responsibilities for utilities. See Section 983.302(c) of the Regulations,

Rent Reasonableness will be re-determined:

- Before any increase in rent to the owner.
- If there is a five percent decrease in the published FMR (for the unit size rented by the family) in effect 60 days before the contract anniversary as compared with the FMR in effect one year before the contract anniversary.
- Whenever the Public Housing Authority (PHA) approves a change in the allocation responsibility for utilities between the owner and the tenant.
- Whenever the HAP contract is amended to substitute a different contract unit in the same building.
- Whenever there is any other change that may substantially affect the reasonable rent.
- If directed by HUD.

Louisiana Housing Authority (LHA) will conduct an annual survey of private market rents in its jurisdiction to be used in its determination of rent reasonableness. The survey will include typical contract and gross rents (contract rents plus the SA's allowance for tenant-paid utilities, if any) for a representative sample of unassisted units of each housing type and size, in each of the areas within its jurisdiction that Louisiana Housing Authority (LHA) has determined constitutes a distinct market area. In addition to factors listed in section 983.303(c) of the Regulations, the survey will consider accessibility of units to persons with mobility impairments.

In establishing the reasonable rent for a unit proposed for inclusion in the program, the SA will also consider the quality and age of the unit to be leased, and the amenities, housing services, and maintenance provided by the owner.

The process used to determine rent reasonableness will be documented for each HAP Contract Executed in the file.

3.8 Cost Savings and Terminations of HAP Contracts

In the event appropriated funds are insufficient to fund all vouchers administered by Louisiana Housing Authority (LHA), the Public Housing Authority (PHA) will implement cost-saving measures found in Notice PIH 2011-28 ("Cost-Saving Measures in the Housing Choice Voucher

(HCV) Program”) or subsequent notices. If Louisiana Housing Authority (LHA) implements all of these cost-saving measures and still has insufficient funds to cover its housing assistance payments, then Louisiana Housing Authority (LHA) may choose to terminate payments under the program.

CHAPTER 3A TENANT-BASED VOUCHER (TBV)-SPECIFIC REQUIREMENTS (24 CFR 982)

3A.1 Applicability of requirements

All HUD requirements applicable to the tenant-based assistance program apply to LHA's TBV program, including the regulations, applicable notices and other requirements. In addition, the requirements of LHA's PSH program, as specified in this Administrative Plan, apply unless otherwise specified. In the event of a conflict between HUD requirements for the tenant-based assistance program and this Administrative Plan, the HUD requirements for the TBV program prevail unless LHA has obtained relief from those HUD requirements.

3A.2 Requirements specific to LHA's tenant-based assistance program

Waiting lists: LHA will establish one state-wide waiting list for tenant-based assistance. LHA will place applicants on the waiting list for PBVs as of _____ (*insert date*) on this new waiting list, with their original application dates and times honored subject to local preferences. Such applicants may decline an offer of a TBV, with no impact on their place on PBV waiting lists. In addition, LHA may open this waiting list for applicants eligible for PSH and may limit the number and type of applicants to be added to the waiting list as a result of opening the waiting list.

Voucher term and extensions: LHA will make TBVs available for initial 120-day terms. LHA may grant an extension or extensions of the initial terms for good cause, in its sole discretion.

Portability: Households may port with a TBV only if the supportive services that are an integral part of the PSH program will be available at the new location. LDH or an entity designated by LDH or LHA will make this determination, in its sole discretion. That entity may request additional information regarding the availability of supportive services at the new location from the applicant.

CHAPTER 4 APPLICATIONS AND TENANT SELECTION

4.1.14.1 General Overview and Program Goals

The Administrative Plan implements the PSH Program ~~contemplated in the Road Home Plan and Louisiana Housing Corporation Qualified Allocation Plan (QAP). The PSH Program has two overarching goals: (1) the reduction and prevention of homelessness of people with disabilities, and (2) the reduction and prevention of inappropriate institutionalization of low-income people with disabilities.~~

The policies and procedures in this plan are designed to further these goals by:

- Promoting fairness and uniformity in tenant selection while meeting the policy priorities of the program.
- Overcoming barriers to accessing housing typically faced by persons prioritized for this program.
- Promoting efficiencies in the application and referral process.
- One of the challenges in developing the PSH tenant selection procedures which meet these goals is to ensure a “dynamic” list of applicants seeking units through a system that is fair and reasonable but not overly bureaucratic. After significant consultation with key stakeholders in the program including homeless and disability advocates, human services representatives, and disability and legal services attorneys, the ~~state~~[State](#) developed the tenant selection approach described herein.

4.1.24.1.1 **Waiting lists**

Louisiana Housing Authority (LHA) and LDH or its designee will maintain project-based waiting lists. Applicants may sign up for any waiting lists they choose. Applicants who reject three offers of housing shall be removed from all waiting lists but may reapply. LDH and its designees will ensure that applicants understand this system and will encourage them to sign up for only those locations they are willing to reside. Rejections by landlords for good cause or as reasonable accommodation, as determined by Louisiana Housing Authority (LHA), shall not count toward the three rejections.

4.1.34.1.2 **PSH Tenant Selection Approach**

Louisiana Housing Authority (LHA) shall form initial waiting lists as required below:

From time to time as needed, Louisiana Housing Authority (LHA) shall initiate a “PSH open application period” during which they will accept applications for PSH units. Opening of the waiting lists will be advertised as required by HUD Requirements; see 24 CFR 982.206. During each application period, LDH and/or its designees shall conduct targeted outreach to PSH eligible populations for available PSH units. Louisiana Department of Health or ~~its~~[an LDH or LHA](#) designee will review all applications received for preliminary eligibility for PSH. Louisiana Housing Authority (LHA) will conduct final determination of eligibility for Section 8 Project-Based Voucher (PBV) when the applicant household nears the top of the waiting list or sooner if needed to facilitate filling of vacant units.

Louisiana Housing Authority (LHA) shall initially create each PSH waiting list through a lottery system that includes all eligible applicants. Applicants from previous waiting lists who have not yet been assisted will retain priority over applicants with equal preference points from a more recent application period.

Generally, households that meet the program preferences will be served before other households

4.1.44.1.3 **Overview of Process**

The following provides an overview of the tenant selection process for the PSH Program:

- **Application Period:** Louisiana Housing Authority (LHA) shall establish a set period (e.g., one month) during which applications will be accepted for the program. ~~This~~ Alternatively, LHA may maintain open waiting lists. LHA can ~~be done~~ do this for the entire program or for specific projects or groups of projects.
- **Outreach:** LDH or ~~its~~ an LDH or LHA designee shall complete required advertising and conduct targeted outreach to all PSH eligible populations.
- **Review for Completeness:** LDH or ~~its~~ an LDH or LHA designee shall first review applications for completeness. Incomplete applications will be rejected, returned to the applicant, and will not be evaluated until all of the required information has been provided.
- **Preliminary Determination of Program Eligibility:** LDH or ~~its~~ an LDH or LDA designee will work with the applicants to gather the information necessary to verify all PSH eligibility and preference requirements and shall review and determine within 120 days PSH eligibility (i.e., that the household needs Permanent Supportive Housing (PSH), which is a threshold requirement for assistance). Once PSH eligibility is approved, LDH or ~~its~~ an LDH or LHA designee shall forward completed applications to Louisiana Housing Authority (LHA). If a family fails to qualify for any criteria that affected the order in which it was selected from the waiting list, the family will be returned to its original position on the waiting list. Louisiana Housing Authority (LHA) will notify the family in writing that it has been returned to the waiting list and will specify the reasons for it.
- **Preferences and Assignment of Points:** LDH or ~~its~~ an LDH or LHA designee application review will include determining the applicant's eligibility for any of the PSH Program preferences. Applicants will be notified in writing by LDH or ~~its~~ an LHA or LDH designee in their letter of eligibility for PSH, regarding their preference status, the specific number of points granted for each preference and of their right to appeal LDH or ~~its~~ an LDH or LHA designee preference decision(s). The Tenant Selection database ~~will~~ automatically will assign the appropriate preference points for each applicant qualifying for such preferences.
- **Waiting list Lottery:** All eligible applicants applying during any application period will be placed on the waiting list. Applicants already on ~~the~~ PSH waiting ~~list~~ lists will retain their waiting list positions among applications with equal preference points. The order of new applicants on the PSH waiting lists may be created by the results of the lottery or by a lottery followed by an open application period as well as the application of any PSH preference points as described above. Alternatively, Louisiana Housing Authority (LHA) may open and maintain some or all open waiting lists for Permanent Supportive Housing (PSH)

Participants and Persons inappropriately institutionalized, to be served on a first-come, first-served basis.

- **Verification:** When an applicant approaches the top of the waiting list, Louisiana Housing Authority (LHA) shall verify applicant income and any other Section 8 Project-Based Voucher (PBV) eligibility/preference criteria prior to LDH or its designee making a referral for a unit. Applicants will be notified of additional information needed to verify relevant application information.
- Louisiana Housing Authority (LHA) shall review and approve completed applications for income and overall Section 8 Project-Based Voucher (PBV) eligibility. Applications determined ineligible for Section 8 Project-Based Voucher (PBV) program, will be rejected by Louisiana Housing Authority (LHA). The applicant will receive written notification from Louisiana Housing Authority (LHA) of the reasons for rejection as well as their right to an informal review of the decision.
- **Referral:** When a PSH unit becomes available, the first referral will be the applicant with the highest number of preference points (discussed below) nearest the top of the waiting list based on the lottery and who qualifies for the unit (e.g., correct household size, ~~elder for elderly only unit~~[preference](#), accessible units, etc.) Louisiana Department of Health or ~~its~~[an LDH or LHA](#) designee will assist any applicant who is rejected by the Owner/Property Manager to appeal that determination.

Each of these procedures is reviewed in other sections of this Plan.

4.1.54.1.4 Reasonable Accommodation in the Application Process

Louisiana Housing Authority (LHA) will make reasonable accommodations in policies and procedures for all applicants with disabilities who require such changes to have equal access to any aspect of the application process. Examples of reasonable accommodations may include but are not limited to:

- Meeting with an applicant in their home, living situation or where otherwise necessary to assist in completing the application.
- Providing the application in alternative formats such as Braille.
- Providing a sign language interpreter during an interview.
- Provide an extra bedroom for a personal care attendant.
- Louisiana Department of Health (LDH) or its designee will also assist the applicant in obtaining reasonable accommodations from the owner or property manager of the development to which the applicant has been referred or occupies. Examples may include but are not limited to:
 - Accommodations to the application process, such as having the property manager conduct an interview in the applicant's current housing situation (house, shelter, institution).
 - Accommodations to owner's tenant selection policies regarding landlord references, criminal records, source of income, and credit history.

- Modifications to the premises to accommodate a physical or sensory disability.
- Provide sign language interpreter for key meetings such as initial interview.
- Additional time to secure necessary verification documents.
- Attempting reasonable accommodations before seeking to evict a tenant whose lease violations may be disability related.

LDH or its designee or owner has the right to request information to verify that request for accommodations is reasonable.

4.1.64.1.5 Confidentiality

It is the policy of Louisiana Housing Authority (LHA) to guard the privacy of applicants and participants. Neither Louisiana Housing Authority (LHA) nor the LDH shall disclose any personal information contained in its records to any persons or agencies or other authorized government agency unless the applicant/participant has given written consent to such disclosure. Individuals may be offered the opportunity to provide permission to share income information with an owner/property manager to expedite approval of their application.

This privacy policy in no way limits LDH or designee’s ability to collect such information as it may need to determine eligibility for PSH or to process reasonable accommodations requests; nor does it limit LDH or designee’s ability to participate in program audits as required under the federal Community Development Block Grant (CDBG) program or to provide information required by the Project-Based Voucher (PBV) program.

4.1.74.1.6 Communication

Louisiana Department of Health’s PSH Program Manager and Louisiana Housing Authority (LHA) will regularly communicate policy guidance to LDH Program Offices, managed care organization(s), providers, applicants, program participants and others as such becomes available.

4.1.84.1.7 Plan Review

Louisiana Housing Authority (LHA) and LDH have committed to a review of the implementation of the PSH Tenant Selection Policies and Procedures twice annually to ensure the goals of the plan are being achieved and to adjust the plan as needed to meet these goals.

4.2 Definitions

These are key technical definitions used in the tenant selection component of this plan provided in alphabetical order.

4.2.1 At Risk of Homelessness or Living in Transitional Housing for the Homeless

A Permanent Supportive Housing (PSH) applicant’s household is considered at risk of homelessness under the following circumstances verified by the LDH or its designee.

- Household is being evicted or foreclosed within 30 days from a private dwelling unit and no subsequent residence has been identified and the household lacks the resources and support networks needed to obtain housing or their housing has been condemned by housing officials and is no longer considered meant for human habitation.

- Household is fleeing domestic violence housing situation and no subsequent residence has been identified and the household lacks the resources and support networks needed to obtain housing.
- Household is in an untenable doubled up arrangements as verified by the LDH or its designee. A doubled-up household is residing temporarily with friends or extended family and who would otherwise be without a permanent residence of their own or would be in a publicly-or privately funded family emergency shelter. Doubled-up households do not have leases and are not tenants-at-will. Also, if household is living in temporary housing situations (motels, hotels, and FEMA trailers) and no subsequent residence has been identified and the household lacks the resources and support networks needed to obtain housing.
- Household with persons released from mental health facilities, developmental disability facilities, nursing homes, residential addiction treatment programs, or hospitals and no subsequent residence identified and lacks the resources and support networks needed to obtain housing.
- Household includes youth aging out of foster care qualifying for PSH, and no subsequent residence has been identified and lacks the resources and support networks needed to obtain housing.
- Household living in McKinney-Vento transitional housing, not originally from an emergency shelter or a place not meant for human habitation, and no subsequent residence has been identified and the household lacks the resources and support networks needed to obtain housing.
- Household being discharged within 30 days from an institution (mental health or substance abuse treatment facility) in which the household lived for more than 30 days.
- Household released from jail or a correctional facility within 30 days or will be released from jail or a correctional facility within 30 days with no subsequent residence identified.
- Household exiting a hospital and homeless within the past six months.

4.2.2 At Risk of Institutionalization

A PSH applicant household shall be considered at risk of institutionalization when faced with placement in a nursing home, Intermediate Care Facility/Developmental Disabilities (ICF/DD) or long- term psychiatric hospital due to the following circumstances, verified by LDH or its designee:

- Caregiver to household member with a disability becomes unable or unwilling to continue providing care.
- Caregiver to household member with a disability dies and no other caregiver is available.
- Caregiver to household with a disability become incapacitated due to physical or psychological reasons.
- Household's temporary housing arrangement becomes unmanageable.
- Household faces other family crisis with insufficient caregiver support available.

- Household’s housing arrangement becomes unmanageable because of deterioration in a member’s health or disability status impacts the member’s ability to live independently.
- A household member has been arrested and has been accepted in a jail diversion program.
- A household member is hospitalized, qualifies for long-term care or institutional psychiatric treatment and without an alternative will be referred to a nursing home, psychiatric facility, or ICF-DD facility.

4.2.3 Chronically Homeless

An unaccompanied homeless individual with a disabling condition who has been homeless for a period of at least one year, OR an unaccompanied homeless individual with a disabling condition who has had at least four episodes of unaccompanied homelessness in the last three years. See “Defining Chronic Homelessness: A Technical Guide for HUD Programs,” September 2007, available at

<http://www.hudhre.info/documents/DefiningChronicHomeless.pdf><http://www.hudhre.info/documents/DefiningChronicHomeless.pdf>

4.2.4 Continuum of Care (CoC)

The groups organized to carry out the Continuum of Care Program under responsibilities required under subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381–11389).

4.2.4.2.5 Disability

The definition of “in need of permanent supportive housing” (see below) includes verification that the applicant has a substantial disability. As such, verification of “in need of permanent supportive housing” will suffice as verification of disability for purposes of the LDH or its designee determination of disability. Note that Louisiana Housing Authority (LHA) will determine eligibility for purposes of rent calculation in accordance with HUD’s definition in 24 CFR Part 5.

4.2.5.4.2.6 Extremely Low-income

Households with incomes that do not exceed the greater of (1) 30% of Area Median Income (AMI) as adjusted by HUD, or (2) the federal poverty guidelines updated periodically by the U.S. Department of Health and Human Services, or if lower, 50% of AMI as adjusted by HUD. Updated income information is available from the U.S. Department of Housing and Urban Development at www.hud.gov. For purposes of applying tenant selection preferences, Louisiana Housing Authority (LHA) will apply the higher of:

- The HUD published Parish Income Limit in which the family currently resides, or
- The HUD published Statewide income limits for the State of Louisiana

4.2.6.4.2.7 Homeless

A PSH applicant household is considered homeless only when he/she resides in one of the places described below:

- In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street).
- In an emergency shelter.
- In transitional housing for homeless households who originally came from the streets or emergency shelters.
- In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution.

4.2.74.2.8 Household

A household, regardless of actual or perceived sexual orientation, gender identity, or marital status, consists of:

- 1) Two or more persons who live or will live regularly in a unit as their primary residence:
 - a. Whose income and resources are available to meet the household needs.
 - b. Who are either related by blood, marriage, operation of law, or who have otherwise evidenced a stable inter-dependent relationship.
- 2) One person; or
- 3) Two or more persons who live or will live regularly in a unit as their primary residence, who do not have shared income and resources but reside together to jointly secure supports or services. This might include an individual with an attendant or two or more single individuals living together with or without live-in supports.

A household member shall be considered to be living regularly with a household if temporarily absent for reasons such as hospitalization, duty assignment, employment, or school attendance in another location. Upon receipt of notice that one or more children will be reunified with a household member, such child or children, if eligible and qualified, shall be considered household members for purposes of securing a unit of appropriate unit size for the reunified family.

Sexual orientation means homosexuality, heterosexuality, or bisexuality. Gender identity means actual or perceived gender-related characteristics.

4.2.84.2.9 Hurricane Displacee

Household living in the GO Zone, as defined at the time of the 2005 hurricanes whose housing situation was disrupted either directly by the physical effects of the disaster or by resulting socioeconomic impacts (e.g., rent increases). Households who were homeless and living in the GO Zone at the time of the 2005 hurricanes and whose living situation was disrupted by the effects of the disaster will also be regarded as displacees.

4.2.94.2.10 Inappropriately Institutionalized

A household member lives in a nursing home or an Intermediate Care Facility for persons with Developmental Disabilities (ICF-DD), is being treated in a psychiatric facility or other residential treatment facility or is incarcerated in a jail or correctional setting:

- Nursing home.
- ICF-DD.
- Has been hospitalized in a psychiatric facility (or psychiatric unit in a general hospital) for longer than fourteen days.
- Other licensed residential treatment facility.
- Has been incarcerated in jail or a correctional facility for longer than 30 days.

4.2.104.2.11 In need of Permanent Supportive Housing

A household shall be considered to be in need of Permanent Supportive Housing (PSH) if all three of the following conditions are met:

- 1) A household member has a substantial, long-term disability including but not limited to serious mental illness, addictive disorder with a co-occurring disorder, developmental disability, physical, cognitive, or sensory disability, or a disabling chronic health condition, which substantially impedes that person's ability to live independently without support and is of such nature that the ability to live independently could be improved by more suitable housing conditions.
- 2) As a result, the household member with the condition in (1) above is receiving Medicaid-funded or other funded supports and services operated or managed by the Department of Health and Hospitals (DHH) program offices for Behavioral Health, Developmental Disabilities, Public Health or Aging and Adult Services, the U.S. Department of Veterans Affairs or local Continuum of Care.
- 3) The supports or services in (2) above expressly include assisting the qualified member to get and keep housing.

4.2.12 Move On strategy

A strategy to help households who need less service intensive permanent housing assistance than they have been receiving, but still are in need of PSH

4.2.10.1 Permanent Supportive Housing (PSH) Service Participant

~~A household that has been determined eligible for PSH and resides or previously resided (within the 6 months prior to requesting this preference) in a unit in which the household received PSH supportive services through LDH, including but not limited to the Louisiana Continuum of Care Program, Rapid Rehousing Program, the Housing Authority of New Orleans PSH Program and other multi-family developments with PSH set asides.~~

4.2.114.2.13 PCAs

Personal Care Attendants (PCAs) are defined as a person who resides with a household member with a disability and who (a) provides necessary assistance in activities of daily living to such household member insofar as he or she requires such assistance on account of his or her disability. Note that the definition of PCA for the PSH program may not correspond with the definition used by the housing developments.

4.2.124.2.14 Remedial Tenant Admissions

~~On 06/23/2022 HUD approved Louisiana Public Housing Authority (PHA)s to offer remedial preferences for~~ Individuals over age 18 with serious mental illness who are: (a) Medicaid-eligible individuals currently residing in nursing facilities; (b) referred for a Pre-Admission Screening and Resident Review (PASRR) Level II evaluation of nursing facility placement during the course of the DOJ Olmstead Settlement Agreement, or have been referred within two years prior to the effective date of the DOJ Olmstead Settlement Agreement; and (c) individuals with co-occurring serious mental illness and dementia, except where dementia is the primary diagnosis. [HUD approved Louisiana Public Housing Authority \(PHA\) use of this “remedial preference” on 06/23/2022.](#)

4.2.134.2.15 Youth Aging Out of Care

Youth aging out of care are youth who are between 18-21 years’ old who have an emotional, cognitive, medical, developmental, or physical disability and are aging out of the foster care program; those who are 17 ½ years of age can apply to the program. Youth 18-21, aging out of foster care that have disabilities, face many social, support, financial, educational, and workforce challenges, are at risk of homelessness and thus are eligible for permanent supported housing.

4.2.144.2.16 Other Disaster Displacee

A household whose living situation has been disrupted by a Louisiana Presidentially declared disaster after the 2005 hurricanes, either directly by the physical effects of the disaster or by the resulting socioeconomic effects (e.g., rent increases). Households who were homeless and whose living situation was disrupted by the effects of the disaster are included.

4.3. Application Taking

4.3.1 Application Taking Goal

The goal of the PSH application taking procedure is to ensure a “dynamic” list of applicants seeking units through a system that is not overly bureaucratic and is fair and reasonable. The system needs to ensure that:

- Households on lists should be actively needing and eligible for PSH.
- Households should be able to indicate housing preferences and exercise choice.
- Households should not face lengthy (multiple year) waits for housing with unrealistic expectations.
- Households seeking housing should have fair opportunity to apply.
- Respects the rights of households who apply for but are not selected for units, and who remain interested in and eligible for PSH.

LDH or its designee should adhere to the principles of affirmative outreach and reasonable accommodation to ensure the participation of those whose disabilities and/or housing instability creates barriers to the application process.

4.3.2 Application Taking and Opening/Closing of Waiting list

To achieve these goals, the LDH or its designee ~~will~~[may](#) manage the application taking through opening and closing of the waiting list as follows. An initial waiting list will consist of PSH-eligible

applicants on current waiting lists or in Tax Credit or other units designated for PSH as part of the Road Home program. Households on the initial waiting list will be placed on all project- based waiting lists for which they express an interest or all projects within a jurisdiction if it is impracticable for the LDH or its designee to obtain this information.

Initial Establishment of Additional Waiting lists:

1. Louisiana Housing Authority (LHA) shall open the lists after required public advertising. Louisiana Housing Authority (LHA) shall accept initial applications for set period of time, for waiting lists for Project-Based Voucher (PBV) projects within its area of operations.
2. At the end of this set period Louisiana Housing Authority (LHA) shall no longer accept applications (i.e., closes the list).
3. LDH or its designee shall review applications for preliminary PSH eligibility.
4. Louisiana Housing Authority (LHA) shall use a lottery system to order eligible new applicants.
5. Louisiana Housing Authority (LHA) shall assign preferences to applications; the Tenant Selection Database “re-orders” waiting list based on points assigned.
6. Louisiana Housing Authority (LHA) shall refer based on lottery results and preferences as units become available as well as necessary matching characteristics such as correct household size, elder for elderly-only unit, accessible units, etc. Waiting list is reopened, e.g., six months later.
7. When additional applicants are needed for the program or for specific waiting lists, Louisiana Housing Authority (LHA) shall open the applicable lists again after required public advertising.
8. Through frequent contacts the LDH or its designee shall determine which unserved applicants from the existing waiting lists are still actively interested and available to move into PSH units. Those who are interested and still eligible shall remain on the lists.

Louisiana Housing Authority (LHA) may keep open or close a waiting list(s) as Louisiana Housing Authority (LHA) determines is appropriate to meet program needs consistent with HUD regulations and this Plan. When the list has been closed and reopened, Louisiana Housing Authority (LHA) will conduct a lottery either at the conclusion of the application period or after a reasonable period if Louisiana Housing Authority (LHA) intends to keep the list open on a first-come-first-served basis after the lottery has been conducted. Sometimes, Louisiana Housing Authority (LHA) may choose to maintain an open waiting list. In this instance, applicants will be added in date and time order after the last lottery has been conducted. Alternatively, Louisiana Housing Authority (LHA) may open and maintain open waiting lists for Permanent Supportive Housing (PSH) Participants and Persons inappropriately institutionalized, to be served on a first-come, first-served basis. The order of placement always shall consider any PSH preferences.

Unhoused applicants already on waiting lists shall retain their places among applicants with same number of preference points. Louisiana Housing Authority (LHA) lottery shall order new applicants taking into consideration any PSH preferences.

From time to time during each year, Louisiana Housing Authority (LHA) may accept PSH applications after required advertising. During these application periods, Louisiana Housing Authority (LHA) shall conduct targeted outreach to PSH eligible populations for available units as well as other outreach in compliance with HUD's regulations. While unit turnover and availability of units will vary, Louisiana Housing Authority (LHA) should keep a "dynamic" PSH waiting list by regularly reviewing the status of applicants with the assistance of LDH and its designees.

Louisiana Housing Authority (LHA) shall provide notice to LDH PSH Program Manager when the PSH waiting lists will be opened and closed. This notice and required advertising will be provided at least two weeks prior to LDH or its designee's acceptance of applications.

Louisiana Housing Authority (LHA) shall provide public notice (advertising) by publication in a general circulation local newspaper, minority media, and other available means which states the criteria for successful applicants and where and when to apply.

Sometimes, Louisiana Housing Authority (LHA) may choose to maintain an open waiting list. In this instance, applicants will be added in date and time order after the last lottery has been conducted, taking into consideration any PSH preferences.

4.3.3 Applications

A completed application is one that is signed and includes sufficient information for the LDH or its designee to determine whether or not – pending verification of the information – the applicant is eligible for PSH. For example, veteran's status and gender are not required to make this determination but income information is necessary.

Applications that are not complete cannot be reviewed for eligibility. Applicants with incomplete applications will be contacted via mail and/or phone and efforts will be made to assist these applicants in submitting a complete application. Louisiana Department of Health or its designee will consider all factors such as applicant's medical problems or other extreme conditions. Applicants will be giving notice indicating when their incomplete applications will no longer be processed.

Louisiana Department of Health or its designee will provide written notification to all applicants as to their preliminary eligibility. A notice of ineligibility will include reasons for ineligibility and notification of the right to informal review. Such correspondence should be provided in a timely manner but no later than 30 days after the closing of the period for taking applications.

Applicants will have the opportunity to indicate on the application whether they would like a copy of correspondence to also be sent to another party such as a case manager, family member or friend. Such communications are encouraged but not required. Making such a request will have no bearing on the applicant's status in the program.

Applications may be submitted via mail, fax, electronically or in-person as determined by Louisiana Housing Authority (LHA). Applications via mail must be received on the day that the application taking period ends. Applications via fax must be received by the time of the day (e.g., 5:00 p.m.) on the day that application taking ends. Reasonable accommodations such as assisting an applicant in completing an application will be made to ensure applicants have an opportunity to apply regardless of disability.

4.4 Outreach

Outreach in addition to required public advertising will occur in advance of application taking. Outreach will be targeted to the specific units becoming available. LDH or ~~its~~[an LDH or LHA](#) designee will [conduct](#) outreach to all PSH-eligible populations that are likely to be interested in and appropriate for the units. For example, if units becoming available are in an elderly-only development, outreach will target elder organizations such as the Council on Aging in the community and surrounding communities as well as to agencies that have indicated that they are working with elders who have disabilities including the regional Continuum of Care, health care providers, the local providers of services to persons with mental retardation and developmental disabilities, persons with mental illness, independent living centers, legal services and other local human services agencies.

4.5 Determination of Eligibility for Permanent Supportive Housing

Only eligible applicants shall be placed on the PSH waiting list or offered PSH units.

Applicants are eligible if they are (1) very low-income or extremely low-income, with the exceptions indicated in Section 4.1.12.3, and (2) meet the definition of in need of Permanent Supportive Housing (PSH) in Section 4.2.10.

ROAD HOME DEFINITION

One of the goals of the Louisiana Road Home Program Plan is the development of PSH. Incentives for the development of PSH targeted to the following population were included in the Road Home Program Plan:

- 1) “Hurricane displaces in need of Permanent Supportive Housing (PSH) (as determined by the Local Lead Agency) living in the homeless shelter system or otherwise in temporary housing.
- 2) The individual/household member has a substantial, long-term disability as determined by the Local Lead Agency including any of the following:
 - A. Serious Mental Illness.
 - B. Addictive Disorder, i.e., individuals in treatment/recovery from substance abuse disorder.
 - C. Developmental Disability, i.e., mental retardation, autism, or other disability acquired before the age of 22.

4.5.1D. Physical, sensory, or cognitive disability occurring after the age of 22.

4.5.2 **E.** Disability caused by chronic illness (e.g., people with HIV/AIDS who are no longer able to work); and

4.5.3F. Age-related disability (i.e., “frail elderly.”)

- 3) The household is homeless or is determined by the Local Lead Agency, [LDH or another entity designated by LDH or LHA](#) to be (1) most-at risk of homelessness, and (2) in need of

Permanent Supportive Housing. This will include family services clients with a goal of family reunification who are at risk for homelessness.

- 4) The individual/household member is aging out of the state Foster Care system and is determined by the ~~local lead agency~~ Local Lead Agency, LDH or another entity designated by LDH or LHA to be in need of Permanent Supportive Housing.

The definitions in this Tenant Selection Plan are inclusive of all of these populations.

Louisiana Department of Health or its designee will determine whether the household needs PSH based on the information provided in the application. Final determination using third party or source documents to verify this information generally does not need to happen until Louisiana Housing Authority (LHA) anticipates making a referral for the applicant. Applicants and persons referring the applicants should be advised at the time of the application of the documents or other information that will be needed to verify eligibility.

4.5.1 Income Eligibility

Eligible applicants generally may have a maximum gross income of 50% of AMI based on HUD's most recent Income Limits for relevant household size. The LLA, LDH or other entity designated by LDH or LHA should add up the income sources listed on the application and compare to the maximum allowed for the appropriate household size. At least 75% of annual Project-Based Voucher (PBV) new admissions must have incomes not exceeding 30% of AMI or the federal poverty level for the area.

No more than 25% of the families admitted in any fiscal year may have incomes that exceed 30% of the median income for the area or the federal poverty level (Extremely Low Income). Generally, these families may have incomes between 31% and 50% of the area median (Very Low Income). Certain families may, at the time of admission, have incomes between 51% and 80% of the area median (Low Income). These include:

- A. Families continuously assisted in Public Housing or Section 8.
- B. Families physically displaced by rental rehabilitation.
- C. Non-purchasing tenants of certain homeownership programs.
- D. Tenants displaced from certain Section 221 and 236 projects.
- E. Low-income families residing in certain HUD-owned projects.
- F. Families in occupancy prior to the commitment of Project-Based Voucher (PBV) to their units and provided "Preference 1" on the preference chart in paragraph 4.6.

4.5.2 Other Eligibility Requirements

The Project-Based Voucher (PBV) program requires that applicants be denied eligibility under the circumstances stated in this administrative plan. As discussed further below, LDH or its designee must conduct the necessary steps to determine whether any of those circumstances apply.

4.5.3 Applicant Letters

Applicants who are determined to be preliminarily eligible will be sent a letter of eligibility. All notices to applicants should be in simple, clear, non-bureaucratic language and aimed at most at a high school reading level. Such letter should state:

- Applicant has been found preliminarily eligible for PSH, subject to final determination of Project-Based Voucher (PBV) eligibility by Louisiana Housing Authority (LHA); clarify that (1) final eligibility will depend on verification of information provided in the application and (2) this is eligibility for PSH only and that Owner/manager will also decide when an applicant is referred to development.
- Number of bedrooms for which the applicant has been determined eligible.
- Any preferences for which the applicant has been determined eligible if this determination has occurred.
- The right of the applicant to have an informal review regarding determination of bedroom size or preferences.
- The right to reasonable accommodations.
- Notice that the applicant is responsible for reporting changes in contact information such as address and phone number.

Applicants who are not found to be preliminarily eligible will be sent a letter indicating they have been found ineligible for the PSH program. This letter should state:

- That the applicant has been found ineligible for PSH program and specify which requirement they do not meet.
- Notice that applicant has the right to an informal review of this determination and must notify Louisiana Housing Authority (LHA) of their intent to do so in writing, by phone, fax, or in-person within 14 days of receiving the notice.
- The right to reasonable accommodations.

4.5.4 Database

All applicants to the program are entered into the Yardi Tenant Selection Database, as further directed by Louisiana Housing Authority (LHA). This is Louisiana Housing Authority (LHA)'s system of record that meets HUD requirements.

4.6 Preferences

Applicants with preferences are selected from the waiting list and receive an opportunity for an available unit earlier than those who do not have a preference. Preferences affect only the order of applicants on the waiting list. They do not make anyone eligible who was not otherwise eligible. The LDH or ~~its designee~~[an entity designated by LDH or LHA](#) must inform all applicants about available preferences and give all applicants an opportunity to show that they qualify for available preferences.

The LDH or ~~its~~[an LDH or LDC](#) designee may choose whether to verify preferences at initial application or only in preparation for selecting households to refer to an available unit.

LDH in consultation with stakeholders have determined certain priority populations for the PSH Program. These populations and their prioritization are discussed below.

4.6.1 Specific Preferences

Applicants who meet one of the preference criteria will be assigned the number of points associated with that preference as illustrated in the chart below. ~~Persons displaced by Hurricanes Katrina, Rita or Other Disaster Displacees will receive the points corresponding to that preference, in addition to points for absolute preferences as indicated on the chart and for one of the other preference categories. Persons may not receive points for more than one of the other categories. The maximum number of points that an applicant may be assigned is forty-four (44) points.~~ Notwithstanding the preference points, Louisiana Housing Authority (LHA) may transfer households among Project-Based Voucher (PBV) units authorized by this Administrative Plan.

The Tenant Selection database will assign applicants the appropriate points. This assignment will affect the application position on the waiting list.

Preference	Points
1. Remedial Tenant Admission <u>(up to 40 households unless increased by LHA)</u>	29 Absolute preference <u>60</u>
Applicants in Tax Credit or other units designated for PSH under the Road Home Program.	15 preference
2. 3. Applicants with incomes not exceeding 30% AMI, or exceeding 30% of AMI only because two persons in the household receive Supplemental Security Income	15 preference
3. 4. Chronically Homeless Persons <u>Applicants housed in CoC programs who could benefit from use of a Move On strategy (up to XXX households unless increased by LHA)</u>	10 <u>12</u>
<u>4. Homeless persons referred from CoC coordinated entry systems or otherwise eligible homeless persons (LHA may limit referrals from individual CoCs based on need)</u>	10
5. Persons inappropriately institutionalized Permanent Supportive Housing (PSH) Service Participant	9 9
5. 7. Homeless persons age 18-24	8 <u>9</u>
Veterans	7 7
<u>6. 9.</u> Persons displaced by Hurricanes Katrina or Rita or Other Disaster Displacees	5 <u>8</u>
7. 10. Persons at risk of homelessness or living in transitional housing for persons who are homeless <u>Veterans</u>	2 <u>7</u>
Persons at risk of institutionalization	2 2
Homeless persons	1 1
<u>8. 13.</u> Non-preference or standard applicant (none of the	0 0

above)

All households must be PSH-eligible.

The definition of each of these preference categories is provided in the Definitions Section 4.2.

4.7 Verification of Preliminary Eligibility

4.7.1 Procedures

To determine preliminary eligibility, the application will be accepted as self-certification of the information contained in the application. No third party or source documentation will be required until Louisiana Housing Authority (LHA) is planning to refer the applicant to a development, unless this is needed to facilitate filling of vacant units. Ideally such source or third-party information would be dated no earlier than 90 days prior to referral.

If, subsequent to the preliminary determination of eligibility, Louisiana Housing Authority (LHA) determines that the verification of income, assets, or claimed preference status differs from the applicant's self-certification, the applicant may be:

- Reassigned to a smaller or larger bedroom size.
- Reassigned to a different preference status or
- Determined ineligible.

If such change occurs, the applicant will be given written notice and provided with an opportunity for an informal review.

4.7.2 Verification Documents

The following section outlines the verification documents necessary to verify PSH program eligibility and preferences.

4.7.3 Income

Income should be verified consistent with Section VI of this Plan.

4.7.4 In Need of PSH

"In need of PSH" can be verified with the checklist that will be provided to the LDH and/or designee.

4.7.5 Verification of Preferences

As described previously, the PSH Program provides preferences for hurricane displacees, homeless households including chronically homeless households, households at risk of homelessness or living in transitional housing for the homeless, persons inappropriately institutionalized and persons at risk of institutionalization. The following provides guidance on verification of these preferences.

4.7.6 Hurricane Displacees

The majority of those displaced by Hurricanes Rita and Katrina have identification numbers from FEMA. This number serves as documentation that an applicant is a Hurricane Displacee. The

applicant should provide a copy of a letter from FEMA which includes this number and certifies their status. The applicant may present alternative government agency or other documentation acceptable to Louisiana Housing Authority (LHA) that the applicant has had its living situation disrupted by the 2005 hurricanes. See Section 4.2.8.

4.7.7 Homeless

Documentation of homelessness will depend on which of the four categories the applicant falls under. For example, if the applicant is coming from the street, possible documentation includes:

- Written verification from an outreach worker, food pantry/soup kitchen staff, Health Care for the Homeless team member, religious representatives, or other people that may have had contact with the person and could provide information about his/her living situation. The verification should be a signed, dated general certification (on letterhead if possible) verifying that services are going to homeless persons and indicating where the persons reside; and
- Information to demonstrate that the participant has no adequate resources to find other housing.

An information sheet to be provided to LDH or its designee provides similar guidance for the three other categories of homelessness.

4.7.8 Chronically Homeless

Documentation of chronic homelessness can be particularly challenging. Examples of third party documentation include letters written and signed by either homeless shelter providers, homeless outreach workers, or other homeless service providers such as Health Care for the Homeless. Alternatively, a local Homeless Management Information System (HMIS) can be called upon to supply a printout of an individual's history in a local homeless service continuum. This printout may be substituted for a letter from a homeless provider.

A sample letter will be provided to the LDH and designees requesting third party verification of chronic homelessness as well as a checklist the LDH and designees can use to confirm the applicant meets this definition.

4.7.9 At Risk of Homelessness or Living in Transitional Housing for the Homeless

Documentation of at risk of homelessness will depend on which of the six categories the applicant falls under. For example, if the applicant is exiting a hospital or treatment facility, possible documentation would include:

- 1) Written evidence from the institution staff that the applicant is exiting, mental health and developmental disability facilities, nursing homes, residential addiction treatment programs, and hospitals. The staff person should be qualified and aware of the specific situation to provide written evidence.
- 2) Information to demonstrate that the applicant has no adequate resources to find other housing.
- 3) Information on what efforts were made to locate housing for the applicant and why, without the PSH, the applicant would be living on the street or in an emergency shelter.

LDH and designees will be provided similar guidance for the five other categories of at risk of homelessness.

4.7.10 Inappropriately Institutionalized

LDH and designees will be provided a form that can be provided to a third party to verify that the applicant is inappropriately institutionalized, which might be provided by a physician, service coordinator, or agency providing home and community-based services. The person must verify that he/she does not oppose being transferred to a less restrictive setting. If necessary, the institution can verify the person's current residency there.

4.7.11 At Risk of Institutionalization

LDH and designees will be provided a form that can be provided to a third party to verify that the applicant is at risk of institutionalization. This information could come from the applicant's family or caregiver.

4.7.12 Applicant Choices and Information Needs

To maximize the likelihood that tenancies will be successful, and to expedite the referral process, it is important to determine the applicant's needs and desires for particular locations, bedroom sizes, and other matters related to tenancy. Applicants and persons working with applicants should also be provided with clear information, in formats that they can understand, as to how the program operates and the documentation they will need to provide, at an early stage in the application process and periodically throughout the process. This is important because some documentation (e.g., evidence of efforts to collect child support) may take time to develop.

Louisiana Housing Authority (LHA) may be faced with very short timeframes for making referrals of eligible households to developments. Sometimes Louisiana Housing Authority (LHA) will not have early notice of a units becoming available. Louisiana Housing Authority (LHA) wants to do their best not to miss an opportunity to claim a PSH unit that is offered. As such, it is important that Louisiana Housing Authority (LHA) anticipate referrals and have applicants at or near the top of the waiting lists ready to be referred. In order to help Louisiana Housing Authority (LHA) ensure timely referrals and not lose access to these units, applicants must be responsive to requests for information. Failure of applicants to respond in a timely manner (within 14 days) for documentation may result in Louisiana Housing Authority (LHA) working with another applicant until such documentation is forthcoming.

4.7.13 Other Disaster Displacees

Commencing January 1, 2018, in recognition of multiple disasters throughout the state in recent years including Presidentially declared disasters in 56 of the 64 parishes after the March and August 2016 floods, the PSH Project-Based Voucher (PBV) program will operate state-wide to serve households with living situations disrupted by Louisiana Presidentially declared disasters.

A majority of Other Disaster Displacees have identification numbers from FEMA. This number serves as documentation that an applicant is ~~on other disaster displacee~~[an Other Disaster Displacee](#). The applicant should provide a copy of a letter from FEMA which includes this number and certifies their status. The applicant may present alternative government agency or other documentation acceptable to Louisiana Housing Authority (LHA) that the applicant has had its living situation disrupted by a Louisiana Presidentially declared disaster.

4.8 LDH or its Designee Review of Applicant Tenancy History

While the formal screening will be done by the owner/property manager, in order to best position an applicant to have their referral accepted by the owner/property manager, LDH or its designee are strongly urged to do pre-screening (in addition to the steps needed to determine eligibility). With information about an applicant's past history when such history may lead to screening out by the owner, LDH or its designee can work with the applicant to fashion requests for reasonable accommodations and identify other factors which might help mitigate past issues and otherwise help "market" the applicant to the property manager or owner of the development.

Problematic past history can be appealed on the basis of reasonable accommodation, or the applicant can argue mitigating factors. It is important that LDH or its designee review a copy of the development's Tenant Selection Plan to determine how they screen applicants and what types of appeals are offered.

4.8.1 Example of Reasonable Accommodation

Applicant has a criminal record for possession of an illegal substance. Applicant with help of LDH or its designee argues at that time, applicant was a substance abuser. Since that time the applicant has become clean and sober. Applicant can provide evidence of this (AA medallions, letter from social worker or program), and length of sobriety. If supportive, applicant can show limited time of abuse, limited number of criminal records, no record for possession for sale, just use, etc.

Examples of mitigating circumstances:

For problematic past history that is not disability related, LDH or its designee can assist the applicant in arguing that there are mitigating circumstances. For example:

- The severity of the negative behavior or conduct.
- Amount of time that elapsed since the negative behavior or conduct.
- Likelihood the behavior will be repeated.
- Degree of danger the reoccurrence of such behavior poses for the any tenant or employee of the development.

Many applicants may have problematic past history related to their poverty such as poor credit histories and nonpayment of rent. Rent subsidies should mitigate many of these types of issues. Applicants who are homeless may have criminal records related only to their homelessness. For example, they may have been arrested for obstructing the sidewalk or trespassing on property. LDH or its designee should work with the applicant and/or their case manager to make the case that these arrests are related specifically to the individual or household's homelessness.

LDH or its designee is encouraged to assist applicants in proactively making a positive case for their tenancy and in identifying supportive documentation.

4.9 Referral to PSH Units

4.9.1 Set Aside Agreement with Tax Credit- Financed Developments

The current standard Set-Aside Agreement between Louisiana Housing Authority (LHA) and the owner/property manager requires LDH or its designee to make a referral of at least one PSH applicant within seven business days after receipt of written notice from the owner or manager of the unit availability.

It is important for the LDH or its designee to obtain a copy of development's application and Tenant Selection Plan prior to making any referral to the development. Understanding the development's policies will ensure LDH or its designee can anticipate the response to applications. LDH or its designee may want to encourage the owner/property manager to attend any reasonable accommodation trainings available through this program.

Applicant households should have been verified to need PSH and eligible for Section 8 Project-Based Voucher (PBV) and any preferences prior to referral to the development.

Louisiana Department of Health or its designee will want to carefully consider the number of referrals it makes to an owner/property manager when a unit becomes available. Arguments for limiting the number of referrals include the monetary and time costs related to making referrals as well as the concern that an owner/property manager would reject an applicant because they see another "more desirable" one in the pile of referrals. The primary argument for making more than one referral at a time is to better ensure one of the households will be selected by the developer. Louisiana Housing Authority (LHA) must inform the developer that the developer must consider applicants in the order designated by Louisiana Housing Authority (LHA) to fulfill waiting list requirements, even if more than one applicant is referred at the same time.

The Set-Aside Agreement references a letter of referral that LDH or its designee will provide for each applicant referred.

4.9.2 Selection of Tenant for Referral

When making a referral for an available unit, the first referral will be the applicant with the highest number of preference points who is nearest the top of the waiting list based on the lottery and who qualifies for the unit.

The second referral will be the applicant next in line with the same number or fewer preference points who qualifies for the unit. And so on. The tenant selection database is programmed to provide the names of applicants in order at the top of the list.

4.9.3 Matching

Each PSH unit will have unique characteristics including:

- Number of bedrooms.
- Special design features such as wheelchair accessibility or access for persons with hearing disabilities.
- Development is elderly-only.
- Particular services offered.

In making referrals, Louisiana Housing Authority (LHA) will refer the applicant(s) with the highest number of preference points who is nearest the top of the waiting list based on the lottery and who qualifies in view of these characteristics.

For certain units, Louisiana Housing Authority (LHA) will be limited as to whom it may refer specifically:

- If the unit is an elderly-only development, Louisiana Housing Authority (LHA) may only refer applicants whose head of household is 62 years of age and older.
- If the unit has accessibility features for persons with mobility impairments, the unit must first be offered to a person on the waiting list who needs such accessibility features.
- If the unit offers particular services, households who can benefit from such services should be on the waiting list for that project and be referred to that unit.

Louisiana Housing Authority (LHA) will match applicants with unit characteristics. For example:

- Louisiana Housing Authority (LHA) will refer applicants who need special design features, i.e., refer a household which includes a person who uses a wheelchair for a physically accessible unit.
- Louisiana Housing Authority (LHA) will refer applicants whose household size indicates they require the number of bedrooms offered by the unit.

For units with special design features, the household with the next best match can be referred. For example, if after targeted outreach, no household with a member who uses a wheelchair can be identified, the next household on the waiting list without such a member but who prefers the location and requires the number of bedrooms provided can be referred.

Owners should be encouraged to request that households occupying a unit with such design features who do not require these, to sign a lease addendum. With the addendum, the household agrees to move to a comparable non-accessible unit if a household requiring the design features applies.

4.9.4 Occupancy Standards

As per HUD Notice PIH 2016-05, in cases where a reasonable accommodation has been provided, the Public Housing Authority (PHA) will use the appropriate utility allowance for the size of the dwelling unit actually leased by the family.

The chart below provides occupancy standards that Louisiana Housing Authority (LHA) will implement unless they conflict with an applicable local code.

Number of bedrooms	Minimum Occupants	Number	Unit	Maximum Occupants	Number	Unit
0	1			1		
1	1			2		
2	2*			4		
3	3			6		
4	4			8		
5	5			10		

*Louisiana Housing Authority (LHA) received a waiver from HUD, effective July 1, 2011, through June 30, 2012, that allowed households requiring one-bedroom units under Louisiana Housing Authority (LHA)'s occupancy standards to rent two-bedroom units, as long as the rent for the two-bedroom unit does not exceed 110% of the one-bedroom fair market rent. In the case of single households, the waiver was only applicable to the elderly, disabled, or individuals displaced, as defined under Section 3(c)(2)(A) of the United States Housing Act of 1937. Although no additional households could be occupancy based on this expired waiver, the households already housed may continue to benefit from it.

If a household, based on the number of members, would qualify for more than one-unit size, the owner must allow the household to choose which unit size they prefer. Subject to capacity of database, applicants will be allowed to choose to be on the waiting list for units with two different bedroom sizes.

Applicants who require special design features such as applicants with sensory disabilities or applicants who use wheelchairs, walkers or other assistive devices, may request to be placed on the list seeking both accessible and non-accessible units. Non-accessible units may be functional for the applicant (with or without modifications) and in some cases may become available more quickly than units with the desired access features built in.

Note that these are the occupancy standards for the PSH program, and that each development will have its own occupancy code which may or may not be similar. The development may have a more stringent occupancy standard (fewer household members) than Louisiana Housing Authority (LHA). When a referral is made, the referral must be compliant with the development's standard unless that standard violates a law or regulation. In addition, the development or Louisiana Housing Authority (LHA) should make reasonable accommodations to the occupancy standards if requested by a disabled household and the request is disability related. If such a request is rejected, the LDH or its designee will assist the applicant in appealing (if applicant chooses to appeal) and will refer applicants to a fair housing or legal services agency if appropriate and desired.

As per HUD Notice PIH 2016-05, Louisiana Housing Authority (LHA) must use the appropriate utility allowance for the size of the dwelling unit actually leased by the family, even when a larger unit has been leased by the family as a reasonable accommodation.

Counting household members: In order to determine the size of unit that would be appropriate for a particular household, the LLA, [LDH or another entity designated by LDH or LHA](#) needs to determine the number of household members. The following policies will apply.

- Count all full-time members of the household.
- Count all anticipated children. Anticipated children include the following:
 - Children expected to be born to a pregnant woman.
 - Children in the process of being adopted by an adult household member.
 - Children whose custody is being obtained by an adult household member.

- Foster children who will reside in the unit.
 - Children who are temporarily in a foster home who will return to the household.
 - Children in joint custody arrangements who are present in the household 50% or more of the time.
 - Louisiana Housing Authority (LHA) may count children who are away at school and who live at home during recesses.
 - Louisiana Housing Authority (LHA) must count live-in personal care attendants for purposes of determining appropriate unit size.
 - Louisiana Housing Authority (LHA) must count foster adults living in the unit.
 - Adults, except a husband and wife or those in a similar living arrangement, shall not have to share a bedroom, unless they choose to do so.
 - Children of the opposite sex under the age of six may share a bedroom.
- A household member shall not have to share a bedroom if a consequence of sharing is or would be a severe adverse impact on his or her mental or physical health.
 - Only bedrooms may be used for sleeping purposes by household members; the kitchen, living room, bathroom and hallways shall not be used for sleeping purposes by any household member.

In determining household unit size for a particular household, Louisiana Housing Authority (LHA) may grant an exception to established subsidy standards if Louisiana Housing Authority (LHA) determines that the exception is justified by the age, sex, health, disability, or relationship of household members or other personal circumstances.

4.9.5 Acceptance

PSH applicants that are referred to and accepted at a development, are removed from the waiting list. The LDH or its designee should assist the applicant as needed with move-in and assist them in achieving and maintaining a stable tenancy.

4.9.6 Denial

Applicants that are rejected by the development, should be offered an opportunity by the owner/property manager to appeal this determination. The LDH or its designee should work with the applicant in making the appeal, including reviewing the reasons for the denial and fashioning the appeal accordingly. This may include a request for reasonable accommodation.

Denial by developer(s) is not a reason to remove an applicant from the PSH waiting list for other projects. LDH or its designee is urged to be creative, engaging and working with the applicant household to identify housing for which they can be found eligible. Once an applicant household has been rejected three times by different developments, the applicant household will be removed from all waiting lists unless they can show good cause to remain on the lists. This household can reapply at any time.

4.9.7 Other Referrals

While the applicant is on a waiting list, LDH or its designee can assist the applicant in identifying and applying to other housing opportunities. This might include but is not limited to applying to local housing authorities with an open Section 8 and public housing waiting lists, other private assisted developments and opportunities available through local nonprofit organizations and Continuums of Care (CoC).

4.10 Miscellaneous Supplemental Provisions

Except for provisions regarding in-place families, the owner must lease Project-Based Voucher (PBV) units only to eligible families referred by Louisiana Housing Authority (LHA) from the proper waiting list.

In Place Families:

With respect to initial occupancy of a Project-Based Voucher (PBV) project, eligible in-place families must be placed on the project's waiting list, referred to the owner, and given an absolute selection preference for Project-Based Voucher (PBV) . If the in-place family is participating in a tenant-based program and that family is otherwise eligible for the Project-Based Voucher (PBV) unit, the family can be admitted into the Project-Based Voucher (PBV) program provided that it is willing to give up its tenant-based voucher to enter into a new one-year Project-Based Voucher (PBV) lease for the unit.

Referrals to Accessible Project-Based Voucher (PBV) Units:

If a Project-Based Voucher (PBV) -eligible applicant has need for an accessible unit because it contains a member with mobility impairment, Louisiana Housing Authority (LHA) may refer the family to any Project-Based Voucher (PBV) owner with a vacant accessible unit or an accessible unit that is not occupied by a person with disabilities that requires such a unit.

Filling Vacancies in Conjunction with Site-Based Waiting lists:

Normally the owner will notify Louisiana Housing Authority (LHA) of any vacancy and Louisiana Housing Authority (LHA) will refer to the owner families from the waiting list. If there are no families on the waiting list, the owner may refer a client to Louisiana Housing Authority (LHA) for placement on the waiting list and determination of eligibility.

Redetermination of Eligibility:

If, as a result of an informal review of a decision to deny eligibility, the applicant is determined eligible by the LDH or designee, his/her name will be added to the waiting list in as close to the status the original application would have had as possible.

Waiting list Updates:

Louisiana Housing Authority (LHA) may from time to time, contact applicants to determine whether they are still interested in receiving Section 8 assistance and/or to update information on their application. Applicants who fail to respond to such inquiries as required will be withdrawn from the waiting list. Applicants who are withdrawn from the waiting list for failing to respond to any inquiry from Louisiana Housing Authority (LHA) will not be reinstated, unless the reason for their failure to respond is verified to be related to their disability.

Security Deposits:

The maximum amount of a security deposit that an owner may require is limited to one month's rent of the unit. This is consistent with private market practice.

4.11 Informal Reviews for Applicants

Applicants have the right to an informal review of Louisiana Housing Authority (LHA) decisions denying assistance to the applicant, to the extent provided by section 982.554 of the Regulations. Applicants must be notified of this fact at the time of application. In addition, applicants must be notified in writing of the following determinations, of their right to appeal these determinations as related to denial of assistance, and of the procedure for appealing (including the possible availability of local Legal Services offices and the Advocacy Center to help with appeals).

- Ineligibility (income or in need of PSH).
- Household size or bedroom number.
- Preference status.
- Denial of reasonable accommodations.
- Removal from the waiting list.

The following conference procedure is to be made available to applicants who seek to make such an appeal.

1. THE TIME FOR REQUESTING A CONFERENCE

An applicant who wishes an informal review must request a conference within ten (10) business days from the applicant's receipt of the notice of rejection or other determination.

2. THE APPLICANT'S REQUEST

The request for a conference must be made in writing, in person or on the phone. Within three (3) business days of receipt of applicant's request, Louisiana Housing Authority (LHA) will appoint an impartial conference officer. An impartial conference officer is someone who has no prior knowledge of the application and who is not supervised by a person who was involved in the decision being challenged. This individual may be an employee of Louisiana Housing Authority (LHA), a professional at another agency, a lay leader such as a minister or priest or other such individual.

3. SETTING UP THE CONFERENCE

Louisiana Housing Authority (LHA) will set up a conference time and place convenient to Louisiana Housing Authority (LHA), conference officer and applicant. Conferences may be held over the telephone or in alternate locations at the request of the applicant. Conference generally should not be held later than twenty (20) days from the date of the written rejection notice of the decision at issue unless otherwise agreed to by the applicant, Louisiana Housing Authority (LHA) and conference officer. Failure of an applicant to appear on the scheduled conference date will result in a decision upholding Louisiana Housing Authority (LHA)'s position unless the applicant demonstrates good cause. If requested, Louisiana Housing Authority (LHA) will provide the applicant, and the applicant will provide Louisiana Housing Authority (LHA), the opportunity to examine and copy any documents that will be used to support their positions prior to the conference.

Copying of Louisiana Housing Authority (LHA) documents shall be at the family's expense, unless Louisiana Housing Authority (LHA) waives this requirement.

Louisiana Housing Authority (LHA) must provide reasonable accommodations (including interpreters, if necessary) in the appeals process.

4. THE CONFERENCE

The conference is an informal proceeding intended to determine whether Louisiana Housing Authority (LHA)'s rejection or other related determination is reasonable in light of the information presented and in accordance with Louisiana Housing Authority (LHA)'s selection criteria, this administrative plan and other program requirements or policies. At the conference, it is Louisiana Housing Authority (LHA)'s burden to present information in support of its decision, but the rules of evidence applicable in a court of law will not apply. Applicants may present information in addition to that previously provided to Louisiana Housing Authority (LHA). Both Louisiana Housing Authority (LHA) and the applicant are permitted, but not required, to have a representative or advocate present during the conference proceedings. Generally, conference proceedings shall be limited to one hour in length and each party should be prepared to present its case within the time allotted.

5. THE DECISION OF THE CONFERENCE OFFICER

The conference officer must determine whether management's rejection or other determination is reasonable and in accordance with Louisiana Housing Authority (LHA)'s selection practices, this administrative plan and other program requirements or policies. The conference officer's decision must be in writing, and, if necessary, in an alternate format, must be dated, and must briefly state his or her findings of fact and the basis for his or her decision. Unless the parties mutually agree otherwise, the conference officer will only consider evidence presented at the conference. To the extent practicable a copy of the conference officer's decision shall be forwarded within five (5) business days of the conference to Louisiana Housing Authority (LHA) and the applicant, in an alternate format, if necessary.

The conference officer's determination shall be final unless the applicant believes a local, state, or federal law has been violated in which case the applicant has the right to pursue the matter in other venues.

Notwithstanding the above, Louisiana Housing Authority (LHA) may limit informal reviews to denial of participation in the Project-Based Voucher (PBV) program and may exclude from review issues regarding household size or bedroom number, or issues regarding the suitability of a particular unit. Discretionary administrative determination or general policy issues or class grievances are not subject to informal review. Louisiana Housing Authority (LHA) may limit applicant presentations to written materials. Louisiana Housing Authority (LHA) may exclude from informal reviews any subject matters listed 24 CFR 982.554(c).

In all respects the informal review process shall conform to Section 982.554 of the Regulations.

4.12 Supplemental Provisions Regarding Eligibility and Verification of Family Circumstances

4.12.1 Scheduling the Section 8 Project-Based Voucher (PBV) Eligibility Interview

If necessary, Section 8 Project-Based Voucher (PBV) eligibility interviews will be scheduled for the applicants at the top of the waiting list.

Applicants may request that the interview be conducted in their homes or at some other convenient location if the nature of their disability is such that they cannot reasonably be expected to come to LDH or its designee or Louisiana Housing Authority (LHA)'s office or another location.

The appointment letter will advise the applicant to bring all documents necessary to document family composition, income, and deductions.

4.12.2 Conducting the Section 8 Project-Based Voucher (PBV) Eligibility Interview

1. Applicants will complete an application form, providing all information required on the HUD-50058 and 50059. The application will be signed by all adult members of the household. In addition, each adult household member must sign a Form HUD-9886, Authorization for Release of Information/Privacy Act Notice.
2. Applicants will be required to provide all information requested by Louisiana Housing Authority (LHA) including information on their income and on deductions claimed in the form of paystubs, computerized award letters for income received from government sources such as Temporary Assistance to Needy Families (TANF), court-ordered child support, Social Security, Supplemental Security Income, Unemployment Compensation and all other forms of income. Applicants will sign the appropriate releases for third party verification of income. Louisiana Housing Authority (LHA) will attempt to obtain third party verification of income through the Enterprise Income Verification (EIV) system or from the source of the income.
3. Applicants who wish to receive deductions for dependents, elderly/disabled status, unreimbursed medical expenses, reasonable childcare and/or disability assistance expenses, will be required to provide information on the status and/or the unreimbursed expenses. Louisiana Housing Authority (LHA) will attempt to obtain third-party verifications of deductions.
4. Dependents include persons with disabilities and full-time students other than family head or spouse. Full time students include those verified as attending traditional educational institutions as well as those pursuing full-time vocational training.

4.12.3 Determining Eligibility

1. Generally, Louisiana Housing Authority (LHA) will ascertain that the income of eligible applicants is at or below the Extremely Low-Income limit or the Very Low-Income limit, and Louisiana Housing Authority (LHA) will verify that that the family does not include an adult who has been evicted from federally assisted housing for drug-related criminal activity during the past three years. Any applicant who is subject to a lifetime registration requirement under a state sex offender registration program will be found ineligible for the

Section 8 Project-Based Voucher (PBV) program. In addition, the applicant family will be denied admission if any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing for the Section 8 Project-Based Voucher (PBV) program.

2. As a part of the eligibility determination, Louisiana Housing Authority (LHA) shall run a criminal record check on all adult family members. Applicants are required to sign releases for such criminal record checks. In addition, Louisiana Housing Authority (LHA) will check the sex offender's web site for the appropriate jurisdiction, for individuals that have lived outside the appropriate jurisdiction for the previous three years.
3. At least one member of an eligible family must have either citizenship or eligible immigration status. Applicants will be required to complete a Section 214 Declaration of Citizenship status for each member of the family. Louisiana Housing Authority (LHA) will require third-party verification of the applicant's certification documentation (U.S. Passport, resident alien card, social security card or other appropriate documentation; if 62 years of age or old, signed declaration of eligible immigration status and proof of age document), in accordance with Section 592 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA).

Louisiana Housing Authority (LHA) will not require an applicant to establish and verify eligibility in relation to citizenship before providing financial assistance to an individual or family. However, Louisiana Housing Authority (LHA) must verify eligibility status no later than the date of the family's annual re-examination. A pro-rata reduction in housing assistance will be made for all persons in the participant family who do not have either citizenship or eligible immigration status.

4. If, within 30 days of the eligibility interview, the applicant has failed to submit the required documentation or to complete the required forms and certifications, the family will be determined to be ineligible for the Section 8 Project-Based Voucher (PBV) program. The applicant will be notified in writing and will be given the opportunity to request an informal hearing.
5. As per PIH Notice 2016-05, an applicant family may become a program participant for the first 90 days even if the family lacks the documentation necessary to verify the Social Security number (SSN) of day period must be granted if Louisiana Housing Authority (LHA) determines the applicant's failure to comply was due to circumstances that could not reasonably be foreseen and were outside of the control of the applicant.

4.12.4 Grounds for Denial of Eligibility

Louisiana Housing Authority (LHA) will not deny assistance to a current or former victim of domestic violence, dating violence or stalking, if otherwise qualified. Louisiana Housing Authority (LHA) will deny assistance to applicants who:

- A. Do not meet one or more of the eligibilities criteria.
- B. Fail to complete any aspect of the application or lease-up process.

- C. Have committed fraud, bribery, or any other corruption in connection with any federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived therefrom.
- D. Have a family or household member who was evicted from public housing or federally assisted housing or was terminated from the voucher program within the last three years unless the family has successfully completed a supervised rehabilitation program approved by Louisiana Housing Authority (LHA).
- E. Have a family or household member who is currently illegally using a controlled substance or abuses alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. Louisiana Housing Authority (LHA) may waive this requirement if:
 - 1. The person demonstrates to Louisiana Housing Authority (LHA)'s or LDH or designee's satisfaction that the person is no longer engaging in drug-related criminal activity or abuse of alcohol.
 - 2. The person has successfully completed a supervised drug or alcohol rehabilitation program.
 - 3. The person has otherwise been rehabilitated successfully.
 - 4. The person is participating in a supervised drug or alcohol rehabilitation program.
- F. Have a family or household member who has been convicted of manufacturing or producing methamphetamine (denied for life).
- G. Have a family member with a subject to a lifetime registration under a state sex offender registration program (denied for life).
- H. Have a family or household member who is currently engaged in or has engaged in during the five years before the family would receive assistance, or a shorter or longer time if exceptional circumstances warrant, violent criminal activity. Violent criminal activity is defined as any criminal activity that has one of its elements the use, attempted use or threatened use of physical force substantial enough to cause or be reasonably likely to cause serious bodily injury.

4.13 Owner Selection of Tenants

The owner/landlord is responsible for developing written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very low-income families and reasonably related to program eligibility and an applicants' ability to fulfill the obligations under the lease. The owner/landlord must promptly notify Louisiana Housing Authority (LHA), in writing, on any rejected applicant and the grounds for the denial.

1) Tenant Screening:

A. Louisiana Housing Authority (LHA) Responsibility:

Louisiana Housing Authority (LHA) is not responsible or liable to the owner/landlord or any other person for the family's behavior or suitability for tenancy. Louisiana Housing Authority (LHA) is responsible for determining eligibility based on applicant's income and criminal record.

Louisiana Housing Authority (LHA) must provide the owner/landlord with the family's current and prior address (as shown in Louisiana Housing Authority (LHA)'s records)

and the name(s) and addressees) (if known by Louisiana Housing Authority (LHA)) of the family's current and previous landlords. Louisiana Housing Authority (LHA) shall provide no other applicant information to owners.

Louisiana Housing Authority (LHA) must provide the applicant a description of Louisiana Housing Authority (LHA) policy on providing information to owners. Louisiana Housing Authority (LHA) must also provide the same type of information to all owners.

- B. The owner is responsible for screening and selection of the family to occupy the owner/landlord's unit, provided that the owner may not deny assistance to a current or former victim of domestic violence, dating violence, stalking or sexual assault, if otherwise qualified, and the screening and selection process does not violate local, state or federal fair housing laws, and provided further that the owner provides reasonable accommodations as required. A participating owner must make housing available without regard to actual or perceived sexual orientation, gender identity, or marital status and may inquire about sexual orientation or gender identity only if needed for determining the number of bedrooms to which a household may be entitled.
- C. When screening families, the owner/landlord may consider a family's tenancy history. Owners, however, are reminded that the target population for this program are persons who are likely to have poor tenancy histories. It is for this reason that the program makes available tenancy supports and social services to all tenants.

2) Family Briefing on Acceptance of Offer:

When a family accepts an offer for Project-Based Voucher (PBV) assistance, Louisiana Housing Authority (LHA) will give the family an oral briefing. The briefing must include information on how the program works and the responsibilities of the family and owner. In addition to the oral briefing, Louisiana Housing Authority (LHA) will provide a briefing packet that explains how the total tenant payment for a family is determined, the family obligations under the program, and applicable fair housing information.

3. Leasing:

During the term of the HAP contract, the owner must lease contract units to eligible families that have been approved by Louisiana Housing Authority (LHA). The contract unit leased to the family must be leased in the appropriate size unit of the family, based on Louisiana Housing Authority (LHA)'s subsidy standards.

The tenant must have a legal capacity to enter a lease under state and local law. The tenant and the owner/landlord must enter into a written lease agreement that is signed by both parties. If [aan](#) owner/landlord uses a standard lease form for rental units to unassisted tenants in the locality or premises, the same lease must be used for assisted tenancy, except that the lease must include a HUD-required tenancy addendum. If the owner/landlord does not use a standard lease for rental to unassisted tenants, the owner may use another form of lease, such as a Louisiana Housing Authority (LHA) model lease. Louisiana Housing Authority (LHA) will review the owner/landlord's lease to determine if the lease complies with state and local

law. If Louisiana Housing Authority (LHA) determines that the lease does not comply with state or local law, Louisiana Housing Authority (LHA) will deny the approval of tenancy.

The term of the lease must be for at least one year. Upon the expiration of the lease, the owner/landlord may renew, refuse to renew the lease for "good cause", or refuse to renew the lease without good cause. If the owner/landlord refuses to renew the lease without good cause, Louisiana Housing Authority (LHA) must remove the unit from the Project-Based Voucher (PBV) HAP contract.

If the tenant and owner/landlord agree to any change in the lease, the change must be in writing, and the owner must immediately give Louisiana Housing Authority (LHA) a copy of all changes. The owner/landlord must notify Louisiana Housing Authority (LHA) in advance of any proposed change(s) in the lease regarding allocation of utility responsibility. This change must be approved by Louisiana Housing Authority (LHA). Louisiana Housing Authority (LHA) must re-determine reasonable rent, in accordance to program requirements.

4. Filling Vacancies:

The owner/landlord must promptly notify Louisiana Housing Authority (LHA) and Tenant Services Liaison of any vacancy or expected vacancy in a contract unit. Louisiana Housing Authority (LHA) and the owner must make reasonable efforts to minimize the likelihood and length of any vacancy.

5. Reduction in HAP Contract Units Due to Vacancies:

If any contract units have been vacant for 120 or more days since the owner/landlord have given notice to Louisiana Housing Authority (LHA), Louisiana Housing Authority (LHA) may give notice to the owner/landlord amending the HAP contract to reduce the number of contract units by subtracting the number of units, based on bedroom size.

CHAPTER 5 ANNUAL AND INTERIM FUNCTIONS

5.1 Recertification of Family Eligibility

1. At least annually, prior to the anniversary date of the HAP contract, participating families will be required to attend a recertification interview in person or by mail, to advise Louisiana Housing Authority (LHA) of any changes in the family's size or circumstances, and to resubmit documentation to Louisiana Housing Authority (LHA) regarding the family's income and allowable deductions. At least annually, each adult household member will sign a Form HUD-9886, Authorization for the Release of Information/Privacy Act Notice. Any change in the family's payment that results from this reexamination will become effective on the anniversary date of the family's tenancy.
2. Louisiana Housing Authority (LHA) has a streamlined annual reexamination for fixed income sources. Fixed income sources include social security payments (SSI and SSDI), federal, state, local and private pensions and other periodic payments received from annuities, insurance policies, retirement funds, disability or death benefits and other similar types of periodic payments. Louisiana Housing Authority (LHA) will first determine if a family member's income source is fixed and if so, apply a Cost-of-Living Adjustment (COLA) or a current rate of interest. The COLA or the current rate of interest applicable to each source of fixed income will be obtained either from a public source or from tenant-provided third party generated documentation. For any family member whose income is determined using streamlined reexamination, third party verification of all income amounts for all family members will be performed at least every three years.
3. Louisiana Housing Authority (LHA) reserves the right to require third party verification for a family member with fixed income in order to ensure compliance with HUD regulations and other requirement

5.2 Adjusting Rent between Regular Reexaminations

1. Participants are required to report all changes in family composition or status to Louisiana Housing Authority (LHA) and TSM within 10 calendar days of the occurrence. Failure to report within the 10 calendar days may result in a retroactive rent increase, but not a retroactive credit or rent reduction. In order to qualify for rent reductions, participants must report income decreases promptly. Participants are also required to report interim increases in income if the increase is earned income following a period of benefit-only income or of zero income.
2. Louisiana Housing Authority (LHA) wishes to encourage families to improve their economic circumstances, so most changes in family income between reexaminations will not result in a rent change. Louisiana Housing Authority (LHA) will process interim changes in rent in accordance with the chart below:

INCOME CHANGE	Louisiana Housing Authority (LHA) ACTION
(a) Decrease in income for any reason, except for decrease that is subject to Imputed Welfare Income rules.²	• Louisiana Housing Authority (LHA) will process an interim reduction in rent if the income decrease will last more than 30 days. 24 CFR § 5.609
(b) Increase in earned income from the employment of a current household member.	• Louisiana Housing Authority (LHA) will either defer the increase to the next regular reexamination or, if the individual is eligible for an earned income disallowance, grant the disallowance. 24 CFR § 960.255
(c) Increase in unearned income (e.g., COLA adjustment for social security).	• Louisiana Housing Authority (LHA) will defer the increase to the next regular reexamination.
(d) Increase in income because a person with income (from any source) joins the household.	• Louisiana Housing Authority (LHA) will process an interim rent increase.
(e) Increase in monetary or non-monetary income after Participant claimed zero income.	• Louisiana Housing Authority (LHA) will process an interim rent increase.

3. Louisiana Housing Authority (LHA) will process an interim increase in rent only if:
 - a. The participant reported zero income and has a verified increase in income (which may be a non-monetary contribution); or
 - b. The participant has misrepresented or failed to report facts upon which rent is based, so the rent the participant is paying is less than it should have been.
 - c. Louisiana Housing Authority (LHA) will apply any increase in rent retroactive to the month following the month in which the misrepresentation occurred.
4. Complete verification of the circumstances applicable to rent adjustments must be documented and approved by according to Louisiana Housing Authority (LHA) procedure on verification.
5. Louisiana Housing Authority (LHA) will process interim decreases in rent as follows:
 - a. When a decrease in income is reported, and Louisiana Housing Authority (LHA) verifies that the decrease will last less than 30 days, an interim adjustment will not be processed.
 - b. Participants reporting decreases in income that are expected to last more than 30 days will have an interim adjustment processed.
6. If a participant experiences a decrease in income from public assistance because their grant is cut for one of the two following reasons, their rent will not be reduced:
 - a. Welfare department has reduced the grant because of welfare fraud; or

² Decreases in welfare income resulting from welfare fraud or from cuts for failure to comply with economic self-sufficiency requirements are not eligible for rent reductions (24 CFR § 5.615)

- b. Welfare department has reduced the grant because the family failed to comply with economic self-sufficiency requirements.
- 7. If a participant challenges the welfare department's reduction of their grant, an interim reduction in rent will be processed until the matter is settled by the welfare department.
- 8. If the welfare department upholds the grant reduction, the participant shall owe a retroactive rent on the interim rent reduction granted.
- 9. If the welfare department overturns the grant reduction, no retroactive balance is owed.

5.3 Interim Changes in Family Composition

- 1. All changes in family composition must be reported within ten days of occurrence. These changes would include:
 - a. Someone listed on the lease leaving the unit.
 - b. Birth, adoption, or court-awarded custody of a child.
- 2. Additions of the following persons must be requested in writing and require written permission from Louisiana Housing Authority (LHA) and the owner before the persons may move into the apartment:
 - a. Adult family member (including a new spouse).
 - b. Foster child or children.
 - c. Foster adult.
 - d. Live-in Aide.
 - e. Child in kinship care.
- 3. All adults who are proposed for addition to a family or household must be screened and, with the exception of Live-in Aides, must not overcrowd the unit.

5.4 Effective Date of Rent Adjustments

Participants will be notified in writing of any rent adjustment including the effective date of the adjustment.

- 1. Rent decreases go into effect the first of the month following the report of a change. Income decreases reported or verified after the tenant accounting cut-off date will be effective the first of the second month with a credit retroactive to the first month.
- 2. Rent increases (except those due to misrepresentation) require 30 days' notice and become effective the first of the second month.

5.5 Earned Income Disallowances

- 1. If a disabled participant goes to work or has new or additional earned income and qualifies under one of the following three criteria, that individual will receive an Earned Income Disallowance (EID) as described below:

- a. Goes to work after having been unemployed for at least twelve months, or goes to work after having earned less than would be earned working ten hours per week for a fifty-week year earning minimum wage or receive new or increased earned income during participation in an education, job training, or other economic self-sufficiency activity; or
 - b. Receives new or increased earned income within six months of having received a cash benefit or in-kind services funded through the program of Temporary Assistance to Needy Families. If any in-kind benefit (childcare, clothing, or transportation subsidies for example) was received it must be worth at least \$500 in the past six months.
2. During the first 12 months after the date when the participant qualified for the Earned Income Disallowance (EID), the participant's rent will not be increased because of the new earned income. Rent during this period will be based on the participant's income before qualifying for the Earned Income Disallowance (EID) plus any increases in unearned income that may occur after qualifying for the EID.
 3. During the second 12 months after the date the participant qualified for the Earned Income Disallowance (EID), the participant's rent will be increased by an amount equal to fifty percent of what the increase would be if not for the Earned Income Disallowance (EID).
 4. The disallowance periods described in number 3 and 4 above only occur while the participant is employed. If the participant stops working for any reason, the disallowance stops and resumes again when the participant goes back to work.
 5. Even if the full 24 months of disallowance (12 months of full disallowance plus 12 months of 50% disallowance) have not been used, the EID will terminate 24 months from the date when the participant first qualified for the EID.
 6. An Earned Income Disallowance (EID) is awarded to a person, not an entire family. More than one adult family member can receive an EID at the same time if they are disabled and qualify as described under number 1 above.
 7. No one receives more than one Earned Income Disallowance (EID) in a lifetime.

5.6 Exclusion of Mandatory Education Fees

As per PIH Notice 2016-05, the definition of income excludes from calculations of individual income any financial assistance received for mandatory fees and charges (in addition to tuition). For guidance as to what constitutes such fees, Louisiana Housing Authority (LHA) will rely on Notice PIH 2015-21.

CHAPTER 6 VERIFICATIONS PRIOR TO ADMISSION AND DURING OCCUPANCY

Louisiana Housing Authority (LHA) will verify information related to waiting list preferences, eligibility, admission, and level of benefits prior to admission in accordance with the verification procedure and current HUD guidelines. Periodically during occupancy, items related to eligibility and rent determination shall also be reviewed and verified. Income, assets, and expenses will be verified, as well as disability status, need for a live-in aide and other reasonable accommodations, full-time student status of family members 18 years of age and older, social security numbers, citizenship/eligible noncitizen status. Age and relationship will only be verified in those instances needed to make determine the level of assistance.

Louisiana Housing Authority (LHA) has obtained a waiver from HUD requiring applicants to provide their social security numbers within 90 days of from the date of admission into the program, rather than prior to such admission. The waiver also provides that Louisiana Housing Authority (LHA) shall grant an extension of one additional 90-day period if in its discretion, Louisiana Housing Authority (LHA) determines that the applicant’s failure to comply was due to circumstances that could not reasonably have been foreseen and are outside the control of the applicant.

6.1 Acceptable Methods of Verification

Age, relationship, U.S. citizenship, and social security numbers will generally be verified with documentation provided by the family. For citizenship, the family's Section 214 Declaration of Citizenship certification for each family member will be accepted. Verification of these items will include photocopies of the social security cards and other documents presented by the family, the INS SAVE approval code, and forms signed by the family.

Income information will be verified in accordance with HUD instructions, details of which are published in Notice PIH 2009-19, “Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (Enterprise Income Verification (EIV)) System” (the Notice). The Notice provides for application of a Verification Hierarchy, as follows (the chart is from page 3 of the Notice):

Level	Verification Technique	Ranking
6	Upfront Income Verification (UIV) using HUD’s Enterprise Income Verification (Enterprise Income Verification (EIV)) system (not available for income verifications of applicants)	Highest (Mandatory)
5	Upfront Income Verification (UIV) using non-HUD system	Highest (Optional)
4	Written third Party Verification	High (Mandatory to supplement Enterprise Income Verification (EIV)-reported income sources and when Enterprise Income Verification

		(EIV) has no data; Mandatory for non-Enterprise Income Verification (EIV) reported income sources; Mandatory when tenant disputes Enterprise Income Verification (EIV)
		reported employment and income information <u>and</u> is unable to provide acceptable documentation to support dispute)
3	Written Third Party Verification Form	Medium-Low (Mandatory if written third party verification documents are not available or rejected by the Public Housing Authority (PHA); and when the applicant or tenant is unable to provide acceptable documentation)
2	Oral Third Party Verification	Low (Mandatory if written third party verification is not available)
1	Tenant Declaration	Low (Use as a last resort when unable to obtain any type of third-party verification)

Note: This verification hierarchy applies to income determinations for applicants and participants. However, Enterprise Income Verification (EIV) is not available for verifying income of applicants.

Definition of terms and other details are contained in the Notice. Louisiana Housing Authority (LHA) shall set reasonable deadlines for the receipt of applicable verification materials prior to continuing on to the next type of verification.

6.1 Verification of Assets

6.1.1 Verification of Assets Under \$5,000

After the initial verification of income, participant families whose assets are valued at \$5,000 or less may provide a declaration in a form acceptable to Louisiana Housing Authority (LHA) that their assets are less than or equal to \$5,000; this declaration must show each asset and the amount of income expected from or imputed by that asset. Households with assets valued at \$5,000 or less may provide such a declaration for two of three years; on the third year, these households will be required to provide third party verification of assets.

6.2 Enterprise Income Verifications (EIV)

Use of HUD's Enterprise Income Verification (EIV) system will be as required by the Notice. It is important to note that Enterprise Income Verification (EIV) data will be used for limited official purposes as described in the Notice.

No adverse action can be taken against a participant until Louisiana Housing Authority (LHA) has independently verified the Enterprise Income Verification (EIV) information and the participant has been granted an opportunity to contest any adverse findings through the established grievance procedure. The consequences of adverse findings may include Louisiana Housing Authority (LHA) requiring the immediate payment of any over-subsidy, the entering into a repayment agreement, eviction, criminal prosecution, or any other proper remedy.

Furthermore, the information Louisiana Housing Authority (LHA) derives from the Enterprise Income Verification (EIV) system will be protected to ensure that it is used solely for official purposes and not disclosed in any way that would violate the privacy of the affected individuals. To ensure that Enterprise Income Verification (EIV) data is protected, it will be stored in the file in a separate envelope that is marked “Confidential” and shall be kept in the tenant file for no longer than three years from the tenant’s End of Participation (EOP) date.

6.3 Types of Verification

The chart below outlines the factors that may be verified and gives common examples of the verification that will be sought. To obtain written third-party verification, Louisiana Housing Authority (LHA) will send a request form to the source along with a release form signed by the applicant/participant via first class mail.

In the event conflicting information is received regarding one of the items to be verified, Louisiana Housing Authority (LHA) staff will attempt to resolve the conflict and will document why one piece of information was used versus another.

[The Notice or any other HUD requirements shall prevail in the event of any conflict with the following chart.](#)

Verification Requirements for Individual Items		
Item to Be Verified	3rd party verification	Hand-carried verification
General Eligibility Items		
Social Security Number	Letter from Social Security, electronic reports	Social Security card or a third-party document stating the social security number
Adult Status of the Head of Household		Valid driver’s license, identification card issued by a government agency, or a birth certificate
Citizenship	N/A	Signed Section 214 Declaration, and voter's registration card, birth certificate, etc.
Eligible immigration status	INS SAVE confirmation #	INS card
Disability	Enterprise Income Verification (EIV) receipt of SSI, Verification Form from medical professional	Proof of SSI or Social Security disability payments
Full-time student status (if >18)	Verification Form or letter from school	For high school and/or college students, any document evidencing FT enrollment

Verification Requirements for Individual Items		
Need for a live-in aide	Verification form or letter from medical professional or other professional knowledgeable of condition	N/A
Childcare Costs	Verification form or letter from care provider	Bills and receipts
Disability Assistance Expenses	Verification forms or letter from suppliers, care givers, etc.	Bills and records of payment
Medical Expenses	Verification forms or letters from providers, prescription record from pharmacy, medical professional's letter stating assistance, or a companion animal	Bills, receipts, records of payment, dates of trips, mileage log, receipts for fares and tolls
Medicare Discount Card		A card with the words "Medicare Approved" on it
Verification Requirements for Individual Items		
Item to Be Verified	Third-party verification	Hand-carried verification
Medicare Discount Benefit		Individual receipts if the pre-discount cost is included; a comparison of receipts before and after the application of the discount; other information provided by the pharmacy supplying the prescription; or if nothing else is available, an imputed value of \$48.17 per prescription.
<p>Value of and Income from Assets The verification requirements in the matrix below apply ONLY when the participating family has total assets greater than \$5,000. Participant families whose assets are valued at \$5,000 or less may provide a declaration in a form acceptable to Louisiana Housing Authority (LHA) that their assets are less than or equal to \$5,000; this declaration must show each asset and the amount of income expected or imputed by that asset. Third party verification of assets will be required at least every third year.</p>		
Savings, Checking Accounts	Verification form or letter from institution	Passbook, last three months of bank statements
CDs, Bonds, etc.	Verification form or letter from institution	Tax return, information brochure from institution, the CD, the bond
Stocks	Verification form or letter from broker or holding company	Stock or most current statement, price in newspaper or through Internet

Verification Requirements for Individual Items		
Real Property	Verification form or letter from tax office, assessment, etc.	Property tax statement (for current value), assessment, records or income and expenses, tax return
Personal Property held as an investment	Assessment, bluebook, etc.	Receipt for purchase, other evidence of worth
Cash Value of Whole Life Insurance Policies	Verification form or letter from insurance company	Current statement
Assets Disposed of for less than Fair Market Value	N/A	Original receipt and receipt at disposition, other evidence of worth
Income		
Earned Income	Verification form or letter from employer	Two consecutive pay stubs
Self-employed	N/A	Tax return from prior year, books of accounts
Verification Requirements for Individual Items		
Item to Be Verified	Third-party verification	Hand-carried verification
Verification Requirements for Individual Items		
Item to Be Verified	Third-party verification	Hand-carried verification
Regular Gifts and Contributions	Verification form or letter from source, letter from organization receiving gift (i.e., if grandmother pays day care provider, the day care provider could so state)	Bank deposits, other similar evidence
Alimony/Child Support	Verification form, letter, or printout from agency through whom payments are made, letter from source, letter from Human Services	Record of deposits, divorce decree
Social Security (all types)	Enterprise Income Verification (EIV) or Verification form from	Letter from Social Security
Periodic Payments (Welfare, Pensions, Workers' Comp., Unemployment)	Verification form or electronic reports from the source	Award letter, letter announcing change in the amount of any future payments.
Training program participation	Letter from program provider indicating - whether enrolled - whether training is HUD-funded	N/A

Verification Requirements for Individual Items

	<ul style="list-style-type: none">- whether State or local program- whether it is employment training- whether payments are for out-of-pocket expenses incurred in order to participate in a program	
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~~The Notice or any other HUD requirements shall prevail in the event of any conflict with this chart.~~

CHAPTER 7 CHANGES IN FAMILY SIZE, FAMILY SEPARATIONS, ABSENCES, AND MOVES

7.1 Changes in Family Size

1. If the family size increases while the family is receiving assistance under the voucher program, and the family becomes eligible for a larger voucher, Louisiana Housing Authority (LHA) will work with owners to provide a Project-Based Voucher (PBV) unit of suitable size if one is available. Situations will take priority where the increase in family size results in the assisted unit failing UPCS space standards.
2. If the family size decreases while the family is receiving assistance under the Project-Based Voucher (PBV) program, and the family becomes ineligible for the unit size it currently occupies, Louisiana Housing Authority (LHA) will work with owners to provide a Project-Based Voucher (PBV) unit of suitable size if one is available. Louisiana Housing Authority (LHA) may require the family to move to a Project-Based Voucher (PBV) unit of suitable size.
3. If Louisiana Housing Authority (LHA) determines that a family is occupying a wrong size unit, based on Louisiana Housing Authority (LHA)'s subsidy standards, or a unit with accessibility features that the family does not require, and the unit is needed by a family that does require the features, Louisiana Housing Authority (LHA) must promptly notify the family and the owner/landlord of this determination and offer the family the opportunity to receive continued housing assistance in another Project-Based Voucher (PBV) unit, if available.
4. If Louisiana Housing Authority (LHA) offers the family another unit and the family does not accept the offer, does not move out of the Project-Based Voucher (PBV) unit within a reasonable time as determined by Louisiana Housing Authority (LHA), or both, Louisiana Housing Authority (LHA) must terminate the housing assistance payments for the unit at the expiration of a reasonable period determined by Louisiana Housing Authority (LHA).

7.2 Family Separations

If a family separates during the time it is receiving Section 8 assistance, Louisiana Housing Authority (LHA) will determine who retains the assistance as follows:

1. First consideration will be given to a family member forced to leave the household as a result of actual or threatened violence by a spouse or other family member.
2. Second consideration will be given to an adult family member with custody of minor children.
3. Third consideration will be given to an adult family member with custody of ill, elderly, or disabled family members.

If none of the above applies, the adult member initially designated as head of household (HOH) will retain the Project-Based Voucher (PBV) unit even if the household does not meet the PSH eligibility requirement; however, the HOH must meet the income eligibility requirement. In addition, the household may be asked to move to a unit suitable for the new family configuration. See Section 7.1.

If the household member(s) separating is/are eligible for PSH, Louisiana Housing Authority (LHA) will treat the person or group leaving the unit as a transfer or terminate participation if the household member(s) is/are no longer interested in receiving assistance from the PSH program. Louisiana

Housing Authority (LHA) will reevaluate this policy should a significant number of units become occupied by households not in need of the PSH supports

7.2.1 Death of Household Member

When the death of a household member, results in a household which is eligible for continued occupancy based on income but does not meet the criteria for “In Need for PSH”, the household may remain, subject to the rules regarding change in family size (7.1-2). This applies only to those household members who are on the lease, i.e., does not include a live-in aide. Louisiana Housing Authority (LHA) will reevaluate this policy should a significant number of units become occupied by household not in need of the PSH supports.

7.3 Family Absences from the Assisted Unit

1. An assisted family that finds it necessary to be absent from the unit for a more than 30 consecutive days is required to notify the owner, Louisiana Housing Authority (LHA) and the TSM of their absence, and the date by which they expect to return. If no notice has been given or if the proper notice was not given and Louisiana Housing Authority (LHA) finds the assisted unit unoccupied or occupied by someone other than the designated head of household or other adult member of the family, it will assume that the family has vacated the unit and will terminate assistance for the family.
2. Under no circumstances may the family be absent from the assisted unit for more than 90 consecutive days. If the family’s absence exceeds 90 days, Louisiana Housing Authority (LHA) will terminate assistance for the family. This is subject to reasonable accommodation requests.

7.4 Family Moves with Continued Assistance

One of the primary goals of the PSH Program is to assist tenants to maintain tenancy in the community. Louisiana Housing Authority (LHA) policies and procedures are intended to assist tenants in preserving tenancies and/or to transfer to another unit in order to remain in the community. An assisted family in good standing with the program and the owner of unit they are currently occupying may be transferred to a new Project-Based Voucher (PBV) unit a maximum of three times during continued assistance, if a unit is available and the HAP for the old unit has been or will be terminated for reasons not caused by the family, or for the following reasons relocation directed by Louisiana Housing Authority (LHA):

- Owner caused failed UPCS, provided the tenant is compliant with program regulations.
- Family need for an accessible unit to accommodate a member’s disability or other medical condition.
- Verified catastrophic disaster, e.g., floods.
- Change in family’s voucher size.
- Other good cause determined and approved by Louisiana Housing Authority (LHA).
- Violence Against Women Act (VAWA) - related incident that occurred within 90 days of transfer request.

Assisted families on the waiting list to be rehoused/transferred for the reasons listed in this section will be given absolute preference for the next available unit unless otherwise approved by Louisiana

Housing Authority (LHA), mutual rescissions of a lease between tenant and landlord are not allowed. A participant who chooses to rescind a current lease with a landlord without Louisiana Housing Authority (LHA) approval may be subject to termination of assistance. Louisiana Housing Authority (LHA) will offer the tenant 1-unit referral. If Louisiana Housing Authority (LHA) offers a family a unit and the family does not accept the unit, the tenant will have the option to stay in their current unit or Louisiana Housing Authority (LHA) may terminate participation.

7.5 Moves with tenant-based vouchers

A family that wishes to move with continued assistance receive after the first year of occupancy in a project-based voucher (PBV) unit may receive a tenant-based voucher or other comparable tenant-based rental assistance, as provided by 24 CFR 983.261. If tenant-based voucher (TBV) or other comparable assistance is not immediately available upon termination of a family's lease of a PBV unit, the Louisiana Housing Authority (LHA) must give the family priority to receive the next available opportunity for continued tenant-based rental assistance. The family's use of the TBV must continue to meet the requirements of the PSH program.

CHAPTER 8 EVICTIONS AND OWNER CLAIMS

8.1 Evictions and Terminations of Tenancy

1. An owner may evict a Section 8 Project-Based Voucher (PBV) tenant at any time for serious or repeated violations of the lease; violation of local, state, or federal laws applicable to the tenant's occupancy of the unit; violent criminal behavior by the tenant, a household member, or guest that threatens other residents or persons residing near the unit or drug-related criminal activity.
2. After the first year, an owner may give notice of lease termination to a Section 8 tenant for good cause, except that good cause does not include the owner's desire to use the unit for personal or family use, or for a purpose other than as a residential unit or for business or economic reason for termination of the tenancy. Regulations 983.257.
3. The owner must give the tenant a written notice of intention to terminate the lease, and the grounds for the termination, and must give a copy to Louisiana Housing Authority (LHA). If the lease is not being renewed, the owner is required to give the tenant 90 days' notice.
4. A Section 8 Project-Based Voucher (PBV) tenant who is evicted for serious or repeated violations of the lease; violation of local, state, or federal laws applicable to the tenant's occupancy of the unit; violent criminal behavior by the tenant, a household member, or guest that threatens other residents or persons residing near the unit; or drug-related criminal activity will have his/her assistance terminated and will not be eligible to move to a new unit with Section 8 assistance.
5. If the owner refuses to renew the lease without good cause, Louisiana Housing Authority (LHA) will transfer the tenant to another Project-Based Voucher (PBV) unit when available and may remove the Project-Based Voucher (PBV) unit from the HAP contract.
6. Eviction actions must be compliant with the Violence Against Women and Department of Justice Reauthorization Act of 2005, P.L. 109-162.

CHAPTER 9 TERMINATIONS AND INFORMAL HEARINGS

This section applies only to Section 8 Project-Based Voucher (PBV) participants. Applicants to the Project-Based Voucher (PBV) program are not eligible for Informal Hearings. Applicants are eligible for Informal Reviews, per Section IV of this Policy.

It is the goal of the PSH Program to assist tenants to maintain their tenancies and live successfully in the community. In this context, it is Louisiana Housing Authority (LHA)'s intention to terminate participants only when required to do so by HUD statute or regulation or for serious or repeated violations of the lease which the PSH supports are unable to successfully resolve.

9.1 Terminations

1. Louisiana Housing Authority (LHA) may terminate assistance to Project-Based Voucher (PBV) participants who fail to meet their family obligations under the program. These obligations include supplying required information, maintaining the unit and supplying tenant-paid utilities and appliances as required under UPCS, allowing Louisiana Housing Authority (LHA) to inspect the unit, complying with the provisions of the lease, notifying Louisiana Housing Authority (LHA) and the owner before moving, giving Louisiana Housing Authority (LHA) a copy of any eviction notice, and using the assisted unit as the family's only residence.
2. Louisiana Housing Authority (LHA) may terminate assistance to participating families if any member of the family commits violent or drug-related criminal activity. Drug-related criminal activity includes the use, possession, transport, purchase, or sale of any controlled substance, whether or not the activity occurs in or near the assisted unit. Louisiana Housing Authority (LHA) will make its decision regarding the termination of assistance based on the preponderance of evidence indicating that a family member has engaged in such activity, regardless of whether the family member has been arrested or convicted.
3. Criminal activity relating to domestic violence, dating violence, or stalking shall not be considered cause for termination of assistance for any participant or immediate member of a participant's family who is a victim of the domestic violence, dating violence, or stalking. If an incident or incidents of actual or threatened domestic violence, dating violence or stalking occur that may affect a tenant's participation in the housing program, Louisiana Housing Authority (LHA) will request in writing that the individual complete, sign and submit, within 14 business days of the request, a HUD-approved certification form. On the form, the individual certifies that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse. On the certification form, the individual shall provide the name of the perpetrator. Nothing limits Louisiana Housing Authority (LHA) from terminating assistance for other good cause unrelated to the incident or incidents of domestic violence, provided that the victim is not subject to a more demanding standard than non- victims.
4. Louisiana Housing Authority (LHA) will terminate assistance to tenants who commit fraud in connection with the Project-Based Voucher (PBV) program. Intentional misrepresentation of the family's income, preferences, or allowable deductions at the initial eligibility interview or annual reexamination will be considered fraud and will be grounds for the immediate termination of the family's assistance.

5. Louisiana Housing Authority (LHA) will terminate assistance to tenants who refuse to enter into repayment agreements for amounts owed Louisiana Housing Authority (LHA).
6. Louisiana Housing Authority (LHA) will terminate assistance to tenants who fail to make three consecutive payments under an existing repayment agreement.
7. Prior to any termination Louisiana Housing Authority (LHA) may consult with the LDH or its designee to the extent Louisiana Housing Authority (LHA) deems appropriate, in Louisiana Housing Authority (LHA)'s sole discretion.
8. Termination actions must comply with Violence Against Women and Department of Justice Reauthorization Act of 2005, P.L. 109-162.

9.2 Informal Hearings for Participants

1. Louisiana Housing Authority (LHA) will provide the opportunity for an informal hearing to program participants who are being terminated from the program for cause as stated above, for absenting themselves from the assisted unit per Section VII B, because of a determination of ineligible immigration status, or for continued occupancy of an oversized unit. Louisiana Housing Authority (LHA) will send written notice of the reason(s) for the proposed action and advise the participant that if he/she does not agree with the decision, he/she may request an informal hearing, in writing, within 10 working days of the notice. If the participant requests a hearing, the assistance will not be terminated until the final decision is made.
2. Louisiana Housing Authority (LHA) will also provide the opportunity for an informal hearing as a result of the adverse effect (no reduction in rent) due to reductions in welfare benefits for welfare fraud or failure to comply with welfare department economic self-sufficiency program requirements. However, Louisiana Housing Authority (LHA) will not provide an informal hearing on the welfare department's decision to reduce benefits; the informal hearing will be held on Louisiana Housing Authority (LHA)'s decision to not reduce the rent.
3. When a participant requests a hearing, Louisiana Housing Authority (LHA) will schedule the hearing promptly and notify the participant of the date and time of the hearing. Prior to the hearing, the participant will be given an opportunity to examine and copy any documents pertinent to the family's termination.
4. At the hearing, a lawyer or other representative may represent the family, at its own expense. The hearing officer may regulate the conduct of the hearing to assure that it is fair and expeditious. The family will be given the opportunity to present evidence, and to question any witness. The hearing officer will issue a written decision within ten working days, stating the reasons for the decision. The decision of the hearing officer must be compliant with the Regulations.
5. An informal hearing also will be provided for participants who believe that their annual or adjusted income, utility allowance, or allowable unit size has not been determined in accordance with the law, HUD regulations, or Louisiana Housing Authority (LHA)'s policies. These participants will be provided an explanation of the basis for Louisiana Housing Authority (LHA)'s determination. If the family still does not agree with the determination, an informal hearing will be scheduled as above.

6. The same subject matters excluded from informal reviews for denial of eligibility shall be excluded from informal hearings for denial of assistance. In addition, Louisiana Housing Authority (LHA) may exclude any subject matters listed in 24 CFR 982.555(b).
7. In all respects the informal hearing process shall conform to Section 982.555 of the Regulations.

CHAPTER 10 PROGRAM MANAGEMENT

10.1 Leasing Units

1. Louisiana Housing Authority (LHA) will take all actions necessary to reach and maintain a utilization rate of at least 95 percent, provided that such utilization rate can be supported by the budget provided by HUD.
2. Louisiana Housing Authority (LHA) will prepare a monthly report showing the number of voucher units under lease.

10.2 Revising Utility Allowance Schedules

1. At least annually, Louisiana Housing Authority (LHA) will obtain and analyze utility rate data for all utility providers in the local jurisdiction and will decide whether there has been a change of 10% or more in the rate for any utility since the last revision of the Utility Allowance Schedule.
2. If there has been a change of 10% or more, a proper adjustment to the schedule will be made. No adjustment will be made for any increase calculated to be less than \$1 per unit month.

10.3 Revising Voucher Payment Standards

1. At least annually, Louisiana Housing Authority (LHA) will decide whether the payment standard is both adequate to facilitate the availability of Project-Based Voucher (PBV) units and cost effective.
2. The payment standard for each unit size will be set at a level both adequate to facilitate the availability of Project-Based Voucher (PBV) units and cost effective. However, under no circumstances will the voucher payment standard be set at less than 90% or more than 110% of the published Fair Market Rent without HUD approval.

10.4 Administrative Fee Reserve

1. Louisiana Housing Authority (LHA) will maintain an administrative fee reserve for the Section 8 program. Louisiana Housing Authority (LHA) will credit to the administrative fee reserve the total of:
 - a. The amount by which program administrative fees paid by HUD for a fiscal year exceed Louisiana Housing Authority (LHA)'s program expenses for the fiscal year, plus
 - b. Interest earned on the administrative fee reserve.
2. If funds in the administrative fee reserve are not needed to cover Louisiana Housing Authority (LHA)'s administrative expenses, Louisiana Housing Authority (LHA) may use these funds for Project-Based Voucher (PBV) or for other purposes allowable by HUD Requirements.

CHAPTER 11 QUALITY ASSURANCE PROGRAM

11.1 Quality Assurance Practices

To maintain the appropriate quality standards for the Project Based Voucher program, Louisiana Housing Authority (LHA) will regularly (at least annually) review files and records to determine if the work documented in the files or records conforms to program requirements. This shall be conducted by a supervisor or another qualified person other than the one originally responsible for the work or someone subordinate to that person. The number of files and/or records checked shall be at least equal to the number specified in the Section Eight Management Assessment Program (SEMAP) for Louisiana Housing Authority (LHA) Project-Based Voucher (PBV) program. Documentation of all quality control reviews will be maintained by Louisiana Housing Authority (LHA) and will be made available for review by HUD and auditors. Documentation will include data on how the sample was selected, information on the individual cases reviewed and the results of each review and information on follow-up activities that occurred to address deficiencies.

Among the areas that shall have quality control reviews are the following:

- A. That projects were appropriately selected.
- B. That applicants were placed on the waiting list appropriately, that applicants were selected from the waiting list in accordance with HUD and Louisiana Housing Authority (LHA) policies and their selection criteria were documented.
- C. That determination of rent reasonableness was appropriate.
- D. That participants are paying the appropriate rent (including utility allowances) and their income and expenses were properly documented and verified both upon admission and re- certification.
- E. That UPCS inspections were properly conducted in a timely manner.
- F. That UPCS deficiencies were properly followed up on and appropriate repairs were made in a timely manner.

If significant errors are found during a quality control review, then appropriate training shall be immediately conducted for the person(s) who made the errors and that person shall correct all of his/her errors to the maximum extent feasible.

CHAPTER 12 PARTICIPANT FILES

12.1 Practices Regarding Participant Files

Participant files will be maintained in a secure and locked environment. The file should include (but is not limited to): housing application, supporting documents, income, executed lease(s), supplements to lease, unit inspection reports, verifications, leases, letters/notices, income and rent determinations and a summary of Louisiana Housing Authority (LHA)'s interactions with the participant(s). During the term of each assisted lease and for at least three years thereafter, Louisiana Housing Authority (LHA) will retain the following in the current participant file:

- A copy of the executed lease.
- HAP contracts.
- HUD required reports.
- “Permanent” information, such as copies of social security cards, birth certificates, citizenship status.
- Original application.

Louisiana Housing Authority (LHA) will keep the following records for at least three years, or any longer period specified by HUD Requirements:

- Records that supply income, racial, ethnic, gender and disability status data on program applicants and participants.
 - HUD required reports.
 - Unit inspection reports.
 - Documentation of rent reasonableness.
 - Lead-based paint records as required by 24 CFR 35, Subpart B.
 - Records to document the basis for rent determinations and that the rent to owner is a reasonable rent (initially and during the term of the HAP contract).
 - Accounts and other records supporting Louisiana Housing Authority (LHA)'s budget and finance statements for the program.
 - Other records as specified by HUD. Louisiana Housing Authority (LHA) may use a two-step destruction process.
1. When a participant file become large, but contains documents that must be retained, Louisiana Housing Authority (LHA) may remove the documents to a temporary storage location.
 2. The current participant file will be documented with information on the documents that have been removed and where the documents are located. At no time will Louisiana Housing Authority (LHA) remove “permanent” information described above from the current folder.
 3. Louisiana Housing Authority (LHA) may destroy documents that are no longer required AND meet the timeframes above. Documents will be burned and/or shredded.

EXHIBIT A: DESCRIPTION OF ROAD HOME PROGRAM PERMANENT SUPPORTIVE HOUSING (PSH) INITIATIVE

Louisiana’s Road Home Plan defined Permanent Supportive Housing (PSH) as housing that is: safe and secure; affordable to the eligible target population (monthly rent and utilities do not exceed 30% of monthly income); and permanent, with continued occupancy as long as the household pays the rent and complies with the lease or applicable landlord/tenant laws. The housing is linked with supportive services that are: flexible and responsive to the needs of the individual; available when needed by tenants; and accessible where the tenant lives, if necessary.

Louisiana’s PSH Initiative is designed to serve a cross-disability population. To be eligible for PSH, a household must meet the following two criteria:

1. Extremely low-income (at or below 30% of Area Median Income); and
2. In need of Permanent Supportive Housing. A household is considered to be in need of PSH if a member of the household has a physical, mental, or emotional impairment which is expected to be of long continued or indefinite duration; substantially impedes ability to live independently without supports; and is of a nature that such ability could be improved by more suitable housing conditions. The household must be considered in need of services offered by the program to live in the community and not become evicted, homeless, or institutionalized.

Program preferences established by the Louisiana Department of Health (LDH), the agency charged with administering the supportive services component of the program, generally target households displaced by the 2005 hurricanes, homeless households, and households at risk of homelessness, and households/individuals who are unnecessarily institutionalized or at risk of unnecessary institutionalization.

PSH Unit Production & Affordability

Approximately 1,000 PSH units were or will be created as a result of state officials prioritizing the creation of PSH units within broader policy objectives. These PSH units awarded through a combination of the GO-Zone LIHTCs, a CDBG-funded “deficit loan” program that required developers of previously funded tax credit projects to create PSH units for receiving additional funds to offset high property insurance costs, and a Small Rental Repair Program (SRRP) for owners rehabilitating properties of 1-4 units. Additional units were also secured in either tax-credit projects or private rental market units through the Department of Children and Family Services (DCFS) Transitional Assistance Program (TAP). TAP provides short-term (up to 24 months) rental assistance for a specifically targeted group of homeless and at-risk households in immediate need of PSH. TAP assistance serves as a “bridge” to long term rent subsidies and services available through the PSH program.

To ensure that the remaining 2,000 units were created and to ensure affordability of all PSH units for people with the lowest incomes, state officials and PSH advocates waged a successful two-year campaign to obtain \$73 million in funding for 3,000 (2,000 project-based vouchers and 1,000 Shelter Plus Care/Continuum of Care Rental Assistance) new project-based rental subsidies from Congress. Strategies for securing additional units beyond the current pipeline include non-development and development strategies, including funding rounds using 4% LIHTCs and tax-

exempt bonds, as well as a newly created Louisiana Housing Trust Fund, both of which provide incentives to encourage additional PSH unit production.

Regardless of the PSH model or funding cycle, PSH units must be affordable to households at or below 30% of Area Median Income and must be linked to PSH Supportive Services.

Support Services

Through an agreement with the OCD, LDH and its designees are responsible for monitoring Supportive Service Grants in the amount of \$5,000 per PSH unit per year for up to five years.

Louisiana Department of Health and its designees are responsible for conducting outreach to identify PSH eligible individuals entering into agreements with providers of PSH units; pre-screening, prioritizing, and referring eligible individuals to PSH units and arranging for or providing an array of pre-tenancy, move-in and housing support and stabilization services to assist people in maintaining successful, long-term tenancies. LDH and its designees have established one or more Tenant Services Members to serve as the primary day-to-day contact for Service Providers and property management staff.

Tracking & Reporting Outcomes

Information on PSH program-related outcomes are collected and reported by LDH or its designee for the following key measurement domains: relationships with housing developers and property managers; outreach, referral and PSH unit occupancy; PSH service delivery; and tenancy-related outcomes. Additionally, LDH has devised a method for tracking and reporting on Medicaid-funded services delivered or arranged for by the Housing Support Teams to aid in identifying key services for sustainability planning.

With respect to Project-Based Voucher (PBV), Louisiana Housing Authority (LHA) expects to continue to rely on LDH or its designee to undertake program outreach and determinations that households need PSH.

EXHIBIT B: LANGUAGE ACCESS PLAN

LOUISIANA HOUSING AUTHORITY (Louisiana Housing Authority-LHA) LANGUAGE ACCESS PLAN

September 2014

I. INTRODUCTION AND PURPOSE OF PLAN

Individuals with Limited English proficiency (LEP) speak languages other than English as their primary language. Many have a limited ability to read, write, speak, or understand English. Because limited language skills often become a barrier for individuals attempting to access important benefits or services, Louisiana Housing Authority (LHA) has developed a Language Access Plan (the Plan) to ensure individuals limited in English proficiency are not discriminated against and have equal and meaningful access to Louisiana Housing Authority (LHA)'s programs and activities.

Louisiana Housing Authority (LHA) currently administers Project-Based Voucher Veteran Affairs Supportive Housing (VASH), Section 811 Mainstream vouchers, Continuum of Care Rental Assistance and Section 811 Project Rental Assistance Permanent Supportive Housing (PSH) programs. This Plan is being developed to serve Louisiana Housing Authority (LHA) housing participants, their family members or interested members of the public who do not speak, read, write, or understand English, or do so on a limited basis, where effective interaction is of importance to the person and family. It is of utmost importance that all housing participants understand program issues and have the opportunity to exercise their rights provided by federally funded programs. The Plan is designed to ensure that eligible LEP persons are provided with appropriate resources necessary for effective communication, eliminating any barriers to services because of their limited language skills.

II. GOALS OF THE PLAN

- To ensure meaningful access to Louisiana Housing Authority (LHA) programs by all eligible individuals regardless of primary language spoken.
- To provide oral telephone translation services so that all LEP individuals are made aware of programs and their participation is facilitated.
- To provide written translations of vital documents to LEP individuals in accordance with HUD's "safe harbor" guidelines.
- To ensure that Louisiana Housing Authority (LHA) staff are aware of available language assistance services and how these services need to be used when serving LEP individuals.
- To provide for periodic review and updating of the LAP in accordance with community needs.

III. POLICY

As a recipient of federal funding, Louisiana Housing Authority (LHA) is required to take the necessary steps to ensure that LEP persons, through language assistance, are treated fairly and equally in the provision of services. This Plan will raise awareness throughout Louisiana Housing Authority (LHA) of the need and methods necessary to ensure that LEP persons gain access to important federal programs in a reasonable and timely manner, in furtherance of requirements of Title VI of the Civil Rights Act of 1964 and Executive Order 13166.

IV. AUTHORIZATION

This Plan is established in accordance with the Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficiency Persons, 72 Fed. Reg. 2732 *et. Seq.*, January 22, 2007 (the Guidance).

V. FACTORS CONSIDERED IN DEVELOPMENT OF THE PLAN

As contemplated by the Guidance, Louisiana Housing Authority (LHA) undertook a four (4)-factor analysis to determine the extent of its obligation to provide LEP services:

- a. The number or proportion of LEP persons served or encountered in the eligible service population.
- b. The frequency with which LEP individuals come into contact with the program.
- c. The nature and importance of the program activity or service provided by the program.
- d. The resources available to the recipient and costs to the program.

The result of this analysis is contained or reflected in the plan elements below.

VI. IDENTIFYING LEP INDIVIDUALS WHO NEED LANGUAGE ASSISTANCE

The first two factors in the four-factor analysis require an assessment of the number or proportion of LEP individuals eligible to be served or encountered and the frequency of encounters. For the number or proportion of LEP individuals eligible to be served, Louisiana Housing Authority (LHA) considered state-wide U.S. Census Bureau American Community Survey data as well as Louisiana Housing Authority (LHA)'s participant and waiting list race and ethnicity data (Attachment A). Ultimately, however, Louisiana Housing Authority (LHA) found the most relevant data to be a January 2012 survey of the languages spoken of the active Medicaid population by parish, from which Louisiana Housing Authority (LHA) could match its eligible population very closely (the Medicaid-Eligible Survey; Attachment B).

Because nowhere near 5% of the eligible population or beneficiaries are LEP persons speaking a specific language, the guidance's relevant HUD "safe harbor" for providing written translations of documents is where the LEP language group constitutes 1,000 or more in the eligible population in the market area. The Medicaid-Eligible Survey found the following: 646,356 total eligible persons in Louisiana Housing Authority (LHA)'s geographic area, of which the first language is Spanish for 15,919, Vietnamese for 2,510 and Chinese for 1,064; there are far fewer than 1,000 for any other language group.

While Louisiana Housing Authority (LHA) does not have language data for its participants or waiting lists, these numbers are consistent with its race and ethnicity data indicating virtually all whites or black/African Americans. The numbers also are consistent with Louisiana Housing Authority (LHA)'s experience of having only a handful of requests for translation assistance.

Given these results, Louisiana Housing Authority (LHA) will post notices in and use Census Bureau "I speak" cards for Spanish, Vietnamese, and Chinese. The purpose is to assist at least the following types of persons that would require the services to meet the requirements for LEP policy and be compliant with HUD rules.

- Persons who are seeking housing assistance from Louisiana Housing Authority (LHA) or are current tenants in such housing
- Persons seeking housing-related supportive services or other assistance
- Persons who are attempting to file a housing discrimination complaint
- Parents and family members of the persons.

VII. LANGUAGE ASSISTANCE MEASURES

The importance of Louisiana Housing Authority (LHA)'s housing subsidies for persons who need them typically is substantial. Thus, Louisiana Housing Authority (LHA) will offer every reasonable measure of assistance for LEP persons. Louisiana Housing Authority (LHA) will determine reasonability based on importance of the service and cost.

LEP persons to be assisted must communicate needs and exchange information with Louisiana Housing Authority (LHA). This is usually accomplished through written communications, phone calls, and individual counseling and assessment.

Louisiana Housing Authority (LHA) will ask applicants and residents, through the use of language identification cards, to identify their primary language at initial application and at re-certification and to identify their language preferences for receiving written communications. This also will include TDY services for the deaf. The language identification material also will ask the applicant or resident/participant if translation services are necessary. This information will be included in the paper files and in any electronic database.

A. Vital Documents: Completing vital documents is an important interaction between applicants and staff. HUD defines **vital documents** as "any document that is crucial for ensuring meaningful access to the recipients' major activities and programs by beneficiaries generally and LEP persons specifically." Examples of documents may include initial and final application for housing and other needs, consent forms, leases, termination notices, inspection notices and results, family obligations forms, grievance and conference hearing notices and procedures, re-certification related forms and notices. Louisiana Housing Authority (LHA) will provide Spanish translations of vital documents. Louisiana Housing Authority (LHA) will provide Vietnamese and Chinese translations of the application, along with additional translation and interpretation services for Vietnamese and Chinese speakers when necessary.

Attachment C is a non-exclusive list of Louisiana Housing Authority (LHA) vital documents. These documents are posted on HUD's website, which Louisiana Housing Authority (LHA)

will use in conjunction with additional translation and interpretation services when necessary.

- B. Oral Interpretation Services:** Program staff will provide free access to either bi-lingual staff or telephone interpretation services for all contacts with LEP persons and to assist them in reviewing housing materials, answering questions about programs, and responding to forms and information requests.

- C. Telephone Interpretation Services:** Programs will use the services of a professional telephone interpretation service whenever reasonably requested by an LEP person and/or when an LEP person uses an I Speak card to signify that she or he speaks a non-English language and a qualified staff person that speaks the appropriate language is unavailable. When these contacts involve review of forms and procedures, a call will be scheduled so that the telephone translator has the opportunity to first review the relevant form or procedure. Programs will utilize interpretation services that demonstrate a high degree of training and professionalization among the interpreter staff. Staff will be trained in how to access this service, which will be available as needed for LEP applicants or program participants.

- D. In-Person Assistance:** Louisiana Housing Authority (LHA) will provide qualified in-person interpretation services at no cost to the LEP individual through local community organizations or through contracts with qualified and trained interpretation services when Louisiana Housing Authority (LHA) determines that such services are required. This will likely be required in situations such as termination hearings and evictions. Due to the considerable expense involved in providing in-person assistance, Louisiana Housing Authority (LHA) generally will strive to use telephone assistance.

- E. Use of Other Interpreters Not Provided by Louisiana Housing Authority (LHA):** LEP persons will be informed that Louisiana Housing Authority (LHA) will provide them with free access to oral interpretation services via bi-lingual staff or qualified trained contractors as needed. If the LEP person requests his/her own qualified trained interpreter, this will be allowed at the person's own expense. Use of family members and friends, especially minor children, generally will be discouraged. If staff has questions about the appropriateness of using family and friends as interpreters, they will consult with Louisiana Housing Authority (LHA)'s Language Access Coordinator for guidance.

- F. Written Translation:** Louisiana Housing Authority (LHA) will provide translation services for important vital documents that need to be completed. babelfish.com <http://babelfish.com/translate> is a website that could be used to assist, but for important documents, translation services will be offered in-person by program staff, a community volunteer, or a professional translator.

- G. Telephone Callers:** LEP individuals calling for information and services will be transferred to available in-house bi-lingual staff for assistance. If staff is not available, or is not able to help, staff will attempt to place a three-party call to an oral interpretation telephone service to determine if this service is able to identify the language spoken and provide an interpreter.

If staff recognizes a need for specific language services to be provided to LEP individuals, Louisiana Housing Authority (LHA) will be responsible for reimbursing programs when there is a cost involved. There will be no cost to the LEP person.

VIII. TRAINING STAFF

Louisiana Housing Authority (LHA) will provide training on LEP awareness and required assistance actions under the Language Access Plan (LAP) for employees, contractors, and sub-contractors as needed. This will include:

Mandatory Training: Training will be scheduled for all program staff who have contact with the public to review the Language Access Plan (LAP) elements and ensure that policies and procedures included in the plan are carried out. Staff will be trained to work effectively with in-person and telephone interpreters and to carry out their other responsibilities relative to assisting LEP persons. There will be initial training upon Louisiana Housing Authority (LHA)'s adoption of the plan and new employees will receive appropriate training. Periodic refresher training will be provided to staff that regularly interact with LEP clients.

LEP Coordinator: Louisiana Housing Authority (LHA) will designate a staff member as Language Access Coordinator, responsible for ongoing updating of the plan, addressing staff and public questions and issues related to LEP matters and providing ongoing plan training. The coordinator will work with community-based organizations familiar with the language needs of individuals participating in or eligible to participate in programs and services. Until further notice, the coordinator is the Project-Based Voucher Supervisor.

IX. PROVIDING NOTICE TO LEP PERSONS

Louisiana Housing Authority (LHA) will post notices prominently at its offices and on its website that indicate free language services are available upon request. To ensure that LEP persons are aware of the language services available to them, program administrators will take the following actions:

- Post LEP notices in offices and on website.
- Partner with community agencies.
- Incorporate multi-lingual messages into outreach documents - will utilize standard messages in Spanish and other languages as needed (currently most likely to be Vietnamese and Chinese).
- Inform resident associations of language assistance services.

X. MONITORING AND UPDATING THE LAP

Louisiana Housing Authority (LHA) will continue to explore how to improve the plan and its implementation. In addition, the plan will be reviewed and updated every three years. These reviews and updates will include:

- Whether there have been any significant changes in the composition or language needs of the LEP population in Louisiana Housing Authority (LHA)'s eligible

- geographic area,
- Whether additional vital documents require translation or updated translations are needed of already-translated documents,
- Whether any issues or problems related to serving LEP persons have emerged that require action, and
- Whether additional actions are needed to provide more responsive and effective language services.

The plan reviews and updates will be part of Louisiana Housing Authority (LHA)'s overall annual plan processes which will facilitate public review and comment. Louisiana Housing Authority (LHA) will also utilize its resident survey to ask residents about their LEP needs.

XI. PROCEDURES FOR DISCRIMINATION COMPLAINTS

As recipients of federal funds, Louisiana Housing Authority (LHA) has included in its plan, a complaint procedure relating to Title VI of the Civil Rights Act of 1964 prohibiting discrimination on the basis of race, color, and national origin for programs and activities.

1. Any person who believes that he or she has been subjected by Louisiana Housing Authority (LHA) to discrimination or retaliation in regard to applying for housing or being accepted, may file a written complaint. If a complaint is filed, agency personnel named in the complaint, cannot retaliate in any way. All written complaints received by Louisiana Housing Authority (LHA) shall be referred immediately to:

Joshua G. Hollins
Louisiana Housing Authority (LHA) Executive Director
2415 Quail Drive
Baton Rouge, La 70808

2. Upon receipt of complaint, it will be reviewed and investigated to determine whether the allegation of discrimination are valid. If Louisiana Housing Authority (LHA) concludes that the facts support a finding of discrimination, Louisiana Housing Authority (LHA) will take appropriate action to correct the discriminatory practice.
3. Louisiana Housing Authority (LHA) will notify the complainant within thirty (30) days of the date the investigation began. If Louisiana Housing Authority (LHA) determines that more review is necessary, this time frame may be extended. Complainants have the right to appeal the results of the investigation if they are not satisfied with the decision. To appeal, a written request must be sent to Louisiana Housing Authority (LHA) requesting a review of the initial complaint. This request should be sent to the attention of:

Plezetta West
Attorney
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, La 70808

Attachment B. Medicaid-Eligible Survey, January 2012

Attachment C. Non-Exclusive List of Vital Documents

Attachment A

Participant and Waiting list Race and Ethnicity Data, July 2021

Shelter Plus Care Active Participants	<i>Heads of Household</i>	<i>Other Household Members</i>	<i>All Members</i>
Shelter Plus Care Active Participants Race & Ethnicity	Jul-21	Jul-21	Total
White and Non-Hispanic	302	63	365
White and Hispanic	13	7	20
African American/Black and Non-Hispanic	957	429	1386
African American/Black and Hispanic	10	17	27
Asian and Non-Hispanic	9	0	9
Asian and Hispanic	0	0	0
American Indian/Alaska Native and Non-Hispanic	6	4	10
American Indian/Alaska Native and Hispanic	0	1	1
Native Hawaiian/Pacific Islander and Non-Hispanic	4	0	4
Native Hawaiian/Pacific Islander and Hispanic	5	2	7
Asian and White and Non-Hispanic	0	0	0
Asian and White and Hispanic	0	0	0
American Indian/Alaska Native and White and Non-Hispanic	2	2	4
American Indian/Alaska Native and White and Hispanic	0	0	0
Black/African American and White and Non-Hispanic	4	1	5
Black/African American and White and Hispanic	0	0	0
American Indian/Alaska Native and Black and Non-Hispanic	0	0	0
American Indian/Alaska Native and Black and Hispanic	0	0	0
Other or Other Multi-Racial Individuals	1	0	1
Not Reporting Race or Ethnicity	0	38	38
TOTAL	1313	564	1877

Shelter Plus Care Participants on Waiting lists	<i>Heads of Household</i>
	Jul-21
Race & Ethnicity	
White and Non-Hispanic	208
White and Hispanic	8
African American/Black and Non-Hispanic	641
African American/Black and Hispanic	9
Asian and Non-Hispanic	5
Asian and Hispanic	0
American Indian/Alaska Native and Non-Hispanic	7
American Indian/Alaska Native and Hispanic	1
Native Hawaiian/Pacific Islander and Non-Hispanic	3
Native Hawaiian/Pacific Islander and Hispanic	1
Asian and White and Non-Hispanic	0
Asian and White and Hispanic	0
American Indian/Alaska Native and White and Non- Hispanic	2
American Indian/Alaska Native and White and Hispanic	0
Black/African American and White and Non-Hispanic	4
Black/African American and White and Hispanic	0
American Indian/Alaska Native and Black and Non- Hispanic	0
American Indian/Alaska Native and Black and Hispanic	0
Other or Other Multi-Racial Individuals	1
Not Reporting Race or Ethnicity	60
TOTAL	950

Project-Based Active Participants	<i>Heads of Household</i>	<i>Other Household Members</i>	<i>All Members</i>
	Jul-21	Jul-21	Total
Race & Ethnicity			
White and Non-Hispanic	299	152	451
White and Hispanic	12	13	25
African American/Black and Non-Hispanic	1076	1155	2231
African American/Black and Hispanic	8	21	29
Asian and Non-Hispanic	3	3	6
Asian and Hispanic	0	0	0
American Indian/Alaska Native and Non-Hispanic	5	4	9
American Indian/Alaska Native and Hispanic	1	0	1
Native Hawaiian/Pacific Islander and Non-Hispanic	2	0	2
Native Hawaiian/Pacific Islander and Hispanic	1	0	1
Asian and White and Non-Hispanic	2	0	2
Asian and White and Hispanic	0	0	0
American Indian/Alaska Native and White and Non-Hispanic	0	0	0
American Indian/Alaska Native and White and Hispanic	0	0	0
Black/African American and White and Non-Hispanic	8	9	17
Black/African American and White and Hispanic	0	0	0
American Indian/Alaska Native and Black and Non-Hispanic	0	0	0
American Indian/Alaska Native and Black and Hispanic	0	0	0
Other or Other Multi-Racial Individuals	0	0	0
Not Reporting Race or Ethnicity	0	54	54
TOTAL	1417	1411	2828

Project-Based Voucher Participants on Waiting lists	<i>Heads of Household</i>
	Jul-21
Race & Ethnicity	
White and Non-Hispanic	152
White and Hispanic	8
African American/Black and Non-Hispanic	492
African American/Black and Hispanic	10
Asian and Non-Hispanic	0
Asian and Hispanic	0
American Indian/Alaska Native and Non-Hispanic	4
American Indian/Alaska Native and Hispanic	0
Native Hawaiian/Pacific Islander and Non-Hispanic	0
Native Hawaiian/Pacific Islander and Hispanic	0
Asian and White and Non-Hispanic	2
Asian and White and Hispanic	0
American Indian/Alaska Native and White and Non-Hispanic	0
American Indian/Alaska Native, White and Hispanic	0
Black/African American, White and Non-Hispanic	8
Black/African American, White and Hispanic	0
American Indian/Alaska Native, Black and Non- Hispanic	1
American Indian/Alaska Native, Black and Hispanic	0
Other or Other Multi-Racial Individuals	0
Not Reporting Race or Ethnicity	58
TOTAL	735

Attachment B
 Medicaid-Eligible Persons, by Parish and First Language
 January 2021

<u>Ascension Parish</u>	<u>21,663</u>	
No Language	9	0.0%
Arabic [4]	4	0.0%
Chinese [6]	11	0.1%
English [1]	20,968	96.8%
Japanese [15]	1	0.0%
Not Declared [99]	3	0.0%
Portuguese [21]	2	0.0%
SDX Other Lang. [27]	5	0.0%
Spanish [2]	628	2.9%
Vietnamese [25]	32	0.1%
<u>E. Feliciana Parish</u>	<u>5,668</u>	
No Language	1	0.0%
English [1]	5,657	99.8%
Haitian-Creole [11]	1	0.0%
Spanish [2]	9	0.2%
<u>EBR Parish</u>	<u>113,748</u>	
No Language	31	0.0%
American Sign [3]	2	0.0%
Arabic [4]	94	0.1%
Armenian [5]	9	0.0%
Chinese [6]	250	0.2%
English [1]	110,550	97.2%
French [8]	27	0.0%
Haitian-Creole [11]	2	0.0%
Japanese [15]	2	0.0%
Khmer [16]	2	0.0%
Korean [17]	15	0.0%
Laotian [18]	1	0.0%
Not Declared [99]	31	0.0%
Portuguese [21]	7	0.0%
SDX Other Lang. [27]	206	0.2%
Spanish [2]	2,018	1.8%
Tagalog [24]	1	0.0%
Vietnamese [25]	500	0.4%
<u>Iberia Parish</u>	<u>24,753</u>	
No Language	12	0.0%

Arabic [4]	12	0.0%
Chinese [6]	19	0.1%
English [1]	24,390	98.5%
Haitian-Creole [11]	1	0.0%
Khmer [16]	2	0.0%
Laotian [18]	56	0.2%
Not Declared [99]	3	0.0%
SDX Other Lang. [27]	23	0.1%
Spanish [2]	198	0.8%
Vietnamese [25]	37	0.1%

Jefferson Parish-Eb, Wb

128,670

No Language	56	0.0%
American Sign [3]	7	0.0%
Arabic [4]	323	0.3%
Armenian [5]	11	0.0%
Chinese [6]	397	0.3%
English [1]	118,521	92.1%
French [8]	24	0.0%
Greek [10]	3	0.0%
Haitian-Creole [11]	11	0.0%
Hindi [12]	4	0.0%
Japanese [15]	5	0.0%
Korean [17]	10	0.0%
Not Declared [99]	32	0.0%
Portuguese [21]	52	0.0%
Russian [22]	3	0.0%
SDX Other Lang. [27]	226	0.2%
Spanish [2]	8,082	6.3%
Tagalog [24]	4	0.0%
Vietnamese [25]	899	0.7%

Lafourche Parish

23,345

No Language	18	0.1%
Arabic [4]	1	0.0%
Chinese [6]	14	0.1%
English [1]	22,748	97.4%
French [8]	1	0.0%
Haitian-Creole [11]	1	0.0%
Not Declared [99]	1	0.0%
Spanish [2]	511	2.2%
Vietnamese [25]	50	0.2%

<u>Livingston Parish</u>	<u>28,204</u>	
No Language	23	0.1%
Arabic [4]	4	0.0%
Armenian [5]	1	0.0%
Chinese [6]	10	0.0%
English [1]	27,817	98.6%
Not Declared [99]	2	0.0%
SDX Other Lang. [27]	8	0.0%
Spanish [2]	328	1.2%
Vietnamese [25]	11	0.0%

<u>Orleans Parish</u>	<u>135,857</u>	
No Language	89	0.1%
American Sign [3]	2	0.0%
Arabic [4]	37	0.0%
Armenian [5]	2	0.0%
Chinese [6]	283	0.2%
English [1]	132,828	97.8%
French [8]	5	0.0%
Haitian-Creole [11]	6	0.0%
Japanese [15]	1	0.0%
Korean [17]	10	0.0%
Not Declared [99]	9	0.0%
Polish [20]	1	0.0%
Portuguese [21]	6	0.0%
Russian [22]	4	0.0%
SDX Other Lang. [27]	42	0.0%
Spanish [2]	1,788	1.3%
Tagalog [24]	2	0.0%
Vietnamese [25]	742	0.5%

<u>Plaquemines Parish</u>	<u>5,597</u>	
No Language	1	0.0%
Arabic [4]	5	0.1%
Chinese [6]	12	0.2%
English [1]	5,449	97.4%
Khmer [16]	1	0.0%
Laotian [18]	1	0.0%
Not Declared [99]	1	0.0%
SDX Other Lang. [27]	10	0.2%
Spanish [2]	44	0.8%
Vietnamese [25]	73	1.3%

<u>Pointe Coupee Parish</u>	<u>7,050</u>	
No Language	3	0.0%
Chinese [6]	3	0.0%
English [1]	6,992	99.2%
Spanish [2]	45	0.6%
Vietnamese [25]	7	0.1%

<u>St Bernard Parish</u>	<u>15,026</u>	
No Language	12	0.1%
Arabic [4]	10	0.1%
Chinese [6]	6	0.0%
English [1]	14,535	96.7%
Not Declared [99]	2	0.0%
Portuguese [21]	13	0.1%
Russian [22]	1	0.0%
SDX Other Lang. [27]	5	0.0%
Spanish [2]	372	2.5%
Vietnamese [25]	70	0.5%

<u>St Helena Parish</u>	<u>3,252</u>	
No Language	2	0.1%
English [1]	3,245	99.8%
Spanish [2]	4	0.1%
Vietnamese [25]	1	0.0%

<u>St James Parish</u>	<u>5,834</u>	
No Language	2	0.0%
English [1]	5,795	99.3%
Spanish [2]	37	0.6%

<u>St Tammany Parish</u>	<u>43,194</u>	
No Language	19	0.0%
Arabic [4]	3	0.0%
Chinese [6]	44	0.1%
English [1]	42,211	97.7%
Italian [14]	1	0.0%
Korean [17]	14	0.0%
Not Declared [99]	2	0.0%
Portuguese [21]	7	0.0%
Russian [22]	2	0.0%
SDX Other Lang. [27]	43	0.1%
Spanish [2]	805	1.9%
Tagalog [24]	1	0.0%

Vietnamese [25]	42	0.1%
<u>Tangipahoa Parish</u>	42,422	
No Language	16	0.0%
Arabic [4]	1	0.0%
Chinese [6]	9	0.0%
English [1]	41,844	98.6%
Farsi [7]	2	0.0%
Korean [17]	4	0.0%
Laotian [18]	2	0.0%
Not Declared [99]	7	0.0%
SDX Other Lang. [27]	3	0.0%
Spanish [2]	522	1.2%
Vietnamese [25]	12	0.0%
<u>Terrebonne Parish</u>	31,668	
No Language	24	0.1%
American Sign [3]	3	0.0%
Arabic [4]	9	0.0%
Armenian [5]	2	0.0%
Chinese [6]	17	0.1%
English [1]	30,998	97.9%
Haitian-Creole [11]	1	0.0%
Khmer [16]	1	0.0%
Not Declared [99]	5	0.0%
SDX Other Lang. [27]	2	0.0%
Spanish [2]	546	1.7%
Tagalog [24]	2	0.0%
Vietnamese [25]	58	0.2%
<u>W Feliciana Parish</u>	2,305	
No Language	2	0.1%
English [1]	2,282	99.0%
SDX Other Lang. [27]	2	0.1%
Spanish [2]	16	0.7%
Vietnamese [25]	3	0.1%
<u>Washington Parish</u>	16,735	
No Language	2	0.0%
Chinese [6]	2	0.0%
English [1]	16,622	99.3%
Not Declared [99]	3	0.0%
Spanish [2]	103	0.6%
Vietnamese [25]	3	0.0%

<u>WBRParish</u>	<u>5,794</u>	
No Language	2	0.0%
American Sign [3]	2	0.0%
Chinese [6]	2	0.0%
English [1]	5,740	99.1%
SDX Other Lang. [27]	2	0.0%
Spanish [2]	43	0.7%
Vietnamese [25]	3	0.1%

Chinese: 1,064
Spanish: 15,919
Vietnamese: 2,510

TOTAL: 646,356

Attachment C
Non-Exclusive List of Vital Documents

Vital Documents to be Translated

- Permanent Supportive Housing (PSH) application
- Briefing Packets
- New Admission Packet
- Project-Based Voucher Tenancy Addendum
- Application for Continued Occupancy
- Direct Deposit form
- Live-in Aide Verification Form
- Live-in Aide Certification
- Violence Against Women Act (VAWA) Certification – HUD 91066
- Section 214 Status
- g-845 SAVE INS Verification
- Utility Reimbursement Payment Authorization Form
- I-9 Criminal Background Release
- Asset Verification Form
- Lead Based Paint Disclosure
- Lead Release Form
- Reasonable Accommodation Form
- Informal Hearing Request

Translated Documents Available from HUD and Other Sources

- A Good Place to Live
- Are You a Victim of Housing Discrimination
- Protect Your Family From Lead in Your Home
- Authorization for Release of Information – HUD 9886

EXHIBIT C:

~~PART 982—SECTION 8 TENANT-BASED ASSISTANCE: HOUSING CHOICE VOUCHER PROGRAM~~

~~Authority:~~ 42 U.S.C. 1437f and 3535(d).

~~Source:~~ 59 FR 36682, July 18, 1994, unless otherwise noted.

~~Editorial Note:~~ Nomenclature changes to part 982 appear at 64 FR 26640, May 14, 1999.

~~—SUBPART A—GENERAL INFORMATION~~

~~Source:~~ 60 FR 34695, July 3, 1995, unless otherwise noted.

~~Title 24—Housing and Urban Development~~

~~Subtitle B—Regulations Relating to Housing and Urban Development~~

~~Chapter IX—Office of Assistant Secretary for Public and Indian Housing, Department of Housing and Urban Development~~

~~Subtitle B—Regulations Relating to Housing and Urban Development~~

~~Chapter IX—Office of Assistant Secretary for Public and Indian Housing, Department of Housing and Urban Development~~

~~Part 982—Section 8 Tenant-Based Assistance: Housing Choice Voucher Program~~

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~~§ 982.5—Notices Required by this part.~~

~~Subpart B—HUD Requirements and Public Housing Authority (PHA) Plan for Administration of Program~~

~~§ 982.51—Public Housing Authority (PHA) authority to administer program.~~

~~§ 982.52—HUD Requirements.~~

~~§ 982.53—Equal Opportunity Requirements and Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.~~

~~§ 982.54—Administrative Plan.~~

~~**Subpart C** Funding and Public Housing Authority (PHA) Application for Funding~~

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~~§ 982.102 Allocation of Budget Authority for Renewal of Expiring Consolidated ACC Funding Increments.~~

~~§ 982.103 Public Housing Authority (PHA) Application for Funding.~~

~~§ 982.104 HUD Review of Application.~~

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~~§ 982.151 Annual Contributions Contract.~~

~~§ 982.152 Administrative Fee.~~

~~§ 982.153 Public Housing Authority (PHA) Responsibilities.~~

~~§ 982.154 ACC Reserve Account.~~

~~§ 982.155 Administrative Fee Reserve.~~

~~§ 982.156 Depository for Program Funds.~~

~~§ 982.157 Budget and Expenditure.~~

~~§ 982.158 Program Accounts and Records.~~

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~~**Subpart E** Admission to Tenant Based Program~~

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~~**Subpart G** Leasing a Unit~~

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~~§ 982.310 Owner Termination of Tenancy.~~

~~§ 982.311 When Assistance is Paid.~~

~~§ 982.312 Absence from Unit.~~

~~§ 982.313 Security Deposit: Amounts Owed by Tenant.~~

~~§ 982.315 Family Break-up.~~

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~~§ 982.352 Eligible Housing.~~

~~§ 982.353 Where Family Can Lease a Unit with Tenant Based Assistance.~~

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— Inspection.~~

~~§ 982.406 Use of Alternative Inspections.~~

~~§ 982.407 Enforcement of HQS.~~

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PROJECT-BASED VOUCHER REGULATIONS

Electronic Code of Federal Regulations

e-CFR data is current as of 2022

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→

Subtitle

B→

Chapter

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Title 24: Housing and Urban Development

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~~§983.354—Other fees and charges.~~

~~AUTHORITY: 42 U.S.C. 1437f and 3535(d).~~

~~SOURCE: 70 FR 59913, Oct. 13, 2005, unless otherwise noted.~~

~~Subpart A—General~~

~~§983.1—When the Project-Based Voucher (PBV) Rule (24 CFR part 983) Applies.~~

~~Part 983 applies to the Project-Based Voucher (PBV) program. The Project-Based Voucher (PBV) program is authorized by section 8(o)(13) of the U.S. Housing Act of 1937 (42 U.S. Code § 1437f (o)(13)).~~

~~983.2—When the Tenant-Based Voucher Rule (24 CFR part 982) Applies.~~

~~(a) 24 CFR Part 982. Part 982 is the basic regulation for the Tenant-Based Voucher (TBV) program. Paragraphs (b) and (c) of this section describe the provisions of part 982 that do not apply to the Project-Based Voucher (PBV) program. The rest of part 982 applies to the Project-Based Voucher (PBV) program. For use and applicability of voucher program definitions at §982.4, see §983.3.~~

~~(b) Types of 24 CFR part 982 provisions that do not apply to Project-Based Voucher (PBV). The following types of provisions in 24 CFR part 982 do not apply to Project-Based Voucher (PBV) assistance under part 983:~~

~~(1) Provisions on issuance or use of a voucher.~~

~~(2) Provisions on portability.~~

~~(3) Provisions on the following special housing types: Shared housing, manufactured home space rental, and the homeownership option.~~

~~(c) Specific 24 CFR part 982 provisions that do not apply to Project-Based Voucher (PBV) assistance. Except as specified in this paragraph, the following specific provisions in 24 CFR part 982 do not apply to Project-Based Voucher (PBV) assistance under part 983:~~

~~(1) In subpart E of part 982: paragraph (b) (2) of §982.202 and paragraph (d) of §982.204.~~

~~(2) Subpart G of part 982 does not apply, with the following exceptions:~~

~~(i) Section 982.310 (owner termination of tenancy) applies to the Project-Based Voucher (PBV) program, but to the extent that those provisions differ from §983.257, the provisions of §983.257 govern; and~~

~~(ii) Section 982.312 (absence from unit) applies to the Project-Based Voucher (PBV) Program, but to the extent that those provisions differ from §983.256(g), the provisions of §983.256(g) govern; and~~

~~(iii) Section 982.316 (live-in aide) applies to the Project-Based Voucher (PBV) Program.~~

~~(3) Subpart H of part 982.~~

~~(4) In subpart I of part 982: §982.401(j); paragraphs (a) (3), (c), and (d) of §982.402; §982.403; §982.405(a); and §982.407.~~

~~(5) In subpart J of part 982: §982.455.~~

~~(6) Subpart K of Part 982: subpart K does not apply, except that the following provisions apply to the Project-Based Voucher (PBV) Program:~~

~~(i) Section 982.503 (for determination of the payment standard amount and schedule for a Fair Market Rent (FMR) area or for a designated part of an FMR area). However, provisions authorizing approval of a higher payment standard as a reasonable accommodation for a particular family that includes a person with disabilities do not apply (since the payment standard amount does not affect availability of a Project-Based Voucher (PBV) unit for occupancy by a family or the amount paid by the family).~~

~~(ii) Section 982.516 (family income and composition; regular and interim examinations).~~

~~(iii) Section 982.517 (utility allowance schedule).~~

~~(7) In subpart M of part 982:~~

~~(i) Sections 982.603, 982.607, 982.611, 982.613(c) (2), 982.619(a), (b)(1), (b)(4), (c); and~~

~~(ii) Provisions concerning shared housing (§982.615 through §982.618), manufactured home space rental (§982.622 through §982.624), and the homeownership option (§982.625 through §982.641).~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36165, June 25, 2014; 81 FR 12377, Mar. 8, 2016]~~

~~§983.3 Project-Based Voucher (PBV) Definitions.~~

~~(a) Use of Project-Based Voucher (PBV) definitions—(1) Project-Based Voucher (PBV) terms (defined in this section). This section defines Project-Based Voucher (PBV) terms that are used~~

~~in this part 983. For Project-Based Voucher (PBV) assistance, the definitions in this section apply to use of the defined terms in part 983 and in applicable provisions of 24 CFR part 982. Section 983.2 specifies which provisions in part 982 apply to Project-Based Voucher (PBV) assistance under part 983.~~

~~(2) Other voucher terms (terms defined in 24 CFR 982.4). (i) The definitions in this section apply instead of definitions of the same terms in 24 CFR 982.4.~~

~~(ii) Other voucher terms are defined in §982.4 but are not defined in this section. Those §982.4 definitions apply to use of the defined terms in this part 983 and in provisions of part 982 that apply to part 983.~~

~~(b) Project-Based Voucher (PBV) definitions. 1937 Act. The United States Housing Act of 1937 (42 U.S.C. 1437 et seq.).~~

~~Activities of daily living. Eating, bathing, grooming, dressing, and home management activities.~~

~~Admission. The point when the family becomes a participant in the Public Housing Authority (PHA)'s tenant-based or project-based voucher program (initial receipt of tenant-based or project-based assistance). After admission, and so long as the family is continuously assisted with tenant-based or project-based voucher assistance from the Public Housing Authority (PHA), a shift from tenant-based or project-based assistance to the other form of voucher assistance is not a new admission.~~

~~Agreement to enter into HAP contract (AHAP). The Agreement is a written contract between the Public Housing Authority (PHA) and the owner in the form prescribed by HUD. The Agreement defines requirements for development of housing to be assisted under this section. When development is completed by the owner in accordance with the Agreement, the Public Housing Authority (PHA) enters into a HAP contract with the owner. The Agreement is not used for existing housing assisted under this section. HUD will keep the public informed about changes to the Agreement and other forms and contracts related to this program through appropriate means.~~

~~Assisted living facility. A residence facility (including a facility located in a larger multifamily property) that meets all the following criteria:~~

~~(1) The facility is licensed and regulated as an assisted living facility by the state, municipality, or other political subdivision.~~

~~(2) The facility makes available supportive services to assist residents in carrying out activities of daily living; and~~

~~(3) The facility provides separate dwelling units for residents and includes common rooms and other facilities appropriate and actually available to provide supportive services for the residents.~~

~~*Comparable rental assistance.* A subsidy or other means to enable a family to obtain decent housing in the Public Housing Authority (PHA) jurisdiction renting at a gross rent that is not more than 40 percent of the family's adjusted monthly gross income.~~

~~*Contract Units.* The housing units covered by a HAP contract.~~

~~*Covered housing provider.* For Project Based Voucher (Project Based Voucher (PBV)) program, "covered housing provider," as such term is used in HUD's regulations in 24 CFR part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking) refers to the Public Housing Authority (PHA) or owner (as defined in 24 CFR 982.4), as applicable given the responsibilities of the covered housing provider as set forth in 24 CFR part 5, subpart L. For example, the Public Housing Authority (PHA) is the covered housing provider responsible for providing the notice of occupancy rights under Violence Against Women Act (VAWA) and certification form described at 24 CFR 5.2005(a). In addition, the owner is the covered housing provider that may choose to bifurcate a lease as described at 24 CFR 5.2009(a), while the Public Housing Authority (PHA) is the covered housing provider responsible for complying with emergency transfer plan provisions at 24 CFR 5.2005(e).~~

~~*Development.* Construction or rehabilitation of Project Based Voucher (PBV) housing after the proposal selection date.~~

~~*Excepted units* (units in a multifamily project not counted against the 25 percent per project cap). See §983.56(b)(2)(i).~~

~~*Existing housing.* Housing units that already exist on the proposal selection date and that substantially comply with the HQS on that date. (The units must fully comply with the HQS before execution of the HAP contract.)~~

~~*Household.* The family and any Public Housing Authority (PHA) approved live-in aide.~~

~~*Housing Assistance Payment.* The monthly assistance payment for a Project Based Voucher (PBV) unit by a Public Housing Authority (PHA), which includes:~~

- ~~(1) A payment to the owner for rent to owner under the family's lease minus the tenant rent; and~~
- ~~(2) An additional payment to or on behalf of the family, if the utility allowance exceeds the total tenant payment, in the amount of such excess.~~

~~*Housing Credit Agency.* For purposes of performing subsidy layering reviews for proposed Project Based Voucher (PBV) projects, a housing credit agency includes a State housing finance agency, a State participating jurisdiction under HUD's HOME program (see 24 CFR part 92), or other State housing agencies that meet the definition of "housing credit agency" as defined by section 42 of the Internal Revenue Code of 1986.~~

~~*Housing Quality Standards (HQS).* The HUD minimum quality standards for housing assisted under the program. See 24 CFR 982.401.~~

~~*Lease.* A written agreement between an owner and a tenant for the leasing of a Project Based Voucher (PBV) dwelling unit by the owner to the tenant. The lease establishes the conditions for occupancy of the dwelling unit by a family with housing assistance payments under a HAP contract between the owner and the Public Housing Authority (PHA).~~

~~*Multifamily building.* A building with five or more dwelling units (assisted or unassisted).~~

~~*Newly constructed housing.* Housing units that do not exist on the proposal selection date and are developed after the date of selection pursuant to an Agreement between the Public Housing Authority (PHA) and owner for use under the Project Based Voucher (PBV) program.~~

~~*Partially assisted project.* A project in which there are fewer contract units than residential units.~~

~~*Public Housing Authority (PHA)-owned unit.* A dwelling unit owned by the Public Housing Authority (PHA) that administers the voucher program. Public Housing Authority (PHA)-owned means that the Public Housing Authority (PHA) or its officers, employees, or agents hold a direct or indirect interest in the building in which the unit is located, including an interest as titleholder or lessee, or as a stockholder, member or general or limited partner, or member of a limited liability corporation, or an entity that holds any such direct or indirect interest.~~

~~*Premises.* The project in which the contract unit is located, including common areas and grounds.~~

~~*Program.* The voucher program under section 8 of the 1937 Act, including tenant-based or project-based assistance.~~

~~*Project.* A project is a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land. *Contiguous* in this definition includes “adjacent to”, as well as touching along a boundary or a point.~~

~~*Project-based certificate (PBC) program.* The program in which project-based assistance is attached to units pursuant to an Agreement executed by a Public Housing Authority (PHA) and owner before January 16, 2001 (see §983.10).~~

~~*Proposal selection date.* The date the Public Housing Authority (PHA) gives written notice of Project Based Voucher (PBV) proposal selection to an owner whose proposal is selected in accordance with the criteria established in the Public Housing Authority (PHA)'s administrative plan.~~

~~*Qualifying families* (for purpose of exception to 25 percent per project cap). See §983.56(b)(2)(ii).~~

~~*Rehabilitated housing.* Housing units that exist on the proposal selection date, but do not substantially comply with the HQS on that date, and are developed, pursuant to an Agreement between the Public Housing Authority (PHA) and owner, for use under the Project Based Voucher (PBV) program.~~

~~*Release of funds* (for purposes of environmental review). Release of funds in the case of the project-based voucher program, under 24 CFR 58.1(b)(6)(iii) and §983.58, means that HUD approves the local Public Housing Authority (PHA)'s Request for Release of Funds and Certification by issuing a Letter to Proceed (in lieu of using form HUD-7015.16) that authorizes the Public Housing Authority (PHA) to execute an “agreement to enter into housing assistance payment contract” (AHAP) or, for existing housing, to directly enter into a HAP with an owner of units selected under the Project-Based Voucher (PBV) program.~~

~~*Rent to owner*. The total monthly rent payable by the family and the Public Housing Authority (PHA) to the owner under the lease for a contract unit. Rent to owner includes payment for any housing services, maintenance, and utilities to be provided by the owner in accordance with the lease. (Rent to owner must not include charges for non-housing services including payment for food, furniture, or supportive services provided in accordance with the lease.)~~

~~*Responsible entity (RE)* (for environmental review). The unit of general local government within which the project is located that exercises land use responsibility or, if HUD determines this infeasible, the county or, if HUD determines that infeasible, the state.~~

~~*Single family building*. A building with no more than four dwelling units (assisted or unassisted).~~

~~*Site*. The grounds where the contract units are located or will be located after development pursuant to the Agreement.~~

~~*Special housing type*. Subpart M of 24 CFR part 982 states the special regulatory requirements for single-room occupancy (SRO) housing, congregate housing, group homes, and manufactured homes. Subpart M provisions on shared housing, manufactured home space rental, and the homeownership option do not apply to Project-Based Voucher (PBV) assistance under this part.~~

~~*Tenant paid utilities*. Utility service that is not included in the tenant rent (as defined in 24 CFR 982.4), and which is the responsibility of the assisted family.~~

~~*Total tenant payment*. The amount described in 24 CFR 5.628.~~

~~*Utility allowance*. See 24 CFR 5.603.~~

~~*Utility reimbursement*. See 24 CFR 5.603.~~

~~*Wrong size unit*. A unit occupied by a family that does not conform to the Public Housing Authority (PHA)'s subsidy guideline for family size, by being either too large or too small compared to the guideline.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36165, June 25, 2014; 81 FR 80818, Nov. 16, 2016]

~~§983.4 Cross-reference to other Federal Requirements.~~

~~The following provisions apply to assistance under the Project-Based Voucher (PBV) program.~~

~~*Civil money penalty.* Penalty for owner breach of HAP contract. See 24 CFR 30.68.~~

~~*Debarment.* Prohibition on use of debarred, suspended, or ineligible contractors. See 24 CFR 5.105(e) and 2 CFR part 2424.~~

~~*Definitions.* See 24 CFR part 5, subpart D.~~

~~*Disclosure and verification of income information.* See 24 CFR part 5, subpart B.~~

~~*Environmental review.* See 24 CFR parts 50 and 58 (see also provisions on Project-Based Voucher environmental review at §983.58).~~

~~*Fair housing.* Nondiscrimination and equal opportunity. See 24 CFR 5.105(a) and section 504 of the Rehabilitation Act.~~

~~*Fair market rents.* See 24 CFR part 888, subpart A.~~

~~*Fraud.* See 24 CFR part 792. Public Housing Authority (PHA) retention of recovered funds.~~

~~*Funds.* See 24 CFR part 791. HUD allocation of voucher funds.~~

~~*Income and family payment.* See 24 CFR part 5, subpart F (especially §5.603 (definitions), §5.609 (annual income), §5.611 (adjusted income), §5.628 (total tenant payment), §5.630 (minimum rent), §5.603 (utility allowance), §5.603 (utility reimbursements), and §5.661 (section 8 project-based assistance programs: approval for police or other security personnel to live in project)).~~

~~*Labor standards.* Regulations implementing the Davis-Bacon Act, Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708), 29 CFR part 5, and other federal laws and regulations pertaining to labor standards applicable to development (including rehabilitation) of a project comprising nine or more assisted units.~~

~~*Lead-based paint.* Regulations implementing the Lead-based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) and the Residential Lead-based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856). See 24 CFR part 35, subparts A, B, H, and R.~~

~~*Lobbying restriction.* Restrictions on use of funds for lobbying. See 24 CFR 5.105(b).~~

~~*Noncitizens.* Restrictions on assistance. See 24 CFR part 5, subpart E.~~

~~*Program accessibility.* Regulations implementing Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). See 24 CFR parts 8 and 9.~~

~~Protection for victims of domestic violence, dating violence, or stalking. See 24 CFR part 5, subpart L.~~

~~Protection for victims of domestic violence, dating violence, sexual assault, or stalking. See 24 CFR part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking). For purposes of compliance with HUD's regulations in 24 CFR part 5, subpart L, the covered housing provider is the Public Housing Authority (PHA) or owner, as applicable given the responsibilities of the covered housing provider as set forth in 24 CFR part 5, subpart L.~~

~~Relocation assistance. Regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655). See 49 CFR part 24.~~

~~Section 3—Training, employment, and contracting opportunities in development. Regulations implementing Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u). See 24 CFR part 135.~~

~~Uniform financial reporting standards. See 24 CFR part 5, subpart H.~~

~~Waiver of HUD rules. See 24 CFR 5.110.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 72 FR 73497, Dec. 27, 2007; 73 FR 72345, Nov. 28, 2008; 75 FR 66264, Oct. 24, 2010; 79 FR 36165, June 25, 2014; 81 FR 80818, Nov. 16, 2016]~~

~~§983.5—Description of the Project-Based Voucher (PBV) Program.~~

~~(a) How Project-Based Voucher (PBV) works. (1) The Project-Based Voucher (PBV) program is administered by a Public Housing Authority (PHA) that already administers the tenant-based voucher program under an annual contributions contract (ACC) with HUD. In the Project-Based Voucher (PBV) program, the assistance is “attached to the structure.” (See description of the difference between “project-based” and “tenant-based” rental assistance at 24 CFR 982.1(b).)~~

~~(2) The Public Housing Authority (PHA) enters into a HAP contract with an owner for units in existing housing or in newly constructed or rehabilitated housing.~~

~~(3) In the case of newly constructed or rehabilitated housing, the housing is developed under an Agreement between the owner and the Public Housing Authority (PHA). In the Agreement, the Public Housing Authority (PHA) agrees to execute a HAP contract after the owner completes the construction or rehabilitation of the units.~~

~~(4) During the term of the HAP contract, the Public Housing Authority (PHA) makes housing assistance payments to the owner for units leased and occupied by eligible families.~~

~~(b) How Project-Based Voucher (PBV) is funded. (1) If a Public Housing Authority (PHA) decides to operate a Project-Based Voucher (PBV) program, the Public Housing Authority (PHA)'s Project-Based Voucher (PBV) program is funded with a portion of appropriated funding~~

~~(budget authority) available under the Public Housing Authority (PHA)'s voucher ACC. This pool of funding is used to pay housing assistance for both tenant-based and project-based voucher units and to pay Public Housing Authority (PHA) administrative fees for administration of tenant-based and project-based voucher assistance.~~

~~(2) There is no special or additional funding for project-based vouchers. HUD does not reserve additional units for project-based vouchers and does not provide any additional funding for this purpose.~~

~~(c) Public Housing Authority (PHA) discretion to operate Project Based Voucher (PBV) program. A Public Housing Authority (PHA) has discretion whether to operate a Project Based Voucher (PBV) program. HUD approval is not required, except that the Public Housing Authority (PHA) must notify HUD of its intent to project-base its vouchers, in accordance with §983.6(d).~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36165, June 25, 2014]~~

~~§983.6—Maximum Amount of Project-Based Voucher (PBV) Assistance.~~

~~(a) The Public Housing Authority (PHA) may select owner proposals to provide project-based assistance for up to 20 percent of the amount of budget authority allocated to the Public Housing Authority (PHA) by HUD in the Public Housing Authority (PHA) voucher program. Public Housing Authority (PHA)s are not required to reduce the number of Project Based Voucher (PBV) units selected under an Agreement or HAP contract if the amount of budget authority is subsequently reduced.~~

~~(b) All PBC and project-based voucher units for which the Public Housing Authority (PHA) has issued a notice of proposal selection, or which are under an Agreement or HAP contract for Project Based Voucher assistance count against the 20 percent maximum.~~

~~(c) The Public Housing Authority (PHA) is responsible for determining the amount of budget authority that is available for project-based vouchers and for ensuring that the amount of assistance that is attached to units is within the amounts available under the ACC.~~

~~(d) Before a Public Housing Authority (PHA) issues a Request for Proposals in accordance with §983.51(b) (1) or selects in accordance with §983.51(b)(2), the Public Housing Authority (PHA) must submit the following information to a HUD field office for review:~~

~~(1) The total amount of annual budget authority.~~

~~(2) The percentage of annual budget authority available to be project-based; and~~

~~(3) The total amount of annual budget authority the Public Housing Authority (PHA) is planning to project-base pursuant to the selection and the number of units that such budget authority will support.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36165, June 25, 2014]

~~§983.7—Uniform Relocation Act.~~

~~(a) *Relocation assistance for displaced person.* (1) A displaced person must be provided relocation assistance at the levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24.~~

~~(2) The cost of required relocation assistance may be paid with funds provided by the owner, or with local public funds, or with funds available from other sources. Relocation costs may not be paid from voucher program funds; however, provided payment of relocation benefits is consistent with state and local law, Public Housing Authority (PHA)s may use their administrative fee reserve to pay for relocation assistance after all other program administrative expenses are satisfied. Use of the administrative fee reserve in this manner must be consistent with legal and regulatory requirements, including the requirements of 24 CFR 982.155 and other official HUD issuances.~~

~~(b) *Real property acquisition requirements.* The acquisition of real property for a Project-Based Voucher (PBV) project is subject to the URA and 49 CFR part 24, subpart B.~~

~~(c) *Responsibility of Public Housing Authority (PHA).* The Public Housing Authority (PHA) must require the owner to comply with the URA and 49 CFR part 24.~~

~~(d) *Definition of initiation of negotiations.* In computing a replacement housing payment to a residential tenant displaced as a direct result of privately undertaken rehabilitation or demolition of the real property, the term “initiation of negotiations” means the execution of the Agreement between the owner and the Public Housing Authority (PHA).~~

~~§983.8—Equal Opportunity Requirements.~~

~~(a) The Project-Based Voucher (PBV) program requires compliance with all equal opportunity requirements under federal law and regulation, including the authorities cited at 24 CFR 5.105(a).~~

~~(b) The Public Housing Authority (PHA) must comply with the Public Housing Authority (PHA) Plan civil rights and affirmatively furthering fair housing certification submitted by the Public Housing Authority (PHA) in accordance with 24 CFR 903.7(e).~~

~~§983.9—Special Housing Types.~~

~~(a) *Applicability.* (1) For applicability of rules on special housing types at 24 CFR part 982, subpart M, see §983.2.~~

~~(2) In the Project Based Voucher (PBV) program, the Public Housing Authority (PHA) may not provide assistance for shared housing, manufactured home space rental, or the homeownership option.~~

~~(b) Group homes. A group home may include one or more group home units. A separate lease is executed for each elderly person or person with disabilities who resides in a group home.~~

~~(c) Cooperative housing. (1) Applicability of part 983. Except as provided in paragraph (c)(3) of this section, assistance under this housing type is subject to the regulations of part 983, except the following sections of part 983, subpart F: §§983.256(b) and (c), 983.258 and 983.259 do not apply.~~

~~(2) Applicability of part 982. (i) Cooperative housing under the Project Based Voucher (PBV) program is also subject to the requirements of 24 CFR 982.619(b)(2), (b)(3), (b)(5), (d), and (e).~~

~~(ii) Cooperative housing under the Project Based Voucher (PBV) program is not subject to the requirements of 24 CFR 982.619(a), (b)(1), (b)(4), and (c).~~

~~(3) Assistance in cooperative housing. Rental assistance for Project Based Voucher (PBV) cooperative housing where families lease cooperative housing units from cooperative members is not a special housing type and all requirements of 24 CFR 983 apply.~~

~~(4) Rent to owner. The regulations of 24 CFR part 983, subpart G, apply to Project Based Voucher (PBV) housing under paragraph (c) of this section. The reasonable rent for a cooperative unit is determined in accordance with §983.303. For cooperative housing, the rent to owner is the monthly carrying charge under the occupancy agreement/lease between the member and the cooperative.~~

~~(5) Other fees and charges. Fees such as application fees, credit report fees, and transfer fees shall not be included in the rent to owner.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36165, June 25, 2014]

~~983.10 Project-Based Certificate (PBC) Program.~~

~~(a) What is it? "PBC program" means project based assistance attached to units pursuant to an Agreement executed by a Public Housing Authority (PHA) and owner before January 16, 2001, and in accordance with:~~

~~(1) The regulations for the PBC program at 24 CFR part 983, codified as of May 1, 2001 and contained in 24 CFR part 983 revised as of April 1, 2002; and~~

~~(2) Section 8(d) (2) of the 1937 Act, as in effect before October 21, 1998 (the date of enactment of Title V of Public Law 105-276, the Quality Housing and Work Responsibility Act of 1998, codified at 42 U.S.C. 1437 et seq.).~~

~~(b) *What rules apply?* Units under the PBC program are subject to the provisions of 24 CFR part 983, codified as of May 1, 2001, with the following exceptions:~~

~~(1) *PBC renewals.* (i) *General.* Consistent with the PBC HAP contract, at the sole option of the Public Housing Authority (PHA), HAP contracts may be renewed for terms for an aggregate total (including the initial and any renewal terms) of 15 years, subject to the availability of appropriated funds.~~

~~(ii) *Renewal of PBC as Project Based Voucher (PBV).* At the sole discretion of the Public Housing Authority (PHA), upon the request of an owner, Public Housing Authority (PHA)s may renew a PBC HAP contract as a Project Based Voucher (PBV) HAP contract. All Project Based Voucher (PBV) regulations (including 24 CFR part 983, subpart G—Rent to Owner) apply to a PBC HAP contract renewed as a Project Based Voucher (PBV) HAP contract with the exception of §§983.51, 983.56, and 983.57(b) (1). In addition, the following conditions apply:~~

~~(A) The term of the HAP contract for PBC contracts renewed as Project Based Voucher (PBV) contracts shall be consistent with §983.205.~~

~~(B) A Public Housing Authority (PHA) must make the determination, within one year before expiration of a PBC HAP contract, that renewal of the contract under the Project Based Voucher (PBV) program is appropriate to continue providing affordable housing for low income families.~~

~~(C) The renewal of PBC assistance as Project Based Voucher (PBV) assistance is effectuated by the execution of a Project Based Voucher (PBV) HAP contract addendum as prescribed by HUD and a Project Based Voucher (PBV) HAP contract for existing housing.~~

~~(2) *Housing quality standards.* The regulations in 24 CFR 982.401 (housing quality standards) (HQS) apply to units assisted under the PBC program:~~

~~(i) *Special housing types.* HQS requirements for eligible special housing types, under this program, apply (See 24 CFR 982.605, 982.609 and 982.614).~~

~~(ii) *Lead-based paint requirements.* (A) The lead-based paint requirements at 24 CFR 982.401(j) do not apply to the PBC program.~~

~~(B) The Lead-based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at 24 CFR part 35, subparts A, B, H, and R, apply to the Project Based Voucher (PBV) program.~~

~~(iii) *HQS enforcement.* The regulations in 24 CFR parts 982 and 983 do not create any right of the family or any party, other than HUD or the Public Housing Authority (PHA), to require enforcement of the HQS requirements or to assert any claim against HUD or the Public Housing Authority (PHA) for damages, injunction, or other relief for alleged failure to enforce the HQS.~~

~~(c) *Statutory notice requirements.* In addition to provisions of 24 CFR part 983 codified as of May 1, 2001, §983.206 applies to the PBC program.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36166, June 25, 2014]~~

~~**Subpart B—Selection of Project-Based Voucher (PBV) Owner Proposals**
§983.51—Owner proposal selection procedures.~~

~~(a) *Procedures for selecting Project-Based Voucher (PBV) proposals.* The Public Housing Authority (PHA) administrative plan must describe the procedures for owner submission of Project-Based Voucher (PBV) proposals and for Public Housing Authority (PHA) selection of Project-Based Voucher (PBV) proposals. Before selecting a Project-Based Voucher (PBV) proposal, the Public Housing Authority (PHA) must determine that the Project-Based Voucher (PBV) proposal complies with HUD program regulations and requirements, including a determination that the property is eligible housing (§§983.53 and 983.54), complies with the cap on the number of Project-Based Voucher (PBV) units per project (§983.56), and meets the site selection standards (§983.57).~~

~~(b) *Selection of Project-Based Voucher (PBV) proposals.* The Public Housing Authority (PHA) must select Project-Based Voucher (PBV) proposals in accordance with the selection procedures in the Public Housing Authority (PHA) administrative plan. The Public Housing Authority (PHA) must select Project-Based Voucher (PBV) proposals by either of the following two methods:~~

~~(1) *Public Housing Authority (PHA) request for Project-Based Voucher (PBV) proposals.* The Public Housing Authority (PHA) may not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for Project-Based Voucher (PBV) housing on different sites.~~

~~(2) *Selection based on previous competition.* The Public Housing Authority (PHA) may select, without competition, a proposal for housing assisted under a federal, State, or local government housing assistance, community development, or supportive services program that required competitive selection of proposals (e.g., HOME, and units for which competitively awarded Low-Income Housing Tax Credits (LIHTCs) have been provided), where the proposal has been selected in accordance with such program's competitive selection requirements within 3 years of the Project-Based Voucher (PBV) proposal selection date, and the earlier competitively selected housing assistance proposal did not involve any consideration that the project would receive Project-Based Voucher (PBV) assistance.~~

~~(c) *Public notice of Public Housing Authority (PHA) request for Project-Based Voucher (PBV) proposals.* If the Public Housing Authority (PHA) will be selecting proposals under paragraph (b)(1) of this section, Public Housing Authority (PHA) procedures for selecting Project-Based Voucher (PBV) proposals must be designed and actually operated to provide broad public notice of the opportunity to offer Project-Based Voucher (PBV) proposals for consideration by the Public Housing Authority (PHA). The public notice procedures may include publication of the public notice in a local newspaper of general circulation and other means designed and actually~~

~~operated to provide broad public notice. The public notice of the Public Housing Authority (PHA) request for Project Based Voucher (PBV) proposals must specify the submission deadline. Detailed application and selection information must be provided at the request of interested parties.~~

~~(d) *Public Housing Authority (PHA) notice of owner selection.* The Public Housing Authority (PHA) must give prompt written notice to the party that submitted a selected proposal and must also give prompt public notice of such selection. Public notice procedures may include publication of public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice.~~

~~(e) *Public Housing Authority (PHA) owned units.* A Public Housing Authority (PHA) owned unit may be assisted under the Project Based Voucher (PBV) program only if the HUD field office or HUD approved independent entity reviews the selection process and determines that the Public Housing Authority (PHA) owned units were appropriately selected based on the selection procedures specified in the Public Housing Authority (PHA) administrative plan. Under no circumstances may Project Based Voucher (PBV) assistance be used with a public housing unit.~~

~~(f) *Public review of Public Housing Authority (PHA) selection decision documentation.* The Public Housing Authority (PHA) must make documentation available for public inspection regarding the basis for the Public Housing Authority (PHA) selection of a Project Based Voucher (PBV) proposal.~~

~~(g) *Owner proposal selection does not require submission of form HUD-2530 or other HUD previous participation clearance.*~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36166, June 25, 2014]~~

~~§983.52—Housing Type.~~

~~The Public Housing Authority (PHA) may attach Project Based Voucher (PBV) assistance for units in existing housing or for newly constructed or rehabilitated housing developed under and in accordance with an Agreement.~~

~~(a) *Existing housing*—a housing unit is considered an existing unit for purposes of the Project Based Voucher (PBV) program, if at the time of notice of Public Housing Authority (PHA) selection the units substantially comply with HQS.~~

~~(1) Units for which rehabilitation or new construction began after owner's proposal submission but prior to execution of the AHAP do not subsequently qualify as existing housing.~~

~~(2) Units that were newly constructed or rehabilitated in violation of program requirements also do not qualify as existing housing.~~

~~(b) Subpart D of this part applies to newly constructed and rehabilitated housing.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36166, June 25, 2014]

~~§983.53—Prohibition of Assistance for Ineligible Units.~~

~~(a) *Ineligible unit.* The Public Housing Authority (PHA) may not attach or pay Project-Based Voucher (PBV) assistance for units in the following types of housing:~~

~~(1) Shared housing.~~

~~(2) Units on the grounds of a penal, reformatory, medical, mental, or similar public or private institution.~~

~~(3) Nursing homes or facilities providing continuous psychiatric, medical, nursing services, board and care, or intermediate care. However, the Public Housing Authority (PHA) may attach Project-Based Voucher (PBV) assistance for a dwelling unit in an assisted living facility that provides home health care services such as nursing and therapy for residents of the housing.~~

~~(4) Units that are owned or controlled by an educational institution or its affiliate and are designated for occupancy by students of the institution.~~

~~(5) Manufactured homes and~~

~~(6) Transitional Housing.~~

~~(b) *Prohibition against assistance for owner-occupied unit.* The Public Housing Authority (PHA) may not attach or pay Project-Based Voucher (PBV) assistance for a unit occupied by an owner of the housing. A member of a cooperative who owns shares in the project assisted under the Project-Based Voucher (PBV) program shall not be considered an owner for purposes of participation in the Project-Based Voucher (PBV) program.~~

~~(c) *Prohibition against selecting unit occupied by an ineligible family.* Before a Public Housing Authority (PHA) selects a specific unit to which assistance is to be attached, the Public Housing Authority (PHA) must determine whether the unit is occupied and, if occupied, whether the unit's occupants are eligible for assistance. The Public Housing Authority (PHA) must not select or enter into an Agreement or HAP contract for a unit occupied by a family ineligible for participation in the Project-Based Voucher (PBV) program.~~

~~(d) *Prohibition against assistance for units for which commencement of construction or rehabilitation occurred prior to AHAP.* The Public Housing Authority (PHA) may not attach or pay Project-Based Voucher (PBV) assistance for units for which construction or rehabilitation has commenced as defined in §983.152 after proposal submission and prior to execution of an AHAP.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36166, June 25, 2014]

~~§983.54 Prohibition of Assistance for Units in Subsidized Housing.~~

~~A Public Housing Authority (PHA) may not attach or pay Project Based Voucher (PBV) assistance to units in any of the following types of subsidized housing:~~

~~(a) A public housing dwelling unit.~~

~~(b) A unit subsidized with any other form of Section 8 assistance (tenant-based or project-based);~~

~~(c) A unit subsidized with any governmental rent subsidy (a subsidy that pays all or any part of the rent).~~

~~(d) A unit subsidized with any governmental subsidy that covers all or any part of the operating costs of the housing.~~

~~(e) A unit subsidized with Section 236 rental assistance payments (12 U.S.C. 1715z-1). However, the Public Housing Authority (PHA) may attach assistance to a unit subsidized with Section 236 interest reduction payments.~~

~~(f) A unit subsidized with rental assistance payments under Section 521 of the Housing Act of 1949, 42 U.S.C. 1490a (a Rural Housing Service Program). However, the Public Housing Authority (PHA) may attach assistance for a unit subsidized with Section 515 interest reduction payments (42 U.S.C. 1485).~~

~~(g) A Section 202 project for non-elderly persons with disabilities (assistance under Section 162 of the Housing and Community Development Act of 1987, 12 U.S.C. 1701q note).~~

~~(h) Section 811 project-based supportive housing for persons with disabilities (42 U.S.C. 8013).~~

~~(i) Section 202 supportive housing for the elderly (12 U.S.C. 1701q).~~

~~(j) A Section 101 rent supplement project (12 U.S.C. 1701s).~~

~~(k) A unit subsidized with any form of tenant-based rental assistance (as defined at 24 CFR 982.1(b)(2)) (e.g., a unit subsidized with tenant-based rental assistance under the HOME program, 42 U.S.C. 12701 *et seq.*).~~

~~(l) A unit with any other duplicative federal, state, or local housing subsidy, as determined by HUD or by the Public Housing Authority (PHA) in accordance with HUD requirements. For this purpose, "housing subsidy" does not include the housing component of a welfare payment; a social security payment; or a federal, state, or local tax concession (such as relief from local real property taxes).~~

~~§983.55—Prohibition of Excess Public Assistance.~~

~~(a) *Subsidy layering requirements.* The Public Housing Authority (PHA) may provide Project-Based Voucher (PBV) assistance only in accordance with HUD subsidy layering regulations (24 CFR 4.13) and other requirements. The subsidy layering review is intended to prevent excessive public assistance for the housing by combining (layering) housing assistance payment subsidy under the Project-Based Voucher (PBV) program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits. The subsidy layering requirements are not applicable to existing housing. A further subsidy layering review is not required for housing selected as new construction or rehabilitation of housing, if HUD's designee has conducted a review, which included a review of Project-Based Voucher (PBV) assistance, in accordance with HUD's Project-Based Voucher (PBV) subsidy layering review guidelines.~~

~~(b) *When subsidy layering review is conducted.* The Public Housing Authority (PHA) may not enter into an Agreement or HAP contract until HUD or a housing credit agency approved by HUD has conducted any required subsidy layering review and determined that the Project-Based Voucher (PBV) assistance is in accordance with HUD subsidy layering requirements.~~

~~(c) *Owner certification.* The HAP contract must contain the owner's certification that the project has not received and will not receive (before or during the term of the HAP contract) any public assistance for acquisition, development, or operation of the housing other than assistance disclosed in the subsidy layering review in accordance with HUD requirements.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36166, June 25, 2014]

~~§983.56—Cap on number of Project-Based Voucher (PBV) units in each project.~~

~~(a) *25 percent per project cap.* Except as provided in paragraph (b) of this section, the Public Housing Authority (PHA) may not select a proposal to provide Project-Based Voucher (PBV) assistance for units in a project or enter into an Agreement or HAP contract to provide Project-Based Voucher (PBV) assistance for units in a project, if the total number of dwelling units in the project that will receive Project-Based Voucher (PBV) assistance during the term of the Project-Based Voucher (PBV) HAP is more than 25 percent of the number of dwelling units (assisted or unassisted) in the project.~~

~~(b) *Exception to 25 percent per building cap—(1) When Project-Based Voucher (PBV) units are not counted against cap.* In the following cases, Project-Based Voucher (PBV) units are not counted against the 25 percent per project cap:~~

~~(i) Units in a single-family building.~~

~~(ii) Excepted units in a multifamily project.~~

~~(2) Terms (i) “Excepted units” means units in a multifamily project that are specifically made available for qualifying families.~~

~~(ii) “Qualifying families” means:~~

~~(A) Elderly and/or disabled families and/or~~

~~(B) Families receiving supportive services. Public Housing Authority (PHA) must include in the Public Housing Authority (PHA) administrative plan the type of services offered to families for a project to qualify for the exception and the extent to which such services will be provided. It is not necessary that the services be provided at or by the project, if they are approved services. To qualify, a family must have at least one member receiving at least one qualifying supportive service. A Public Housing Authority (PHA) may not require participation in medical or disability related services other than drug and alcohol treatment in the case of current abusers as a condition of living in an excepted unit, although such services may be offered. If a family at the time of initial tenancy is receiving, and while the resident of an excepted unit has received, FSS supportive services or any other supportive services as defined in the Public Housing Authority (PHA) administrative plan, and successfully completes the FSS contract of participation or the supportive services requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit. If a family in an excepted unit fails without good cause to complete its FSS contract of participation or if the family fails to complete the supportive services requirement as outlined in the Public Housing Authority (PHA) administrative plan, the Public Housing Authority (PHA) will take the actions provided under §983.262(d), and the owner may terminate the lease in accordance with §983.257(e). Also, at the time of initial lease execution between the family and the owner, the family and the Public Housing Authority (PHA) must sign a statement of family responsibility. The statement of family responsibility must contain all family obligations including the family's participation in a service program under this section. Failure by the family without good cause to fulfill its service obligation will require the Public Housing Authority (PHA) to terminate assistance. If the unit at the time of such termination is an excepted unit, the exception continues to apply to the unit as long as the unit is made available to another qualifying family.~~

~~(C) The Public Housing Authority (PHA) must monitor the excepted family's continued receipt of supportive services and take appropriate action regarding those families that fail without good cause to complete their supportive services requirement. The Public Housing Authority (PHA) administrative plan must state the form and frequency of such monitoring.~~

~~(3) Combining exception categories. Exception categories in a multifamily housing project may be combined.~~

~~(4) Set aside for qualifying families. (i) In leasing units in a multifamily project pursuant to the Project Based Voucher (PBV) HAP, the owner must set aside the number of excepted units made available for occupancy by qualifying families.~~

~~(ii) The Public Housing Authority (PHA) may refer only qualifying families for occupancy of excepted units.~~

~~(e) Additional, local requirements promoting partially assisted projects. A Public Housing Authority (PHA) may establish local requirements designed to promote Project Based Voucher~~

~~(PBV) assistance in partially assisted projects. For example, a Public Housing Authority (PHA) may:~~

~~(1) Establish a per project cap on the number of units that will receive Project Based Voucher (PBV) assistance or other project based assistance in a multifamily project containing excepted units or in a single family building.~~

~~(2) Determine not to provide Project Based Voucher (PBV) assistance for excepted units, or~~

~~(3) Establish a per project cap of less than 25 percent.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]~~

~~§983.57—Site Selection Standards.~~

~~(a) *Applicability.* The site selection requirements in paragraph (d) of this section apply only to site selection for existing housing and rehabilitated Project Based Voucher (PBV) housing. The site selection requirements in paragraph (e) of this section apply only to site selection for newly constructed Project Based Voucher (PBV) housing. Other provisions of this section apply to selection of a site for any form of Project Based Voucher (PBV) housing, including existing housing, newly constructed housing, and rehabilitated housing.~~

~~(b) *Compliance with Project Based Voucher (PBV) goals, civil rights requirements, and HQS.* The Public Housing Authority (PHA) may not select a proposal for existing, newly constructed, or rehabilitated Project Based Voucher (PBV) housing on a site or enter into an Agreement or HAP contract for units on the site, unless the Public Housing Authority (PHA) has determined that:~~

~~(1) Project based assistance for housing at the selected site is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. The standard for deconcentrating poverty and expanding housing and economic opportunities must be consistent with the Public Housing Authority (PHA) Plan under 24 CFR part 903 and the Public Housing Authority (PHA) Administrative Plan. In developing the standards to apply in determining whether a proposed Project Based Voucher (PBV) development will be selected, a Public Housing Authority (PHA) must consider the following:~~

~~(i) Whether the census tract in which the proposed Project Based Voucher (PBV) development will be located is in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community.~~

~~(ii) Whether a Project Based Voucher (PBV) development will be located in a census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition.~~

~~(iii) Whether the census tract in which the proposed Project Based Voucher (PBV) development will be located is undergoing significant revitalization.~~

~~(iv) Whether state, local, or federal dollars have been invested in the area that has assisted in the achievement of the statutory requirement.~~

~~(v) Whether new market rate units are being developed in the same census tract where the proposed Project Based Voucher (PBV) development will be located and the likelihood that such market rate units will positively impact the poverty rate in the area.~~

~~(vi) If the poverty rate in the area where the proposed Project Based Voucher (PBV) development will be located is greater than 20 percent, the Public Housing Authority (PHA) should consider whether in the past five years there has been an overall decline in the poverty rate.~~

~~(vii) Whether there are meaningful opportunities for educational and economic advancement in the census tract where the proposed Project Based Voucher (PBV) development will be located.~~

~~(2) The site is suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d(4)) and HUD's implementing regulations at 24 CFR part 1; Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601-3629); and HUD's implementing regulations at 24 CFR parts 100 through 199; Executive Order 11063 (27 FR 11527; 3 CFR, 1959-1963 Comp., p. 652) and HUD's implementing regulations at 24 CFR part 107. The site must meet the section 504 site selection requirements described in 24 CFR 8.4(b)(5).~~

~~(3) The site meets the HQS site standards at 24 CFR 982.401(l).~~

~~(c) *Public Housing Authority (PHA) Project Based Voucher (PBV) site selection policy.* (1) The Public Housing Authority (PHA) administrative plan must establish the Public Housing Authority (PHA)'s policy for selection of Project Based Voucher (PBV) sites in accordance with this section.~~

~~(2) The site selection policy must explain how the Public Housing Authority (PHA)'s site selection procedures promote the Project Based Voucher (PBV) goals.~~

~~(3) The Public Housing Authority (PHA) must select Project Based Voucher (PBV) sites in accordance with the Public Housing Authority (PHA)'s site selection policy in the Public Housing Authority (PHA) administrative plan.~~

~~(d) *Existing and rehabilitated housing site and neighborhood standards.* A site for existing or rehabilitated housing must meet the following site and neighborhood standards. The site must:~~

~~(1) Be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to service the site. (The existence of a private disposal system and private sanitary water supply for the site, approved in accordance with law, may be considered adequate utilities).~~

~~(2) Promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons:~~

~~(3) Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents:~~

~~(4) Be so located that travel time and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers is not excessive. While it is important that housing for the elderly not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for such projects:~~

~~(e) New construction site and neighborhood standards. A site for newly constructed housing must meet the following site and neighborhood standards:~~

~~(1) The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed, and adequate utilities (water, sewer, gas, and electricity) and streets must be available to service the site:~~

~~(2) The site must not be located in an area of minority concentration, except as permitted under paragraph (e)(3) of this section and must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area:~~

~~(3) A project may be located in an area of minority concentration only if:~~

~~(i) Sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration (see paragraph (e)(3)(iii), (iv), and (v) of this section for further guidance on this criterion) or~~

~~(ii) The project is necessary to meet overriding housing needs that cannot be met in that housing market area (see paragraph (e)(3)(vi) of this section for further guidance on this criterion):~~

~~(iii) As used in paragraph (e)(3)(i) of this section, "sufficient" does not require that in every locality there be an equal number of assisted units within and outside of areas of minority concentration. Rather, application of this standard should produce a reasonable distribution of assisted units each year that, over a period of several years, will approach an appropriate balance of housing choices within and outside areas of minority concentration. An appropriate balance in any jurisdiction must be determined in light of local conditions affecting the range of housing choices available for low-income minority families and in relation to the racial mix of the locality's population:~~

~~(iv) Units may be considered "comparable opportunities," as used in paragraph (e)(3)(i) of this section, if they have the same household type (elderly, disabled, family, large family) and tenure type (owner/renter); require approximately the same tenant contribution towards rent; serve the same income group; are located in the same housing market; and are in standard condition:~~

~~(v) Application of this sufficient, comparable opportunities standard involves assessing the overall impact of HUD-assisted housing on the availability of housing choices for low-income minority families in and outside areas of minority concentration, and must take into account the extent to which the following factors are present, along with other factors relevant to housing choice:~~

~~(A) A significant number of assisted housing units are available outside areas of minority concentration.~~

~~(B) There is significant integration of assisted housing projects constructed or rehabilitated in the past 10 years, relative to the racial mix of the eligible population.~~

~~(C) There are racially integrated neighborhoods in the locality.~~

~~(D) Programs are operated by the locality to assist minority families that wish to find housing outside areas of minority concentration.~~

~~(E) Minority families have benefited from local activities (e.g., acquisition and write-down of sites, tax relief programs for homeowners, acquisitions of units for use as assisted housing units) undertaken to expand choice for minority families outside of areas of minority concentration.~~

~~(F) A significant proportion of minority households has been successful in finding units in non-minority areas under the tenant-based assistance programs.~~

~~(G) Comparable housing opportunities have been made available outside areas of minority concentration through other programs.~~

~~(vi) Application of the “overriding housing needs” criterion, for example, permits approval of sites that are an integral part of an overall local strategy for the preservation or restoration of the immediate neighborhood and of sites in a neighborhood experiencing significant private investment that is demonstrably improving the economic character of the area (a “revitalizing area”). An “overriding housing need,” however, may not serve as the basis for determining that a site is acceptable, if the only reason the need cannot otherwise be feasibly met is that discrimination on the basis of race, color, religion, sex, national origin, age, familial status, or disability renders sites outside areas of minority concentration unavailable or if the use of this standard in recent years has had the effect of circumventing the obligation to provide housing choice.~~

~~(4) The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.~~

~~(5) The neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.~~

~~(6) The housing must be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.~~

~~(7) Except for new construction, housing designed for elderly persons, travel time, and cost via public transportation or private automobile from the neighborhood to places of employment providing a range of jobs for lower income workers, must not be excessive.~~

~~§983.58 Environmental Review.~~

~~(a) HUD environmental regulations. Activities under the Project-Based Voucher (PBV) program are subject to HUD environmental regulations in 24 CFR parts 50 and 58.~~

~~(b) Who performs the environmental review? (1) Under 24 CFR part 58, a unit of general local government, a county or a state (the “responsible entity” or “RE”) is responsible for the federal environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 *et seq.*) and related applicable federal laws and authorities in accordance with 24 CFR 58.5 and 58.6.~~

~~(2) If a Public Housing Authority (PHA) objects in writing to having the RE perform the federal environmental review, or if the RE declines to perform it, then HUD may perform the review itself (24 CFR 58.11). 24 CFR part 50 governs HUD performance of the review.~~

~~(c) Existing housing. In the case of existing housing under this part 983, the RE that is responsible for the environmental review under 24 CFR part 58 must determine whether or not Project-Based Voucher (PBV) assistance is categorically excluded from review under the National Environmental Policy Act and whether or not the assistance is subject to review under the laws and authorities listed in 24 CFR 58.5.~~

~~(d) Limitations on actions before completion of the environmental review. (1) The Public Housing Authority (PHA) may not enter into an Agreement or HAP contract with an owner, and the Public Housing Authority (PHA), the owner, and its contractors may not acquire, rehabilitate, convert, lease, repair, dispose of, demolish, or construct real property or commit or expend program or local funds for Project-Based Voucher (PBV) activities under this part, until one of the following occurs:~~

~~(i) The responsible entity has completed the environmental review procedures required by 24 CFR part 58, and HUD has approved the environmental certification and HUD has given a release of funds, as defined in §983.3(b).~~

~~(ii) The responsible entity has determined that the project to be assisted is exempt under 24 CFR 58.34 or is categorically excluded and not subject to compliance with environmental laws under 24 CFR 58.35(b) or~~

~~(iii) HUD has performed an environmental review under 24 CFR part 50 and has notified the Public Housing Authority (PHA) in writing of environmental approval of the site.~~

~~(2) HUD will not approve the release of funds for Project Based Voucher (PBV) assistance under this part if the Public Housing Authority (PHA), the owner, or any other party commits funds (i.e., enters an Agreement or HAP contract or otherwise incurs any costs or expenditures to be paid or reimbursed with such funds) before the Public Housing Authority (PHA) submits and HUD approves its request for release of funds (where such submission is required).~~

~~(e) *Public Housing Authority (PHA) duty to supply information.* The Public Housing Authority (PHA) must supply all available, relevant information necessary for the RE (or HUD, if applicable) to perform any required environmental review for any site.~~

~~(f) *Mitigating measures.* The Public Housing Authority (PHA) must require the owner to carry out mitigating measures required by the RE (or HUD, if applicable) as a result of the environmental review.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]

~~§983.59 Public Housing Authority (PHA) Owned Units.~~

~~(a) *Selection of Public Housing Authority (PHA) owned units.* The selection of Public Housing Authority (PHA) owned units must be done in accordance with §983.51(e).~~

~~(b) *Inspection and determination of reasonable rent by independent entity.* In the case of Public Housing Authority (PHA) owned units, the following program services may not be performed by the Public Housing Authority (PHA) but must be performed instead by an independent entity approved by HUD.~~

~~(1) *Determination of rent to owner for the Public Housing Authority (PHA) owned units.* Rent to owner for Public Housing Authority (PHA) owned units is determined pursuant to §§983.301 through 983.305 in accordance with the same requirements as for other units, except that the independent entity approved by HUD must establish the initial contract rents based on Project Based Voucher (PBV) program requirements.~~

~~(2) *Initial and renewal HAP contract term.* The term of the HAP contract and any HAP contract renewal for Public Housing Authority (PHA) owned units must be agreed upon by the Public Housing Authority (PHA) and the independent entity approved by HUD. Any costs associated with implementing this requirement must be paid for by the Public Housing Authority (PHA) and~~

~~(3) *Inspection of Public Housing Authority (PHA) owned units as required by §983.103(f).*~~

~~(c) *Nature of independent entity.* The independent entity that performs these program services may be the unit of general local government for the Public Housing Authority (PHA) jurisdiction~~

~~(unless the Public Housing Authority (PHA) is itself the unit of general local government or an agency of such government) or another HUD-approved public or private independent entity.~~

~~(d) *Payment to independent entity.* (1) The Public Housing Authority (PHA) may compensate the independent entity from Public Housing Authority (PHA) ongoing administrative fee income (including amounts credited to the administrative fee reserve). The Public Housing Authority (PHA) may not use other program receipts to compensate the independent entity for its services.~~

~~(2) The Public Housing Authority (PHA), and the independent entity, may not charge the family any fee for the services provided by the independent entity.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]~~

~~Subpart C—Dwelling Units~~

~~§983.101—Housing Quality Standards.~~

~~(a) *HQS applicability.* Except as otherwise provided in this section, 24 CFR 982.401 (housing quality standards) applies to the Project-Based Voucher (PBV) program. The physical condition standards at 24 CFR 5.703 do not apply to the Project-Based Voucher (PBV) program.~~

~~(b) *HQS for special housing types.* For special housing types assisted under the Project-Based Voucher (PBV) program, HQS in 24 CFR part 982 apply to the Project-Based Voucher (PBV) program. (Shared housing, manufactured home space rental, and the homeownership option are not assisted under the Project-Based Voucher (PBV) program.) HQS contained within 24 CFR part 982 that are inapplicable to the Project-Based Voucher (PBV) program pursuant to §983.2 are also inapplicable to special housing types under the Project-Based Voucher (PBV) program.~~

~~(c) *Lead-based paint requirements.* (1) The lead-based paint requirements at §982.401(j) of this chapter do not apply to the Project-Based Voucher (PBV) program.~~

~~(2) The Lead-based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at 24 CFR part 35, subparts A, B, H, and R, apply to the Project-Based Voucher (PBV) program.~~

~~(d) *HQS enforcement.* Parts 982 and 983 of this chapter do not create any right of the family or any party, other than HUD or the Public Housing Authority (PHA), to require enforcement of the HQS requirements or to assert any claim against HUD or the Public Housing Authority (PHA) for damages, injunction, or other relief for alleged failure to enforce the HQS.~~

~~(e) *Additional Public Housing Authority (PHA) quality and design requirements.* This section establishes the minimum federal housing quality standards for Project-Based Voucher (PBV) housing. However, the Public Housing Authority (PHA) may elect to establish additional requirements for quality, architecture, or design of Project-Based Voucher (PBV) housing, and any such additional requirements must be specified in the Agreement.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]

~~§983.102—Housing Accessibility for Persons with Disabilities.~~

~~(a) *Program accessibility.* The housing must comply with program accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8. The Public Housing Authority (PHA) shall ensure that the percentage of accessible dwelling units complies with the requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as implemented by HUD's regulations at 24 CFR part 8, subpart C.~~

~~(b) *Design and construction.* Housing first occupied after March 13, 1991, must comply with design and construction requirements of the Fair Housing Amendments Act of 1988 and implementing regulations at 24 CFR 100.205, as applicable.~~

~~§983.103—Inspecting Units.~~

~~(a) *Pre-selection inspection—(1) Inspection of site.* The Public Housing Authority (PHA) must examine the proposed site before the proposal selection date.~~

~~(2) *Inspection of existing units.* If the units to be assisted already exist, the Public Housing Authority (PHA) must inspect all the units before the proposal selection date and must determine whether the units substantially comply with the HQS. To qualify as existing housing, units must substantially comply with the HQS on the proposal selection date. However, the Public Housing Authority (PHA) may not execute the HAP contract until the units fully comply with the HQS.~~

~~(b) *Pre-HAP contract inspections.* The Public Housing Authority (PHA) must inspect each contract unit before execution of the HAP contract. The Public Housing Authority (PHA) may not enter into a HAP contract covering a unit until the unit fully complies with the HQS.~~

~~(c) *Turnover inspections.* Before providing assistance to a new family in a contract unit, the Public Housing Authority (PHA) must inspect the unit. The Public Housing Authority (PHA) may not provide assistance on behalf of the family until the unit fully complies with the HQS.~~

~~(d) *Biennial inspections.* (1) At least biennially during the term of the HAP contract, the Public Housing Authority (PHA) must inspect a random sample, consisting of at least 20 percent of the contract units in each building, to determine if the contract units and the premises are maintained in accordance with the HQS. Turnover inspections pursuant to paragraph (c) of this section are not counted toward meeting this inspection requirement.~~

~~(2) If more than 20 percent of the sample of inspected contract units in a building fail the initial inspection, then the Public Housing Authority (PHA) must reinspect 100 percent of the contract units in the building.~~

~~(3) A Public Housing Authority (PHA) may also use the procedures applicable to Housing Choice Voucher (HCV) units in 24 CFR 982.406.~~

~~(e) *Other inspections.* (1) The Public Housing Authority (PHA) must inspect contract units whenever needed to determine that the contract units comply with the HQS, and that the owner is providing maintenance, utilities, and other services in accordance with the HAP contract. The Public Housing Authority (PHA) must consider complaints and any other information coming to its attention in scheduling inspections.~~

~~(2) The Public Housing Authority (PHA) must conduct follow-up inspections needed to determine if the owner (or, if applicable, the family) has corrected an HQS violation, and must conduct inspections to determine the basis for exercise of contractual and other remedies for owner or family violation of the HQS. (Family HQS obligations are specified in 24 CFR 982.404(b).)~~

~~(3) In conducting Public Housing Authority (PHA) supervisory quality control HQS inspections, the Public Housing Authority (PHA) should include a representative sample of both tenant-based and project-based units.~~

~~(f) *Inspecting Public Housing Authority (PHA) owned units.* (1) In the case of Public Housing Authority (PHA) owned units, the inspections required under this section must be performed by an independent agency designated in accordance with §983.59, rather than by the Public Housing Authority (PHA).~~

~~(2) The independent entity must furnish a copy of each inspection report to the Public Housing Authority (PHA) and to the HUD field office where the project is located.~~

~~(3) The Public Housing Authority (PHA) must take all necessary actions in response to inspection reports from the independent agency, including exercise of contractual remedies for violation of the HAP contract by the Public Housing Authority (PHA) owner.~~

~~(g) *Mixed-finance properties.* In the case of a property assisted with project-based vouchers (authorized at 42 U.S.C. 1437f(o)(13)) that is subject to an alternative inspection, the Public Housing Authority (PHA) may rely upon inspections conducted at least triennially to demonstrate compliance with the inspection requirement of 24 CFR 982.405(a).~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 81 FR 12377, Mar. 8, 2016]~~

~~**Subpart D—Requirements for Rehabilitated and Newly Constructed Units**~~

~~**§983.151—Applicability.**~~

~~This Subpart D applies to Project Based Voucher (PBV) assistance for newly constructed or rehabilitated housing. This Subpart D does not apply to Project Based Voucher (PBV) assistance for existing housing. Housing selected under this subpart cannot be selected as existing housing, as defined in §983.52, at a later date.~~

~~§983.152—Purpose and content of the Agreement to Enter into HAP (AHAP) contract.~~

~~(a) Purpose of Agreement. In the Agreement the owner agrees to develop the contract units to comply with the HQS, and the Public Housing Authority (PHA) agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the Public Housing Authority (PHA) will enter into a HAP contract with the owner for the contract units.~~

~~(b) Requirement. The Public Housing Authority (PHA) must enter into an Agreement with the owner at such time as provided in §983.153. The Agreement must be in the form required by HUD headquarters (see 24 CFR 982.162).~~

~~(c) Commencement of construction or rehabilitation. The Public Housing Authority (PHA) may not enter into an agreement if commencement of construction or rehabilitation has commenced after proposal submission.~~

~~(1) Construction begins when excavation or site preparation (including clearing of the land) begins for the housing.~~

~~(2) Rehabilitation begins with the physical commencement of rehabilitation activity on the housing.~~

~~(d) Description of housing. (1) At a minimum, the Agreement must describe the following features of the housing to be developed (newly constructed or rehabilitated) and assisted under the Project Based Voucher (PBV) program:~~

~~(i) Site.~~

~~(ii) Location of contract units on site.~~

~~(iii) Number of contract units by area (size) and number of bedrooms and bathrooms.~~

~~(iv) Services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.~~

~~(v) Utilities available to the contract units, including a specification of utility services to be paid by owner (without charges in addition to rent) and utility services to be paid by the tenant.~~

~~(vi) Indication of whether or not the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205 and the accessibility requirements of section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR 8.22 and 8.23 apply to units under the Agreement. If these requirements are applicable, any required work item resulting from these requirements must be included in the description of work to be performed under the Agreement, as specified in paragraph (c) (i)(viii) of this section.~~

~~(vii) Estimated initial rents to owner for the contract units.~~

~~(viii) Description of the work to be performed under the Agreement. If the Agreement is for rehabilitation of units, the work description must include the rehabilitation work write up and, where determined necessary by the Public Housing Authority (PHA), specifications, and plans. If the Agreement is for new construction, the work description must include the working drawings and specifications.~~

~~(2) At a minimum, the housing must comply with the HQS. The Public Housing Authority (PHA) may elect to establish additional requirements for quality, architecture, or design of Project Based Voucher (PBV) housing, over and above the HQS, and any such additional requirement must be specified in the Agreement.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]~~

~~§983.153—When Agreement is Executed.~~

~~The agreement must be promptly executed, in accordance with the following conditions:~~

~~(a) *Prohibition of excess subsidy.* The Public Housing Authority (PHA) may not enter the Agreement with the owner until the subsidy layering review is completed (see §983.55).~~

~~(b) *Environmental approval.* The Public Housing Authority (PHA) may not enter the Agreement with the owner until the environmental review is completed and the Public Housing Authority (PHA) has received the environmental approval (see §983.58).~~

~~(c) *Prohibition on construction or rehabilitation.* The Public Housing Authority (PHA) shall not enter into the Agreement with the owner if construction or rehabilitation has commenced after proposal submission.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]~~

~~§983.154—Conduct of Development Work.~~

~~(a) *Development requirements.* The owner must carry out development work in accordance with the Agreement and the requirements of this section.~~

~~(b) *Labor standards.* (1) In the case of an Agreement for development of nine or more contract units (whether or not completed in stages), the owner and the owner's contractors and subcontractors must pay Davis-Bacon wages to laborers and mechanics employed in development of the housing.~~

~~(2) The HUD-prescribed form of Agreement shall include the labor standards clauses required by HUD, such as those involving Davis-Bacon wage rates.~~

~~(3) The owner and the owner's contractors and subcontractors must comply with the Contract Work Hours and Safety Standards Act, Department of Labor regulations in 29 CFR part 5, and~~

~~other applicable federal labor relations laws and regulations. The Public Housing Authority (PHA) must monitor compliance with labor standards.~~

~~(c) *Equal opportunity.* (1) *Section 3—Training, employment, and contracting opportunities.* The owner must comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and the implementing regulations at 24 CFR part 135.~~

~~(2) *Equal employment opportunity.* The owner must comply with federal equal employment opportunity requirements of Executive Orders 11246 as amended (3 CFR, 1964–1965 Comp., p. 339), 11625 (3 CFR, 1971–1975 Comp., p. 616), 12432 (3 CFR, 1983 Comp., p. 198) and 12138 (3 CFR, 1977 Comp., p. 393).~~

~~(d) *Eligibility to participate in federal programs and activities.* The Agreement and HAP contract shall include a certification by the owner that the owner and other project principals (including the officers and principal members, shareholders, investors, and other parties having a substantial interest in the project) are not on the U.S. General Services Administration list of parties excluded from federal procurement and non-procurement programs.~~

~~(e) *Disclosure of conflict of interest.* The owner must disclose any possible conflict of interest that would be a violation of the Agreement, the HAP contract, or HUD regulations.~~

~~§983.155—Completion of Housing.~~

~~(a) *Completion deadline.* The owner must develop and complete the housing in accordance with the Agreement. The Agreement must specify the deadlines for completion of the housing and for submission by the owner of the required evidence of completion.~~

~~(b) *Required evidence of completion—(1) Minimum submission.* At a minimum, the owner must submit the following evidence of completion to the Public Housing Authority (PHA) in the form and manner required by the Public Housing Authority (PHA):~~

~~(i) Owner certification that the work has been completed in accordance with the HQS and all requirements of the Agreement.~~

~~(ii) Owner certification that the owner has complied with labor standards and equal opportunity requirements in development of the housing.~~

~~(2) *Additional documentation.* At the discretion of the Public Housing Authority (PHA), the Agreement may specify additional documentation that must be submitted by the owner as evidence of housing completion. For example, such documentation may include:~~

~~(i) A certificate of occupancy or other evidence that the units comply with local requirements (such as code and zoning requirements).~~

~~(ii) An architect's certification that the housing complies with:~~

~~(A) HUD housing quality standards.~~

~~(B) State, local, or other building codes.~~

~~(C) Zoning.~~

~~(D) The rehabilitation work write-up (for rehabilitated housing) or the work description (for newly constructed housing).~~

~~(E) Any additional design or quality requirements pursuant to the Agreement.~~

~~§983.156—Public Housing Authority (PHA) Acceptance of Completed Units.~~

~~(a) *Public Housing Authority (PHA) determination of completion.* When the Public Housing Authority (PHA) has received owner notice that the housing is completed:~~

~~(1) The Public Housing Authority (PHA) must inspect to determine if the housing has been completed in accordance with the Agreement, including compliance with the HQS and any additional requirement imposed by the Public Housing Authority (PHA) under the Agreement.~~

~~(2) The Public Housing Authority (PHA) must determine if the owner has submitted all required evidence of completion.~~

~~(3) If the work has not been completed in accordance with the Agreement, the Public Housing Authority (PHA) must not enter into the HAP contract.~~

~~(b) *Execution of HAP contract.* If the Public Housing Authority (PHA) determines that the housing has been completed in accordance with the Agreement and that the owner has submitted all required evidence of completion, the Public Housing Authority (PHA) must submit the HAP contract for execution by the owner and must then execute the HAP contract.~~

~~§983.157—Broadband Infrastructure.~~

~~Any new construction or substantial rehabilitation, as substantial rehabilitation is defined by 24 CFR 5.100, of a building with more than 4 rental units and where the date of the notice of owner proposal selection or the start of the rehabilitation while under a HAP contract is after January 19, 2017 must include installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where the owner determines and documents the determination that:~~

~~(a) The location of the new construction or substantial rehabilitation makes installation of broadband infrastructure infeasible.~~

~~(b) The cost of installing broadband infrastructure would result in a fundamental alteration in the nature of its program or activity or in an undue financial burden.~~

~~(c) The structure of the housing to be substantially rehabilitated makes installation of broadband infrastructure infeasible.~~

[81 FR 92639, Dec. 20, 2016]

~~**Subpart E—Housing Assistance Payments Contract**
§983.201—Applicability.~~

~~Subpart E applies to all Project Based Voucher (PBV) assistance under part 983 (including assistance for existing, newly constructed, or rehabilitated housing).~~

~~**§983.202—Purpose of HAP Contract.**~~

~~(a) *Requirement.* The Public Housing Authority (PHA) must enter into a HAP contract with the owner. With the exception of single family scattered site projects, a HAP contract shall cover a single project. If multiple projects exist, each project shall be covered by a separate HAP contract. The HAP contract must be in such form as may be prescribed by HUD.~~

~~(b) *Purpose of HAP contract.* (1) The purpose of the HAP contract is to provide housing assistance payments for eligible families.~~

~~(2) The Public Housing Authority (PHA) makes housing assistance payments to the owner in accordance with the HAP contract. Housing assistance is paid for contract units leased and occupied by eligible families during the HAP contract term.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]

~~**§983.203—HAP Contract Information.**~~

The HAP contract must specify:

~~(a) The total number of contract units by number of bedrooms.~~

~~(b) Information needed to identify the site and the building or buildings where the contract units are located. The information must include the project's name, street address, city or county, state and zip code, block, and lot number (if known), and any other information necessary to clearly identify the site and the building.~~

~~(c) Information needed to identify the specific contract units in each building. The information must include the number of contract units in the building, the location of each contract unit, the area of each contract unit, and the number of bedrooms and bathrooms in each contract unit.~~

~~(d) Services, maintenance, and equipment to be supplied by the owner without charges in addition to the rent to owner.~~

~~(e) Utilities available to the contract units, including a specification of utility services to be paid by the owner (without charges in addition to rent) and utility services to be paid by the tenant.~~

~~(f) Features provided to comply with program accessibility requirements of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8.~~

~~(g) The HAP contract term.~~

~~(h) The number of units in any project that will exceed the 25 percent per project cap (as described in §983.56), which will be set aside for occupancy by qualifying families (elderly and/or disabled families and families receiving supportive services).~~

~~(i) The initial rent to owner (for the first 12 months of the HAP contract term).~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36167, June 25, 2014]~~

~~§983.204—When HAP Contract is Executed.~~

~~(a) *Public Housing Authority (PHA) inspection of housing.* (1) Before execution of the HAP contract, the Public Housing Authority (PHA) must inspect each contract unit in accordance with §983.103(b).~~

~~(2) The Public Housing Authority (PHA) may not enter into a HAP contract for any contract unit until the Public Housing Authority (PHA) has determined that the unit complies with the HQS.~~

~~(b) *Existing housing.* In the case of existing housing, the HAP contract must be executed promptly after Public Housing Authority (PHA) selection of the owner proposal and Public Housing Authority (PHA) inspection of the housing.~~

~~(c) *Newly constructed or rehabilitated housing.* (1) In the case of newly constructed or rehabilitated housing the HAP contract must be executed after the Public Housing Authority (PHA) has inspected the completed units and has determined that the units have been completed in accordance with the Agreement and the owner has furnished all required evidence of completion (see §§983.155 and 983.156).~~

~~(2) In the HAP contract, the owner certifies that the units have been completed in accordance with the Agreement. Completion of the units by the owner and acceptance of units by the Public Housing Authority (PHA) is subject to the provisions of the Agreement.~~

~~§983.205—Term of HAP Contract.~~

~~(a) *15-year initial term.* The Public Housing Authority (PHA) may enter into a HAP contract with an owner for an initial term of up to 15 years for each contract unit. The length of the term of the HAP contract for any contract unit may not be less than one year, nor more than 15 years. In the case of Public Housing Authority (PHA) owned units, the term of the initial HAP contract shall be determined in accordance with §983.59.~~

~~(b) *Extension of term.* A Public Housing Authority (PHA) may agree to enter into an extension at the time of the initial HAP contract term or any time before expiration of the contract, for an additional term of up to 15 years if the Public Housing Authority (PHA) determines an extension is appropriate to continue providing affordable housing for low-income families. A HAP contract extension may not exceed 15 years. A Public Housing Authority (PHA) may provide for multiple extensions; however, in no circumstance may such extensions exceed 15 years, cumulatively. Extensions after the initial extension are allowed at the end of any extension term provided that not more than 24 months prior to the expiration of the previous extension contract, the Public Housing Authority (PHA) agrees to extend the term, and that such extension is appropriate to continue providing affordable housing for low-income families or to expand housing opportunities. Extensions after the initial extension term shall not begin prior to the expiration date of the previous extension term. Subsequent extensions are subject to the same limitations described in this paragraph. Any extension of the term must be on the form and subject to the conditions prescribed by HUD at the time of the extension. In the case of Public Housing Authority (PHA) owned units, any extension of the initial term of the HAP contract shall be determined in accordance with §983.59.~~

~~(c) *Termination by Public Housing Authority (PHA)—insufficient funding.* (1) The HAP contract must provide that the term of the Public Housing Authority (PHA)'s contractual commitment is subject to the availability of sufficient appropriated funding (budget authority) as determined by HUD or by the Public Housing Authority (PHA) in accordance with HUD instructions. For purposes of this section, “sufficient funding” means the availability of appropriations, and of funding under the ACC from such appropriations, to make full payment of housing assistance payments payable to the owner for any contract year in accordance with the terms of the HAP contract.~~

~~(2) The availability of sufficient funding must be determined by HUD or by the Public Housing Authority (PHA) in accordance with HUD instructions. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the Public Housing Authority (PHA) has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the Public Housing Authority (PHA) shall be implemented in accordance with HUD instructions.~~

~~(d) *Termination by owner—reduction below initial rent.* The owner may terminate the HAP contract, upon notice to the Public Housing Authority (PHA), if the amount of the rent to owner for any contract unit, as adjusted in accordance with §983.302, is reduced below the amount of the initial rent to owner (rent to owner at the beginning of the HAP contract term). In this case, the assisted families residing in the contract units will be offered tenant-based voucher assistance.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36168, June 25, 2014]~~

~~§983.206—Statutory Notice Requirements: Contract Termination or Expiration.~~

~~(a) Notices required in accordance with this section must be provided in the form prescribed by HUD.~~

~~(b) Not less than one year before termination of a Project Based Voucher (PBV) or PBC HAP contract, the owner must notify the Public Housing Authority (PHA) and assisted tenants of the termination.~~

~~(c) For purposes of this section, the term “termination” means the expiration of the HAP contract or an owner's refusal to renew the HAP contract.~~

~~(d)(1) If an owner does not give timely notice of termination, the owner must permit the tenants in assisted units to remain in their units for the required notice period with no increase in the tenant portion of their rent, and with no eviction as a result of an owner's inability to collect an increased tenant portion of rent.~~

~~(2) An owner may renew the terminating contract for a period of time sufficient to give tenants one year advance notice under such terms as HUD may require.~~

[79 FR 36168, June 25, 2014]

~~§983.207—HAP Contract Amendments (add or substitute contract units):~~

~~(a) Amendment to substitute contract units. At the discretion of the Public Housing Authority (PHA) and subject to all Project Based Voucher (PBV) requirements, the HAP contract may be amended to substitute a different unit with the same number of bedrooms in the same building for a previously covered contract unit. Prior to such substitution, the Public Housing Authority (PHA) must inspect the proposed substitute unit and must determine the reasonable rent for such unit.~~

~~(b) Amendment to add contract units. At the discretion of the Public Housing Authority (PHA), and provided that the total number of units in a project that will receive Project Based Voucher (PBV) assistance will not exceed 25 percent of the total number of dwelling units in the project (assisted and unassisted), (unless units were initially identified in the HAP contract as excepted from the 25 percent limitation in accordance with §983.56(b)), or the 20 percent of authorized budget authority as provided in §983.6, a HAP contract may be amended during the three year period immediately following the execution date of the HAP contract to add additional Project Based Voucher (PBV) contract units in the same project. An amendment to the HAP contract is subject to all Project Based Voucher (PBV) requirements (e.g., rents are reasonable), except that a new Project Based Voucher (PBV) request for proposals is not required. The anniversary and expiration dates of the HAP contract for the additional units must be the same as the anniversary and expiration dates of the HAP contract term for the Project Based Voucher (PBV) units originally placed under HAP contract.~~

~~(c) Staged completion of contract units. Even if contract units are placed under the HAP contract in stages commencing on different dates, there is a single annual anniversary for all contract units under the HAP contract. The annual anniversary for all contract units is the annual anniversary date for the first contract units placed under the HAP contract. The expiration of the HAP contract for all the contract units completed in stages must be concurrent with the end of the HAP contract term for the units originally placed under HAP contract.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated and amended at 79 FR 36168, June 25, 2014]~~

~~**§983.208—Condition of Contract Units.**~~

~~(a) *Owner maintenance and operation.* (1) The owner must maintain and operate the contract units and premises in accordance with the HQS, including performance of ordinary and extraordinary maintenance.~~

~~(2) The owner must provide all the services, maintenance, equipment, and utilities specified in the HAP contract with the Public Housing Authority (PHA) and in the lease with each assisted family.~~

~~(3) At the discretion of the Public Housing Authority (PHA), the HAP contract may also require continuing owner compliance during the HAP term with additional housing quality requirements specified by the Public Housing Authority (PHA) (in addition to, but not in place of, compliance with the HUD-prescribed HQS). Such additional requirements may be designed to assure continued compliance with any design, architecture, or quality requirement specified in the Agreement.~~

~~(b) *Remedies for HQS violation.* (1) The Public Housing Authority (PHA) must vigorously enforce the owner's obligation to maintain contract units in accordance with the HQS. The Public Housing Authority (PHA) may not make any HAP payment to the owner for a contract unit covering any period during which the contract unit does not comply with the HQS.~~

~~(2) If the Public Housing Authority (PHA) determines that a contract unit is not in accordance with the housing quality standards (or other HAP contract requirement), the Public Housing Authority (PHA) may exercise any of its remedies under the HAP contract for all or any contract units. Such remedies include termination of housing assistance payments, abatement or reduction of housing assistance payments, reduction of contract units, and termination of the HAP contract.~~

~~(c) *Maintenance and replacement—Owner's standard practice.* Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated at 79 FR 36168, June 25, 2014]~~

~~**§983.209—Owner Responsibilities.**~~

~~The owner is responsible for performing all of the owner responsibilities under the Agreement and the HAP contract. 24 CFR 982.452 (Owner responsibilities) applies.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated at 79 FR 36168, June 25, 2014]~~

~~§983.210—Owner Certification.~~

~~By execution of the HAP contract, the owner certifies that at such execution and at all times during the term of the HAP contract:~~

~~(a) All contract units are in good and tenable condition. The owner is maintaining the premises and all contract units in accordance with the HQS.~~

~~(b) The owner is providing all the services, maintenance, equipment, and utilities as agreed to under the HAP contract and the leases with assisted families.~~

~~(c) Each contract unit for which the owner is receiving housing assistance payments is leased to an eligible family referred by the Public Housing Authority (PHA), and the lease is in accordance with the HAP contract and HUD requirements.~~

~~(d) To the best of the owner's knowledge, the members of the family reside in each contract unit for which the owner is receiving housing assistance payments, and the unit is the family's only residence.~~

~~(e) The owner (including a principal or other interested party) is not the spouse, parent, child, grandparent, grandchild, sister, or brother of any member of a family residing in a contract unit.~~

~~(f) The amount of the housing assistance payment is the correct amount due under the HAP contract.~~

~~(g) The rent to owner for each contract unit does not exceed rents charged by the owner for other comparable unassisted units.~~

~~(h) Except for the housing assistance payment and the tenant rent as provided under the HAP contract, the owner has not received and will not receive any payment or other consideration (from the family, the Public Housing Authority (PHA), HUD, or any other public or private source) for rental of the contract unit.~~

~~(i) The family does not own or have any interest in the contract unit. The certification required by this section does not apply in the case of an assisted family's membership in a cooperative.~~

~~(j) Repair work on a project selected as an existing project that is performed after HAP execution within such post-execution period as specified by HUD may constitute development activity, and if determined to be development activity, the repair work undertaken shall be compliant with Davis-Bacon wage requirements.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated and amended at 79 FR 36168, June 25, 2014]~~

~~§983.211—Removal of Unit from HAP Contract.~~

~~(a) Units occupied by families whose income has increased during their tenancy resulting in the tenant rent equaling the rent to the owner, shall be removed from the HAP Contract 180 days following the last housing assistance payment on behalf of the family.~~

~~(b) If the project is fully assisted, a Public Housing Authority (PHA) may reinstate the unit removed under paragraph (a) of this section to the HAP contract after the ineligible family vacates the property. If the project is partially assisted, a Public Housing Authority (PHA) may substitute a different unit for the unit removed under paragraph (a) of this section to the HAP contract when the first eligible substitute becomes available.~~

~~(c) A reinstatement or substitution of units under the HAP contract, in accordance with paragraph (b) of this section, must be permissible under §983.207. The anniversary and expiration dates of the HAP contract for the unit must be the same as it was when it was originally placed under the HAP contract. The Public Housing Authority (PHA) must refer eligible families to the owner in accordance with the Public Housing Authority (PHA)'s selection policies.~~

~~[79 FR 36168, June 25, 2014]~~

~~Subpart F—Occupancy~~

~~§983.251—How Participants Are Selected.~~

~~(a) *Who may receive Project-Based Voucher (PBV) assistance?* (1) The Public Housing Authority (PHA) may select families who are participants in the Public Housing Authority (PHA)'s tenant-based voucher program and families who have applied for admission to the voucher program.~~

~~(2) Except for voucher participants (determined eligible at original admission to the voucher program), the Public Housing Authority (PHA) may only select families determined eligible for admission at commencement of Project-Based Voucher (PBV) assistance.~~

~~(3) The protections for victims of domestic violence, dating violence, sexual assault, or stalking in 24 CFR part 5, subpart L, apply to admission to the project-based program.~~

~~(4) A Public Housing Authority (PHA) may not approve a tenancy if the owner (including a principal or other interested party) of a unit is the parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless the Public Housing Authority (PHA) determines that approving the unit would provide reasonable accommodation for a family member who is a person with disabilities.~~

~~(b) *Protection of in-place families.* (1) The term “in-place family” means an eligible family residing in a proposed contract unit on the proposal selection date.~~

~~(2) In order to minimize displacement of in-place families, if a unit to be placed under contract that is either an existing unit or one requiring rehabilitation is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the Public Housing Authority (PHA)'s waiting list (if the family is not already on the list) and, once its continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized Project Based Voucher (PBV) unit in the project. (However, the Public Housing Authority (PHA) may deny assistance for the grounds specified in 24 CFR 982.552 and 982.553.) Admission of such families is not subject to income targeting under 24 CFR 982.201(b)(2)(i), and such families must be referred to the owner from the Public Housing Authority (PHA)'s waiting list. A Public Housing Authority (PHA) shall give such families priority for admission to the Project Based Voucher (PBV) program. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.~~

~~(c) Selection from Public Housing Authority (PHA) waiting list. (1) Applicants who will occupy Project Based Voucher (PBV) units must be selected by the Public Housing Authority (PHA) from the Public Housing Authority (PHA) waiting list. The Public Housing Authority (PHA) must select applicants from the waiting list in accordance with the policies in the Public Housing Authority (PHA) administrative plan.~~

~~(2) The Public Housing Authority (PHA) may use a separate waiting list for admission to Project Based Voucher (PBV) units or may use the same waiting list for both tenant-based assistance and Project Based Voucher (PBV) assistance. If the Public Housing Authority (PHA) chooses to use a separate waiting list for admission to Project Based Voucher (PBV) units, the Public Housing Authority (PHA) must offer to place applicants who are listed on the waiting list for tenant-based assistance on the waiting list for Project Based Voucher (PBV) assistance.~~

~~(3) The Public Housing Authority (PHA) may use separate waiting lists for Project Based Voucher (PBV) units in individual projects or buildings (or for sets of such units) or may use a single waiting list for the Public Housing Authority (PHA)'s whole Project Based Voucher (PBV) program. In either case, the waiting list may establish criteria or preferences for occupancy of particular units.~~

~~(4) The Public Housing Authority (PHA) may merge the waiting list for Project Based Voucher (PBV) assistance with the Public Housing Authority (PHA) waiting list for admission to another assisted housing program.~~

~~(5) The Public Housing Authority (PHA) may place families referred by the Project Based Voucher (PBV) owner on its Project Based Voucher (PBV) waiting list.~~

~~(6) Not less than 75 percent of the families admitted to a Public Housing Authority (PHA)'s tenant-based and project-based voucher programs during the Public Housing Authority (PHA) fiscal year from the Public Housing Authority (PHA) waiting list shall be extremely low-income families. The income targeting requirements at 24 CFR 982.201(b)(2) apply to the total of admissions to the Public Housing Authority (PHA)'s project-based voucher program and tenant-based voucher program during the Public Housing Authority (PHA) fiscal year from the Public Housing Authority (PHA) waiting list for such programs.~~

~~(7) In selecting families to occupy Project Based Voucher (PBV) units with special accessibility features for persons with disabilities, the Public Housing Authority (PHA) must first refer families who require such accessibility features to the owner (see 24 CFR 8.26 and 100.202).~~

~~(d) Preference for services offered. In selecting families, Public Housing Authority (PHA)s may give preference to disabled families who need services offered at a particular project in accordance with the limits under this paragraph. The prohibition on granting preferences to persons with a specific disability at 24 CFR 982.207(b) (3) continues to apply.~~

~~(1) Preference limits. (i) The preference is limited to the population of families (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain themselves in housing.~~

~~(ii) Who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing.~~

~~(iii) For whom such services cannot be provided in a nonsegregated setting.~~

~~(2) Disabled residents shall not be required to accept the particular services offered at the project.~~

~~(3) In advertising the project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible persons with disabilities who may benefit from services provided in the project.~~

~~(e) Offer of Project Based Voucher (PBV) assistance. (1) If a family refuses the Public Housing Authority (PHA)'s offer of Project Based Voucher (PBV) assistance, such refusal does not affect the family's position on the Public Housing Authority (PHA) waiting list for tenant based assistance.~~

~~(2) If a Project Based Voucher (PBV) owner rejects a family for admission to the owner's Project Based Voucher (PBV) units, such rejection by the owner does not affect the family's position on the Public Housing Authority (PHA) waiting list for tenant based assistance.~~

~~(3) The Public Housing Authority (PHA) may not take any of the following actions against an applicant who has applied for, received, or refused an offer of Project Based Voucher (PBV) assistance:~~

~~(i) Refuse to list the applicant on the Public Housing Authority (PHA) waiting list for tenant based assistance.~~

~~(ii) Deny any admission preference for which the applicant is currently qualified.~~

~~(iii) Change the applicant's place on the waiting list based on preference, date, and time of application, or other factors affecting selection under the Public Housing Authority (PHA) selection policy.~~

~~(iv) Remove the applicant from the waiting list for tenant-based voucher assistance.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 73 FR 72345, Nov. 28, 2008; 75 FR 66264, Oct. 27, 2010; 79 FR 36168, June 25, 2014; 81 FR 80818, Nov. 16, 2016]~~

~~§983.252—Public Housing Authority (PHA) Information for Accepted Family.~~

~~(a) *Oral briefing.* When a family accepts an offer of Project-Based Voucher (PBV) assistance, the Public Housing Authority (PHA) must give the family an oral briefing. The briefing must include information on the following subjects:~~

~~(1) A description of how the program works; and~~

~~(2) Family and owner responsibilities.~~

~~(b) *Information packet.* The Public Housing Authority (PHA) must give the family a packet that includes information on the following subjects:~~

~~(1) How the Public Housing Authority (PHA) determines the total tenant payment for a family.~~

~~(2) Family obligations under the program.~~

~~(3) Applicable fair housing information.~~

~~(c) *Providing information for persons with disabilities.* (1) If the family head or spouse is a disabled person, the Public Housing Authority (PHA) must take appropriate steps to assure effective communication, in accordance with 24 CFR 8.6, in conducting the oral briefing and in providing the written information packet, including in alternative formats.~~

~~(2) The Public Housing Authority (PHA) shall have some mechanism for referring to accessible Project-Based Voucher (PBV) units a family that includes a person with mobility impairment.~~

~~(d) *Providing information for persons with Limited English Proficiency (LEP).* The Public Housing Authority (PHA) should take reasonable steps to assure meaningful access by persons with limited English proficiency in accordance with obligations contained in Title VI of the Civil Rights Act of 1964 and Executive Order 13166.~~

~~§983.253—Leasing of Contract Units.~~

~~(a) *Owner selection of tenants.* (1) During the term of the HAP contract, the owner must lease contract units only to eligible families selected and referred by the Public Housing Authority (PHA) from the Public Housing Authority (PHA) waiting list.~~

~~(2) The owner is responsible for adopting written tenant selection procedures that are consistent with the purpose of improving housing opportunities for very low income families and~~

~~reasonably related to program eligibility and an applicant's ability to perform the lease obligations:~~

~~(3) An owner must promptly notify in writing any rejected applicant of the grounds for any rejection.~~

~~(4) The owner must comply with 24 CFR part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking).~~

~~(b) *Size of unit.* The contract unit leased to each family must be appropriate for the size of the family under the Public Housing Authority (PHA)'s subsidy standards.~~

~~(c) The protections for victims of domestic violence, dating violence, sexual assault, or stalking in 24 CFR part 5, subpart L, apply to tenant screening.~~

[70 FR 59913, Oct. 13, 2005, as amended at 81 FR 80818, Nov. 16, 2016]

~~§983.254—Vacancies.~~

~~(a) *Filling vacant units.* (1) The owner must promptly notify the Public Housing Authority (PHA) of any vacancy or expected vacancy in a contract unit. After receiving the owner's notice, the Public Housing Authority (PHA) must make every reasonable effort to refer promptly to a sufficient number of families for the owner to fill such vacancies.~~

~~(2) The owner must lease vacant contract units only to eligible families on the Public Housing Authority (PHA) waiting list referred by the Public Housing Authority (PHA).~~

~~(3) The Public Housing Authority (PHA) and the owner must make reasonably good faith efforts to minimize the likelihood and length of any vacancy.~~

~~(b) *Reducing number of contract units.* If any contract units have been vacant for a period of 120 or more days since owner notice of vacancy (and notwithstanding the reasonable good faith efforts of the Public Housing Authority (PHA) to fill such vacancies), the Public Housing Authority (PHA) may give notice to the owner amending the HAP contract to reduce the number of contract units by subtracting the number of contract units (by number of bedrooms) that have been vacant for such period.~~

~~§983.255—Tenant Screening.~~

~~(a) *Public Housing Authority (PHA) option.* (1) The Public Housing Authority (PHA) has no responsibility or liability to the owner or any other person for the family's behavior or suitability for tenancy. However, the Public Housing Authority (PHA) may opt to screen applicants for family behavior or suitability for tenancy and may deny admission to an applicant based on such screening.~~

~~(2) The Public Housing Authority (PHA) must conduct any such screening of applicants in accordance with policies stated in the Public Housing Authority (PHA) administrative plan.~~

~~(b) *Owner responsibility.* (1) The owner is responsible for screening and selection of the family to occupy the owner's unit.~~

~~(2) The owner is responsible for screening of families on the basis of their tenancy histories. An owner may consider a family's background with respect to such factors as:~~

~~(i) Payment of rent and utility bills.~~

~~(ii) Caring for a unit and premises.~~

~~(iii) Respecting the rights of other residents to the peaceful enjoyment of their housing.~~

~~(iv) Drug-related criminal activity or other criminal activity that is a threat to the health, safety, or property of others.~~

~~(v) Compliance with other essential conditions of tenancy.~~

~~(c) *Providing tenant information to owner.* (1) The Public Housing Authority (PHA) must give the owner:~~

~~(i) The family's current and prior address (as shown in the Public Housing Authority (PHA) records).~~

~~(ii) The name and address (if known to the Public Housing Authority (PHA)) of the landlord at the family's current and any prior address.~~

~~(2) When a family wants to lease a dwelling unit, the Public Housing Authority (PHA) may offer the owner other information in the Public Housing Authority (PHA) possession about the family, including information about the tenancy history of family members or about drug trafficking and criminal activity by family members.~~

~~(3) The Public Housing Authority (PHA) must give the family a description of the Public Housing Authority (PHA) policy on providing information to owners.~~

~~(4) The Public Housing Authority (PHA) policy must provide that the Public Housing Authority (PHA) will give the same types of information to all owners.~~

~~(d) The protections for victims of domestic violence, dating violence, sexual assault, or stalking in 24 CFR part 5, subpart L, apply to tenant screening.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 73 FR 72345, Nov. 28, 2008; 75 FR 66264, Oct. 27, 2010; 81 FR 80818, Nov. 16, 2016]~~

~~§983.256—Lease.~~

~~(a) *Tenant's legal capacity.* The tenant must have legal capacity to enter a lease under state and local law. "Legal capacity" means that the tenant is bound by the terms of the lease and may enforce the terms of the lease against the owner.~~

~~(b) *Form of lease.* (1) The tenant and the owner must enter a written lease for the unit. The lease must be executed by the owner and the tenant.~~

~~(2) If the owner uses a standard lease form for rental to unassisted tenants in the locality or the premises, the lease must be in such standard form, except as provided in paragraph (b)(4) of this section. If the owner does not use a standard lease form for rental to unassisted tenants, the owner may use another form of lease, such as a Public Housing Authority (PHA) model lease.~~

~~(3) In all cases, the lease must include a HUD-required tenancy addendum. The tenancy addendum must include, word for word, all provisions required by HUD.~~

~~(4) The Public Housing Authority (PHA) may review the owner's lease form to determine if the lease complies with state and local law. The Public Housing Authority (PHA) may decline to approve the tenancy if the Public Housing Authority (PHA) determines that the lease does not comply with state or local law.~~

~~(c) *Required information.* The lease must specify all of the following:~~

~~(1) The names of the owner and the tenant.~~

~~(2) The unit rented (address, apartment number, if any, and any other information needed to identify the leased contract unit).~~

~~(3) The term of the lease (initial term and any provision for renewal).~~

~~(4) The amount of the tenant rent to owner. The tenant rent to owner is subject to change during the term of the lease in accordance with HUD requirements.~~

~~(5) A specification of what services, maintenance, equipment, and utilities are to be provided by the owner.~~

~~(6) The amount of any charges for food, furniture, or supportive services.~~

~~(d) *Tenancy addendum.* (1) The tenancy addendum in the lease shall state:~~

~~(i) The program tenancy requirements (as specified in this part).~~

~~(ii) The composition of the household as approved by the Public Housing Authority (PHA) (names of family members and any Public Housing Authority (PHA) approved live-in aide).~~

~~(2) All provisions in the HUD required tenancy addendum must be included in the lease. The terms of the tenancy addendum shall prevail over other provisions of the lease.~~

~~(e) *Changes in lease.* (1) If the tenant and the owner agree to any change in the lease, such changes must be in writing, and the owner must immediately give the Public Housing Authority (PHA) a copy of all such changes.~~

~~(2) The owner must notify the Public Housing Authority (PHA) in advance of any proposed change in lease requirements governing the allocation of tenant and owner responsibilities for utilities. Such changes may be made only if approved by the Public Housing Authority (PHA) and in accordance with the terms of the lease relating to its amendment. The Public Housing Authority (PHA) must redetermine reasonable rent, in accordance with §983.303(e), based on any change in the allocation of responsibility for utilities between the owner and the tenant, and the redetermined reasonable rent shall be used in calculation of rent to owner from the effective date of the change.~~

~~(f) *Term of lease.* (1) The initial lease term must be for at least one year.~~

~~(2) The lease must provide for automatic renewal after the initial term of the lease. The lease may provide either:~~

~~(i) For automatic renewal for successive definite terms (e.g., month to month or year to year).~~

~~(ii) For automatic indefinite extension of the lease term.~~

~~(3) The term of the lease terminates if any of the following occurs:~~

~~(i) The owner terminates the lease for good cause.~~

~~(ii) The tenant terminates the lease.~~

~~(iii) The owner and the tenant agree to terminate the lease.~~

~~(iv) The Public Housing Authority (PHA) terminates the HAP contract.~~

~~(v) The Public Housing Authority (PHA) terminates assistance for the family.~~

~~(g) *Lease provisions governing absence from the unit.* The lease may specify a maximum period of family absence from the unit that may be shorter than the maximum period permitted by Public Housing Authority (PHA) policy. (Public Housing Authority (PHA) termination of assistance actions due to family absence from the unit are subject to 24 CFR 982.312, except that the unit is not terminated from the HAP contract if the family is absent for longer than the maximum period permitted).~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36168, June 25, 2014]~~

~~§983.257—Owner Termination of Tenancy and Eviction.~~

~~(a) In general, 24 CFR 982.310 applies with the exception that §982.310(d) (1)(iii) and (iv) do not apply to the Project Based Voucher (PBV) program. (In the Project Based Voucher (PBV) program, “good cause” does not include a business or economic reason or desire to use the unit for an individual, family, or non-residential rental purpose.) 24 CFR 5.858 through 5.861 on eviction for drug and alcohol abuse apply to this part. 24 CFR part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking) applies to this part.~~

~~(b) If a family resides in a project based unit excepted from the 25 percent per project cap on project basing because of participation in an FSS or other supportive services program, and the family fails without good cause to complete its FSS contract of participation or supportive services requirement, such failure is grounds for lease termination by the owner.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 73 FR 72345, Nov. 28, 2008; 75 FR 66265, Oct. 27, 2010; 79 FR 36169, June 25, 2014; 81 FR 80818, Nov. 16, 2016]~~

~~§983.258—Continuation of Housing Assistance Payments.~~

~~Housing assistance payments shall continue until the tenant rent equals the rent to owner. The cessation of housing assistance payments at such point will not affect the family's other rights under its lease, nor will such cessation preclude the resumption of payments as a result of later changes in income, rents, or other relevant circumstances if such changes occur within 180 days following the date of the last housing assistance payment by the Public Housing Authority (PHA). After the 180-day period, the unit shall be removed from the HAP contract pursuant to §983.211.~~

~~[79 FR 36169, June 25, 2014]~~

~~§983.259—Security Deposit: Amounts Owed by Tenant.~~

~~(a) The owner may collect a security deposit from the tenant.~~

~~(b) The Public Housing Authority (PHA) may prohibit security deposits in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants.~~

~~(c) When the tenant moves out of the contract unit, the owner, subject to state and local law, may use the security deposit, including any interest on the deposit, in accordance with the lease, as reimbursement for any unpaid tenant rent, damages to the unit, or other amounts which the tenant owes under the lease.~~

~~(d) The owner must give the tenant a written list of all items charged against the security deposit and the amount of each item. After deducting the amount used to reimburse the owner, the owner must promptly refund the full amount of the balance to the tenant.~~

~~(e) If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may seek to collect the balance from the tenant. However, the Public Housing Authority (PHA) has no liability or responsibility for payment of any amount owed by the family to the owner.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated at 79 FR 36169, June 25, 2014]~~

~~§983.260 Overcrowded, Under-Occupied, and Accessible Units.~~

~~(a) *Family occupancy of wrong-size or accessible unit.* The Public Housing Authority (PHA) subsidy standards determine the appropriate unit size for the family size and composition. If the Public Housing Authority (PHA) determines that a family is occupying a:~~

~~(1) Wrong-size unit, or~~

~~(2) Unit with accessibility features that the family does not require, and the unit is needed by a family that requires the accessibility features, the Public Housing Authority (PHA) must promptly notify the family and the owner of this determination, and of the Public Housing Authority (PHA)'s offer of continued assistance in another unit pursuant to paragraph (b) of this section.~~

~~(b) *Public Housing Authority (PHA) offer of continued assistance.* (1) If a family is occupying a:~~

~~(i) Wrong-size unit, or~~

~~(ii) Unit with accessibility features that the family does not require, and the unit is needed by a family that requires the accessibility features, the Public Housing Authority (PHA) must offer the family the opportunity to receive continued housing assistance in another unit.~~

~~(2) The Public Housing Authority (PHA) policy on such continued housing assistance must be stated in the administrative plan and may be in the form of:~~

~~(i) Project-based voucher assistance in an appropriate-size unit (in the same project or in another project);~~

~~(ii) Other project-based housing assistance (e.g., by occupancy of a public housing unit);~~

~~(iii) Tenant-based rental assistance under the voucher program;~~

~~(iv) Other comparable public or private tenant-based assistance (e.g., under the HOME program).~~

~~(c) *Public Housing Authority (PHA) termination of housing assistance payments.* (1) If the Public Housing Authority (PHA) offers the family the opportunity to receive tenant-based rental assistance under the voucher program, the Public Housing Authority (PHA) must terminate the housing assistance payments for a wrong-sized or accessible unit at the earlier of the expiration of the term of the family's voucher (including any extension granted by the Public Housing~~

~~Authority (PHA)) or the date upon which the family vacates the unit. If the family does not move out of the wrong-sized unit or accessible unit by the expiration date of the term of the family's voucher, the Public Housing Authority (PHA) must remove the unit from the HAP contract.~~

~~(2) If the Public Housing Authority (PHA) offers the family the opportunity for another form of continued housing assistance in accordance with paragraph (b)(2) of this section (not in the tenant-based voucher program), and the family does not accept the offer, does not move out of the Project-Based Voucher (PBV) unit within a reasonable time as determined by the Public Housing Authority (PHA), or both, the Public Housing Authority (PHA) must terminate the housing assistance payments for the wrong-sized or accessible unit, at the expiration of a reasonable period as determined by the Public Housing Authority (PHA), and remove the unit from the HAP contract.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated and amended at 79 FR 36169, June 25, 2014]~~

~~§983.261—Family Right to Move.~~

~~(a) The family may terminate the assisted lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the Public Housing Authority (PHA)) in accordance with the lease.~~

~~(b) If the family has elected to terminate the lease in this manner, the Public Housing Authority (PHA) must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.~~

~~(c) Before providing notice to terminate the lease under paragraph (a) of this section, a family must contact the Public Housing Authority (PHA) to request comparable tenant-based rental assistance if the family wishes to move with continued assistance. If voucher or other comparable tenant-based rental assistance is not immediately available upon termination of the family's lease of a Project-Based Voucher (PBV) unit, the Public Housing Authority (PHA) must give the family priority to receive the next available opportunity for continued tenant-based rental assistance.~~

~~(1) The above policies do not apply when the family or a member of the family is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, as provided in 24 CFR part 5, subpart L, and the move is needed to protect the health or safety of the family or family member, or any family member has been the victim of a sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's request to move. A Public Housing Authority (PHA) may not terminate assistance if the family, with or without prior notification to the Public Housing Authority (PHA), moves out of a unit in violation of the lease, if such move occurs to protect the health or safety of a family member who is or has been the victim of domestic violence, dating violence, sexual assault, or stalking and who reasonably believed he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit, or any family member has been the victim of a sexual assault that~~

~~occurred on the premises during the 90-calendar day period preceding the family's request to move.~~

~~(2) If a family breaks up as a result of an occurrence of domestic violence, dating violence, sexual assault, or stalking, as provided in 24 CFR part 5, subpart L, the Public Housing Authority (PHA) may offer the victim the opportunity for continued tenant-based rental assistance.~~

~~(d) If the family terminates the assisted lease before the end of one year, the family relinquishes the opportunity for continued tenant-based assistance.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated at 79 FR 36169, June 25, 2014, 81 FR 80818, Nov. 16, 2016]~~

~~§983.262—When Occupancy May Exceed 25 Percent Cap on the Number of Project-Based Voucher (PBV) Units in Each Project.~~

~~(a) Except as provided in §983.56(b), the Public Housing Authority (PHA) may not pay housing assistance under the HAP contract for contract units in excess of the 25 percent cap pursuant to §983.56(a).~~

~~(b) In referring families to the owner for admission to excepted units, the Public Housing Authority (PHA) must give preference to elderly and/or disabled families, or to families receiving supportive services.~~

~~(c) If a family at the time of initial tenancy is receiving and while the resident of an excepted unit has received FSS supportive services or any other service as defined in the Public Housing Authority (PHA) administrative plan, and successfully completes the FSS contract of participation or the supportive services requirement, the unit continues to count as an excepted unit for as long as the family resides in the unit.~~

~~(d) A family (or the remaining members of the family) residing in an excepted unit that no longer meets the criteria for a “qualifying family” in connection with the 25 percent per project cap exception (i.e., a family that does not successfully complete its FSS contract of participation or the supportive services requirement as defined in the Public Housing Authority (PHA) administrative plan or the remaining members of a family that no longer qualifies for elderly or disabled family status where the Public Housing Authority (PHA) does not exercise its discretion under paragraph (c) of this section) must vacate the unit within a reasonable period of time established by the Public Housing Authority (PHA), and the Public Housing Authority (PHA) shall cease paying housing assistance payments on behalf of the non-qualifying family. If the family fails to vacate the unit within the established time, the unit must be removed from the HAP contract unless the project is partially assisted, and it is possible for the HAP contract to be amended to substitute a different unit in the project in accordance with §983.207(a); or the owner terminates the lease and evicts the family. The housing assistance payments for a family residing in an excepted unit that is not in compliance with its family obligations (e.g., a family fails, without good cause, to successfully complete its FSS contract of participation or supportive services requirement) shall be terminated by the Public Housing Authority (PHA).~~

~~(e) The Public Housing Authority (PHA) may allow a family that initially qualified for occupancy of an excepted unit based on elderly or disabled family status to continue to reside in a unit, where through circumstances beyond the control of the family (e.g., death of the elderly or disabled family member or long term or permanent hospitalization or nursing care), the elderly or disabled family member no longer resides in the unit. In this case, the unit may continue to count as an excepted unit for as long as the family resides in that unit. Once the family vacates the unit, in order to continue as an excepted unit under the HAP contract, the unit must be made available to and occupied by a qualifying family.~~

~~[70 FR 59913, Oct. 13, 2005. Redesignated and amended at 79 FR 36169, June 25, 2014]~~

~~Subpart G—Rent to Owner~~

~~§983.301—Determining the Rent to Owner.~~

~~(a) *Initial and redetermined rents.* (1) The amount of the initial and redetermined rent to owner is determined in accordance with this section and §983.302.~~

~~(2) The amount of the initial rent to owner is established at the beginning of the HAP contract term. For rehabilitated or newly constructed housing, the Agreement states the estimated amount of the initial rent to owner, but the actual amount of the initial rent to owner is established at the beginning of the HAP contract term.~~

~~(3) The rent to owner is also redetermined in accordance with §983.302.~~

~~(b) *Amount of rent to owner.* Except for certain tax credit units as provided in paragraph (c) of this section, the rent to owner must not exceed the lowest of:~~

~~(1) An amount determined by the Public Housing Authority (PHA), not to exceed 110 percent of the applicable fair market rent (or any exception payment standard approved by the Secretary) for the unit bedroom size minus any utility allowance.~~

~~(2) The reasonable rent.~~

~~(3) The rent requested by the owner.~~

~~(c) *Rent to owner for certain tax credit units.* (1) This paragraph (c) applies if:~~

~~(i) A contract unit receives a low-income housing tax credit under the Internal Revenue Code of 1986 (see 26 U.S.C. 42).~~

~~(ii) The contract unit is not located in a qualified census tract.~~

~~(iii) In the same building, there are comparable tax credit units of the same unit bedroom size as the contract unit and the comparable tax credit units do not have any form of rental assistance other than the tax credit.~~

~~(iv) The tax credit rent exceeds the applicable fair market rental (or any exception payment standard) as determined in accordance with paragraph (b) of this section.~~

~~(2) In the case of a contract unit described in paragraph (c)(1) of this section, the rent to owner must not exceed the lowest of:~~

~~(i) The tax credit rent minus any utility allowance.~~

~~(ii) The reasonable rent.~~

~~(iii) The rent requested by the owner.~~

~~(3) The “tax credit rent” is the rent charged for comparable units of the same bedroom size in the building that also receive the low income housing tax credit but do not have any additional rental assistance (e.g., additional assistance such as tenant-based voucher assistance).~~

~~(4) A “qualified census tract” is any census tract (or equivalent geographic area defined by the Bureau of the Census) in which:~~

~~(i) At least 50 percent of households have an income of less than 60 percent of Area Median Gross Income (AMGI);~~

~~(ii) Where the poverty rate is at least 25 percent and where the census tract is designated as a qualified census tract by HUD.~~

~~(d) Rent to owner for other tax credit units. Except in the case of a tax credit unit described in paragraph (c) (1) of this section, the rent to owner for all other tax credit units may be determined by the Public Housing Authority (PHA) pursuant to paragraph (b) of this section.~~

~~(e) Reasonable rent. The Public Housing Authority (PHA) shall determine the reasonable rent in accordance with §983.303. The rent to the owner for each contract unit may at no time exceed the reasonable rent, except in cases where, the Public Housing Authority (PHA) has elected within the HAP contract not to reduce rents below the initial rent to owner and, upon redetermination of the rent to owner, the reasonable rent would result in a rent below the initial rent. If the Public Housing Authority (PHA) has not elected within the HAP contract to establish the initial rent to owner as the rent floor, the rent to owner shall not at any time exceed the reasonable rent.~~

~~(f) Use of FMRs and utility allowance schedule in determining the amount of rent to owner—(1) Amounts used. (i) Determination of initial rent (at beginning of HAP contract term). When determining the initial rent to owner, the Public Housing Authority (PHA) shall use the most recently published FMR in effect and the utility allowance schedule in effect at execution of the HAP contract. At its discretion, the Public Housing Authority (PHA) may use the amounts in effect at any time during the 30-day period immediately before the beginning date of the HAP contract.~~

~~(ii) Redetermination of rent to owner. When redetermining the rent to owner, the Public Housing Authority (PHA) shall use the most recently published FMR and the Public Housing Authority (PHA) utility allowance schedule in effect at the time of redetermination. At its discretion, the Public Housing Authority (PHA) may use the amounts in effect at any time during the 30-day period immediately before the redetermination date.~~

~~(2) Exception payment standard and Public Housing Authority (PHA) utility allowance schedule.~~

~~(i) Any HUD-approved exception payment standard amount under 24 CFR 982.503(c) applies to both the tenant-based and project-based voucher programs. HUD will not approve a different exception payment standard amount for use in the Project-Based Voucher (PBV) program.~~

~~(ii) The Public Housing Authority (PHA) may not establish or apply different utility allowance amounts for the Project-Based Voucher (PBV) program. The same Public Housing Authority (PHA) utility allowance schedule applies to both the tenant-based and Project-Based Voucher (PBV) programs.~~

~~(g) Public Housing Authority (PHA) owned units. For Public Housing Authority (PHA) owned Project-Based Voucher (PBV) units, the initial rent to owner and the annual redetermination of rent at the annual anniversary of the HAP contract are determined by the independent entity approved by HUD in accordance with §983.59. The Public Housing Authority (PHA) must use the rent to owner established by the independent entity.~~

[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36169, June 25, 2014, 81 FR 80583, Nov. 16, 2016]

~~§983.302—Redetermination of Rent to Owner.~~

~~(a) The Public Housing Authority (PHA) must redetermine the rent to owner:~~

~~(1) Upon the owner's request.~~

~~(2) When there is a 10 percent decrease in the published FMR.~~

~~(b) Rent increase. (1) The Public Housing Authority (PHA) may not make any rent increase other than an increase in the rent to owner as determined pursuant to §983.301. (Provisions for special adjustments of contract rent pursuant to 42 U.S.C. 1437f (b)(2)(B) do not apply to the voucher program.)~~

~~(2) The owner must request an increase in the rent to owner at the annual anniversary of the HAP contract by written notice to the Public Housing Authority (PHA). The length of the required notice period of the owner request for a rent increase at the annual anniversary may be established by the Public Housing Authority (PHA). The request must be submitted in the form and manner required by the Public Housing Authority (PHA).~~

~~(3) The Public Housing Authority (PHA) may not approve, and the owner may not receive any increase of rent to owner until and unless the owner has complied with all requirements of the~~

~~HAP contract, including compliance with the HQS. The owner may not receive any retroactive increase of rent for any period of noncompliance.~~

~~(c) *Rent decrease.* (1) If there is a decrease in the rent to owner, as established in accordance with §983.301, the rent to owner must be decreased, regardless of whether the owner requested a rent adjustment.~~

~~(2) If the Public Housing Authority (PHA) has elected within the HAP contract to not reduce rents below the initial rent to owner, the rent to owner shall not be reduced below the initial rent to owner for dwelling units under the initial HAP contract, except:~~

~~(i) To correct errors in calculations in accordance with HUD requirements.~~

~~(ii) If additional housing assistance has been combined with Project-Based Voucher (PBV) assistance after the execution of the initial HAP contract and a rent decrease is required pursuant to §983.55.~~

~~(iii) If a decrease in rent to owner is required based on changes in the allocation of responsibility for utilities between the owner and the tenant.~~

~~(d) *Notice of rent redetermination.* Rent to owner is redetermined by written notice by the Public Housing Authority (PHA) to the owner specifying the amount of the redetermined rent (as determined in accordance with §§983.301 and 983.302). The Public Housing Authority (PHA) notice of the rent adjustment constitutes an amendment of the rent to owner specified in the HAP contract.~~

~~(e) *Contract year and annual anniversary of the HAP contract.* (1) The contract year is the period of 12 calendar months preceding each annual anniversary of the HAP contract during the HAP contract term. The initial contract year is calculated from the first day of the first calendar month of the HAP contract term.~~

~~(2) The annual anniversary of the HAP contract is the first day of the first calendar month after the end of the preceding contract year. The adjusted rent to owner amount applies for the period of 12 calendar months from the annual anniversary of the HAP contract.~~

~~(3) See §983.207(c) for information on the annual anniversary of the HAP contract for contract units completed in stages.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36170, June 25, 2014, 81 FR 80583, Nov. 16, 2016]~~

~~§983.303—Reasonable Rent.~~

~~(a) *Comparability requirement.* At all times during the term of the HAP contract, the rent to the owner for a contract unit may not exceed the reasonable rent as determined by the Public Housing Authority (PHA), except that where the Public Housing Authority (PHA) has elected in~~

~~the HAP contract to not reduce rents below the initial rent under the initial HAP contract, the rent to owner shall not be reduced below the initial rent in accordance with §983.302(e)(2).~~

~~(b) *Redetermination.* The Public Housing Authority (PHA) must redetermine the reasonable rent:~~

~~(1) Whenever there is a 10 percent decrease in the published FMR in effect 60 days before the contract anniversary (for the unit sizes specified in the HAP contract) as compared with the FMR in effect 1 year before the contract anniversary.~~

~~(2) Whenever the Public Housing Authority (PHA) approves a change in the allocation of responsibility for utilities between the owner and the tenant.~~

~~(3) Whenever the HAP contract is amended to substitute a different contract unit in the same building or project.~~

~~(4) Whenever there is any other change that may substantially affect the reasonable rent.~~

~~(c) *How to determine reasonable rent.* (1) The reasonable rent of a contract unit must be determined by comparison to rent for other comparable unassisted units.~~

~~(2) In determining the reasonable rent, the Public Housing Authority (PHA) must consider factors that affect market rent, such as:~~

~~(i) The location, quality, size, unit type, and age of the contract unit.~~

~~(ii) Amenities, housing services, maintenance, and utilities to be provided by the owner.~~

~~(d) *Comparability analysis.* (1) For each unit, the Public Housing Authority (PHA) comparability analysis must use at least three comparable units in the private unassisted market, which may include comparable unassisted units in the premises or project.~~

~~(2) The Public Housing Authority (PHA) must retain a comparability analysis that shows how the reasonable rent was determined, including major differences between the contract units and comparable unassisted units.~~

~~(3) The comparability analysis may be performed by Public Housing Authority (PHA) staff or by another qualified person or entity. A person or entity that conducts the comparability analysis and any Public Housing Authority (PHA) staff or contractor engaged in determining the housing assistance payment based on the comparability analysis may not have any direct or indirect interest in the property.~~

~~(e) *Owner certification of comparability.* By accepting each monthly housing assistance payment from the Public Housing Authority (PHA), the owner certifies that the rent to owner is not more than rent charged by the owner for comparable unassisted units in the premises. The owner must give the Public Housing Authority (PHA) information requested by the Public Housing Authority (PHA) on rents charged by the owner for other units in the premises or elsewhere.~~

~~(f) *Determining reasonable rent for Public Housing Authority (PHA) owned units.* (1) For Public Housing Authority (PHA) owned units, the amount of the reasonable rent must be determined by an independent agency approved by HUD in accordance with §983.59, rather than by the Public Housing Authority (PHA). The reasonable rent must be determined in accordance with this section.~~

~~(2) The independent entity must furnish a copy of the independent entity determination of reasonable rent for Public Housing Authority (PHA) owned units to the Public Housing Authority (PHA) and to the HUD field office where the project is located.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 79 FR 36170, June 25, 2014, 81 FR 80583, Nov. 16, 2016]~~

~~§983.304—Other Subsidy: Effect on Rent to Owner.~~

~~(a) *General.* In addition to the rent limits established in accordance with §983.301 and 24 CFR 982.302, the following restrictions apply to certain units.~~

~~(b) *HOME.* For units assisted under the HOME program, rents may not exceed rent limits as required by the HOME program (24 CFR 92.252).~~

~~(c) *Subsidized projects.* (1) This paragraph (c) applies to any contract units in any of the following types of federally subsidized project:~~

~~(i) An insured or non-insured Section 236 project.~~

~~(ii) A formerly insured or non-insured Section 236 project that continues to receive Interest Reduction Payment following a decoupling action.~~

~~(iii) A Section 221(d)(3) below market interest rate (BMIR) project.~~

~~(iv) A Section 515 project of the Rural Housing Service.~~

~~(v) Any other type of federally subsidized project specified by HUD.~~

~~(2) The rent to owner may not exceed the subsidized rent (basic rent) as determined in accordance with requirements for the applicable federal program listed in paragraph (c)(1) of this section.~~

~~(d) *Combining subsidy.* Rent to owner may not exceed any limitation required to comply with HUD subsidy layering requirements. See §983.55.~~

~~(e) *Other subsidy: rent reduction.* To comply with HUD subsidy layering requirements, at the direction of HUD or its designee, a Public Housing Authority (PHA) shall reduce the rent to owner because of other governmental subsidies, including tax credits or tax exemptions, grants, or other subsidized financing.~~

~~(f) *Prohibition of another subsidy.* For provisions that prohibit Project-Based Voucher (PBV) assistance to units in certain types of subsidized housing, see §983.54.~~

~~[70 FR 59913, Oct. 13, 2005, as amended at 72 FR 65207, Nov. 19, 2007, 79 FR 36170, June 25, 2014]~~

~~§983.305—Rent to Owner: Effect of Rent Control and Other Rent Limits.~~

~~In addition to the limitation to 110 percent of the FMR in §983.301(b)(1), the rent reasonableness limit under §983.301(b)(2) and 983.303, the rental determination provisions of §983.301(f), the special limitations for tax credit units under §983.301(c), and other rent limits under this part, the amount of rent to owner also may be subject to rent control or other limits under local, state, or federal law.~~

~~Subpart H—Payment to Owner~~

~~§983.351—Public Housing Authority (PHA) Payment to Owner for Occupied Unit.~~

~~(a) *When payments are made.* (1) During the term of the HAP contract, the Public Housing Authority (PHA) shall make housing assistance payments to the owner in accordance with the terms of the HAP contract. The payments shall be made for the months during which a contract unit is leased to and actually occupied by an eligible family.~~

~~(2) Except for discretionary vacancy payments in accordance with §983.352, the Public Housing Authority (PHA) may not make any housing assistance payment to the owner for any month after the month when the family moves out of the unit (even if household goods or property are left in the unit).~~

~~(b) *Monthly payment.* Each month, the Public Housing Authority (PHA) shall make a housing assistance payment to the owner for each contract unit that complies with the HQS and is leased to and occupied by an eligible family in accordance with the HAP contract.~~

~~(c) *Calculating amount of payment.* The monthly housing assistance payment by the Public Housing Authority (PHA) to the owner for a contract unit leased to a family is the rent to owner minus the tenant rent (total tenant payment minus the utility allowance).~~

~~(d) *Prompt payment.* The housing assistance payment by the Public Housing Authority (PHA) to the owner under the HAP contract must be paid to the owner on or about the first day of the month for which payment is due unless the owner and the Public Housing Authority (PHA) agree on a later date.~~

~~(e) *Owner compliance with contract.* To receive housing assistance payments in accordance with the HAP contract, the owner must comply with all the provisions of the HAP contract. Unless the owner complies with all the provisions of the HAP contract, the owner does not have a right to receive housing assistance payments.~~

~~§983.352—Vacancy Payment.~~

~~(a) *Payment for move-out month.* If an assisted family moves out of the unit, the owner may keep the housing assistance payment payable for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the Public Housing Authority (PHA) determines that the vacancy is the owner's fault.~~

~~(b) *Vacancy payment at Public Housing Authority (PHA) discretion.* (1) At the discretion of the Public Housing Authority (PHA), the HAP contract may provide for vacancy payments to the owner (in the amounts determined in accordance with paragraph (b)(2) of this section) for a Public Housing Authority (PHA) determined period of vacancy extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.~~

~~(2) The vacancy payment to the owner for each month of the maximum two-month period will be determined by the Public Housing Authority (PHA) and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant's security deposit). Any vacancy payment may cover only the period the unit remains vacant.~~

~~(3) The Public Housing Authority (PHA) may make vacancy payments to the owner only if:~~

~~(i) The owner gives the Public Housing Authority (PHA) prompt, written notice certifying that the family has vacated the unit and containing the date when the family moved out (to the best of the owner's knowledge and belief).~~

~~(ii) The owner certifies that the vacancy is not the fault of the owner, and that the unit was vacant during the period for which payment is claimed.~~

~~(iii) The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy.~~

~~(iv) The owner provides any additional information required and requested by the Public Housing Authority (PHA) to verify that the owner is entitled to the vacancy payment.~~

~~(4) The owner must submit a request for vacancy payments in the form and manner required by the Public Housing Authority (PHA) and must provide any information or substantiation required by the Public Housing Authority (PHA) to determine the amount of any vacancy payment.~~

~~§983.353—Tenant Rent and Payment to Owner.~~

~~(a) *Public Housing Authority (PHA) determination.* (1) The tenant rent is the portion of the rent to owner paid by the family. The Public Housing Authority (PHA) determines the tenant rent in accordance with HUD requirements.~~

~~(2) Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the Public Housing Authority (PHA) to the family and the owner.~~

~~(b) *Tenant payment to owner.* (1) The family is responsible for paying the tenant rent (total tenant payment minus the utility allowance).~~

~~(2) The amount of the tenant rent as determined by the Public Housing Authority (PHA) is the maximum amount the owner may charge the family for rent of a contract unit. The tenant rent is payment for all housing services, maintenance, equipment, and utilities to be provided by the owner without additional charge to the tenant, in accordance with the HAP contract and lease.~~

~~(3) The owner may not demand or accept any rent payment from the tenant in excess of the tenant rent as determined by the Public Housing Authority (PHA). The owner must immediately return any excess payment to the tenant.~~

~~(4) The family is not responsible for payment of the portion of the rent to owner covered by the housing assistance payment under the HAP contract. The owner may not terminate the tenancy of an assisted family for nonpayment of the Public Housing Authority (PHA) housing assistance payment.~~

~~(c) *Limit of Public Housing Authority (PHA) responsibility.* (1) The Public Housing Authority (PHA) is responsible only for making housing assistance payments to the owner on behalf of a family in accordance with the HAP contract. The Public Housing Authority (PHA) is not responsible for paying the tenant rent, or for paying any other claim by the owner.~~

~~(2) The Public Housing Authority (PHA) may not use housing assistance payments or other program funds (including any administrative fee reserve) to pay any part of the tenant rent or to pay any other claim by the owner. The Public Housing Authority (PHA) may not make any payment to the owner for any damage to the unit, or for any other amount owed by a family under the family's lease or otherwise.~~

~~(d) *Utility reimbursement.* (1) If the amount of the utility allowance exceeds the total tenant payment, the Public Housing Authority (PHA) shall pay the amount of such excess as a reimbursement for tenant-paid utilities ("utility reimbursement") and the tenant rent to the owner shall be zero.~~

~~(2) The Public Housing Authority (PHA) either may pay the utility reimbursement to the family or may pay the utility bill directly to the utility supplier on behalf of the family.~~

~~(3) If the Public Housing Authority (PHA) chooses to pay the utility supplier directly, the Public Housing Authority (PHA) must notify the family of the amount paid to the utility supplier.~~

~~§983.354—Other Fees and Charges.~~

~~(a) Meals and supportive services. (1) Except as provided in paragraph (a)(2) of this section, the owner may not require the tenant or family members to pay charges for meals or supportive services. Non-payment of such charges is not grounds for termination of tenancy.~~

~~(2) In assisted living developments receiving project-based assistance, owners may charge tenants, family members, or both for meals or supportive services. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in an assisted living development.~~

~~(b) Other charges by owner. The owner may not charge the tenant or family members extra amounts for items customarily included in rent in the locality or provided at no additional cost to unsubsidized tenants in the premises.~~

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<u>Move To</u>	0
<u>Table Insert</u>	0
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Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
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