

Miami-Dade County Department of Housing and Community Development
Summary of the Proposed 2026 Section 8 Administrative Plan

Chapter	Page	Section / Sub-section	Type of Revision D=Discretionary R=Regulatory	Source of Revision	Proposed 2026 Section 8 Administrative Plan <u>Underline Words were Added/New</u> <u>Strike-out Words were Deleted</u>
Chapter 1: Program Administration					
Chapter 1: Program Administration	9	1.4 Location of Office for Client Service Operations	D=Discretionary	HCD	The client service operation's main office for the Housing Choice Voucher Program (HCV) is located at <u>117 20th St NE 3rd 1st Avenue, 14th 3rd-floor</u> , Miami, FL 331321, where HCV applicants and program participants are served. If the office serving HCV clients changes, HCD will so notify the affected tenants. HCD offices shall be accessible to persons with disabilities.
Chapter 1: Program Administration	10	1.7 HOTMA Act of 2016	R=Regulatory	Notice PIH 2026-15	The notice states that PHAs must be in compliance with all Section 102 and 104 HOTMA provisions no later than January 1, 2027.
Chapter 1: Program Administration	11	1.8 Assistance for Limited English Proficiency (LEP) Persons	D=Discretionary	HCD	A Limited English Proficient (LEP) <u>individual is a person who</u> does not speak English as their primary language and <u>who</u> has limited ability to read, write, or understand English at a level that permits them <u>person</u> to communicate effectively in the course of applying <u>for, participating in, or</u> receiving services or benefits from HCD. <u>recipients of federal funds.</u>
Chapter 1: Program Administration	12	1.8 Assistance for Limited English Proficiency (LEP) Persons	D=Discretionary	HCD	B. Language Assistance Plan (LAP) and Safe Harbor 3. Written Language Translation of Vital Documents HCD has translated <u>the following vital documents</u> into Spanish and Creole. <u>the following vital documents:</u> <u>They are available in the shared drive, at H:\Compliance Reference Library\Forms - Agency Master -</u> <u>Folders-These documents and</u> must be provided to LEP persons upon request.
Chapter 2: Applications & Waiting Lists					
Chapter 2: Applications & Waiting Lists	18	2.2.A. Overview	D=Discretionary	HCD (24 CFR §§ 982.203 and 982.204)	In addition, HUD imposes requirements on how HCD may structure its waiting list and how families must be treated if such families apply for assistance from HCD that administers more than one assisted housing program. Except for HUD special admissions, <u>special programs/ targeted funding, and certain admission</u> preference categories, HCD will only accept applications when the waiting list is open.
Chapter 2: Applications & Waiting Lists	19	2.2.D Placement on the Waiting List	D=Discretionary	HCD	<u>Based on available budget authority and historical turnover rates, HCD shall determine the quantity of applications selected for the Housing Choice Voucher and Moderate Rehabilitation Programs waiting lists.</u> <u>The total number of applications selected must be sufficient to process applications within a reasonable timeframe, ensuring an adequate pool of applicants to maximize lease-up utilization. Separately, the site-based waiting list for the Project-Based Voucher program may utilize this same process.</u> <u>HCD will determine the number of applications to be selected on the waiting list based on historical and empirical data. The waiting list number represents the number of applications that need to be reviewed in order to result in the issuing of enough vouchers to absorb all underlying funding within a 12 to 18 month period. After that, subject to the Board of County Commissioners' approval, the list will be reopened.</u>
Chapter 2: Applications & Waiting Lists	20	2.2.D Placement on the Waiting List	D=Discretionary	HCD	The electronic drawing and random selection process shall be implemented by a recognized software development company that has designed an application software solution for the random selection of applicants to the waiting list. The selected applicants will be assigned a randomly selected number. The applicants will be placed on the waiting list in order of the assigned numbers and according to <u>a weighted point system to rank applicants based on their admission preference status.</u> HCD preference(s) described in this chapter.
Chapter 2: Applications & Waiting Lists	23-24	2.3.D Admission Preferences	D=Discretionary	HCD (24 CFR §§ 982.207)	<u>HCD will use a weighted point system to rank applicants based on their admission preference status.</u> <u>Applicants will be placed on the waiting list based on the total number of preference points for which they qualify. When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.</u> <u>Families will be selected based on the category of preferences outlined in this subsection. These preferences are not weighted and are not listed in any specific priority order. A family may have one or more preferences but having multiple preferences does not create a higher priority preference for the family.</u>
Chapter 2: Applications & Waiting Lists	24	2.3.D Admission Preferences	D=Discretionary	HCD (24 CFR §§ 982.207)	<u>•Homeless Preference for Direct Referrals from the Continuum of Care (CoC) Lead Agency (100 Points)</u> <u>•Homeless General Preference (30 Points)</u> <u>•HCD Terminated Family due to Insufficient HAP Funding or Program Sunset (50 Points)</u>
Chapter 2: Applications & Waiting Lists	24	2.3.D Admission Preferences	D=Discretionary	HCD	Moved to Chapter 3 Displacement due to Natural Disaster: Families who are Public Housing residents or Housing Choice Voucher holders from another jurisdiction and who are displaced by federally declared disasters will be housed over other waiting list placeholders; subject to HUD's approval. HCD may use existing available Public Housing units to assist either displaced Public Housing or voucher participants affected by the disaster. If the family arrives without any documentation, HCD will obtain the name and social security number of the Head of Household and verify current eligibility by calling the Real Estate Assessment Center (REAC) at 888-245-4860.

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Chapter 2: Applications & Waiting Lists	24	2.3.D Admission Preferences	D=Discretionary	HCD	Moved to Chapter 3 Displacement Due to Government Action: Families living in Miami-Dade County displaced or at risk of being displaced due to a governmental action; including Public Housing Development Plans; must be referred and verified. The referral for Housing Choice Voucher assistance must be made within six (6) months of the displacement in order for such families to qualify for Housing Choice Voucher assistance. Written referrals may also be accepted from HUD, appropriate federal, state and local law enforcement agencies, the State Attorney's Office, or by the courts, including requests for assistance for eligible clients under witness protection.
Chapter 2: Applications & Waiting Lists	24	2.3.D Admission Preferences	D=Discretionary	HCD Refer to 2.3.D	Homeless referred by the Miami-Dade County Homeless Trust – In an effort to address the risk of homelessness, HCD may collaborate with the Homeless Trust on referrals of persons transitioning out of a shelter, transitional housing program, rapid re-housing program or permanent supportive housing.
Chapter 2: Applications & Waiting Lists	25	2.3.D Admission Preferences	D=Discretionary	HCD	•Veterans Preference (35 Points) •Emergency Housing Voucher (EHV) Program (20 Points) •Non-Elderly Disabled (NED) Vouchers (30 Points) •Mainstream Preference (30 Points) •Miami-Dade County Residency Preference (5 Points)
Chapter 2: Applications & Waiting Lists	25	2.3.D Admission Preferences	D=Discretionary	HCD	Change of Program Special Admission Preference: HCD may, at its sole discretion, for humanitarian reasons, including but not limited to: reasonable accommodation for a family member with disabilities in another HCD administered federally assisted housing program, issue a voucher under another tenant-based HCD program or HCD provide another site-based housing opportunity, such as the Public Housing program. This family may be placed on HCD's waiting list even if the waiting list is otherwise closed or may already be on HCD's waiting list. HCD will confirm that the tenant is in compliance with all assisted housing tenant and lease obligations. Approval of HCD's Director or designee is required.
Chapter 2: Applications & Waiting Lists	25	2.3.D Admission Preferences	D=Discretionary	Moved to Section 25.7	Limited Preference for Special Needs Households: HCD adopted a limited preference for Special Needs Households for project-based vouchers (refer to Section 25.7); as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC); which may be amended; that may be referred by a Special Needs Household Referral Agency, as defined at in Section 67-48.002(109) of the FAC.
Chapter 2: Applications & Waiting Lists	26	2.3.D Admission Preferences	D=Discretionary	HCD	<u>Unless specifically prohibited by a property's elderly/disabled designation or funding source(s), all preferences for the tenant-based waiting list also apply to all PBV sitebased waiting list.</u>
Chapter 2: Applications & Waiting Lists	26	2.3.D Admission Preferences	R=Regulatory	24 CFR § 982.201(b)	Using Income Limits for Eligibility [24 CFR § 982.201(b)] Income limits are used for eligibility only at admission. Income eligibility is determined by comparing the gross annual income of an applicant to the applicable income limit for their family size. In order to be income eligible, an applicant family must be one of the following: • A very low-income family; • A low-income family that has been "continuously assisted" under the 1937 Housing Act. A family considered to be continuously assisted if the family is already receiving assistance under any 1937 Housing Act program at the time the family is admitted to the HCV program. [24 CFR § 982.4] • A low-income family that qualifies for voucher assistance as a non-purchasing household living in HOP 1 (HOPE for public housing homeownership), HOPE 2 (HOPE for homeownership of multifamily units housing homeownership) developments, (Section 8(o)(4)(D) of the 1937 Act (42 U.S.C. 1437f(o)(4)(D)); or other HUD-assisted multifamily homeownership programs covered by 24 CFR § 248.473 • <u>A low-income family that qualifies for voucher assistance as a non-purchasing family residing in a project subject to a resident homeownership program under 24 CFR § 248.173.</u>
Chapter 2: Applications & Waiting Lists	29-32	2.3.G. HUD Approved Waivers Applicable to Persons Experiencing Homelessness	R=Regulatory	Notice PIH 2026-04	Entire Section Deleted 2.3.G. HUD Approved Waivers Applicable to Persons Experiencing Homelessness— (Notice PIH 2024-17)
Chapter 2: Applications & Waiting Lists	36	2.4.E. Denial of Assistance	D=Discretionary	HCD	HCD's goal is to assist ex-offenders in gaining access to one of the most fundamental building blocks of a stable life, a place to live. However, criminal background checks are performed at admission, <u>addition of an adult member</u> , and when <u>HCD has reason to believe criminal activity has occurred annual re-examinations.</u>
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs					
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	45	3	D=Discretionary	24 CFR §§ 982.203 and 982.204(e)	When HUD awards program funding to <u>HCD</u> the Agency that is targeted for <u>special admissions or special programs</u> , families that live in specified units or for a special or targeted Housing Choice Voucher program. HCD shall maintain records showing that the family was admitted with HUD-targeted assistance.
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	45	Special Admission (non-waiting list)		24 CFR § 982.203	<u>3.1 Special Admission (non-waiting list)</u> <u>HCD may admit an applicant that is not on the waiting list or without considering the applicant's waiting list position.</u> HCD may issue vouchers to persons not on the waiting list in the following instances:

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Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	45	Special Admission (non-waiting list)		24 CFR § 982.203	From Chapter 2 <u>A. Involuntary Displacement due to Natural Disaster</u> <u>Families who are Public Housing residents or Housing Choice Voucher holders from another jurisdiction and who are displaced by federally declared disasters will be housed over other waiting list placeholders, subject to HUD's approval. HCD may use existing available Public Housing units to assist either displaced Public Housing or voucher participants affected by the disaster. If the family arrives without any documentation, HCD will obtain the name and social security number of the Head of Household and verify current eligibility by calling the Real Estate Assessment Center (REAC) at 888-245-4860.</u>
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	45	3.1 Special Admission (non-waiting list)	D=Discretionary	24 CFR § 982.203	From Chapter 2 <u>B. Displacement Due to Government Action</u> <u>Families living in Miami-Dade County including the residents of Miami-Dade County's owned properties or developments, and Public Housing families displaced or at risk of being displaced due to a governmental action, including Public Housing Development Plans, must be referred and verified. The referral for Housing Choice Voucher assistance must be made within six (6) months of the displacement in order for such families to qualify for Housing Choice Voucher assistance. Written referrals may also be accepted from HUD, appropriate federal, state and local law enforcement agencies, the State Attorney's Office, or by the courts, including requests for assistance for eligible clients under witness protection.</u>
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	46	3.2 Special Programs	D=Discretionary	24 CFR § 982.204(e)	<u>3.2 Special Programs</u> <u>HCD may admit an applicant without considering the applicant's waiting list position in the following instances:</u>
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	47	3.2 Special Programs	D=Discretionary	24 CFR § 982.204(e)	<u>B. Non-Elderly Disabled (NED) and Mainstream Vouchers</u>
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	47	3.2 Special Programs	D=Discretionary	24 CFR § 982.204(e)	<u>C. Emergency Housing Vouchers (EHVs)</u> <u>Special purpose vouchers are specifically funded by Congress in separate appropriations from the regular HCV program funding in order to target specific populations: On May 5, 2021, HUD issued Notice PIH 2021-15 establishing the allocation of Emergency Housing Vouchers (EHVs). HCD will administer EHVs with its Continuum of Care (CoC) partner, the Miami-Dade County Homeless Trust, as the Special Vouchers are made available by HUD under Notice PIH 2021-15.</u>
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	48	3.2 Special Programs	D=Discretionary	24 CFR § 982.204(e)	<u>D. Foster Youth to Independence Initiative (FYI)</u>
Chapter 3. Non-Waiting List Issuance(Special Admissions) and Special Programs	48	3.2 Special Programs	D=Discretionary	HCD	<u>Other tenant-based voucher allocations that are for special programs in addition to FUP, Veterans Affairs Supportive Housing (VASH), Mainstream Vouchers for Non-Elderly Persons with Disabilities (NED) and Project-Based Voucher Program shall be administered in accordance to criteria stipulated in the Notification for Funding Availability (NOFA) and voucher application.</u>
Chapter 4 Issuing Housing Vouchers					
Chapter 4 Issuing Housing Vouchers	49	4.1 Issuing and Briefing	D=Discretionary	HCD	<u>Upon selection to participate in the Housing Choice Voucher Program, the family will be scheduled for an appointment with HCD. No applicant will be determined eligible for the HCV program without a completed application on record with the HCD. from the waiting list shall be certified without a file containing a hard (paper) copy of the original application.</u>
Chapter 4 Issuing Housing Vouchers	50	4.1 Term of Voucher	D=Discretionary	HCD	<u>Families porting into the HCD jurisdiction will be issued a voucher with a term not to exceed 30 days from the expiration date of the initial PHA issued voucher.</u>
Chapter 4 Issuing Housing Vouchers	50	4.4 Extensions of Term	D=Discretionary	HCD	<u>A family may request a 60-day extension to the initial 120-day term of an issued voucher for a total voucher term of 180 days. All requests for extensions should be received at least one week prior to the expiration date of the voucher and must be made in the manner HCD requires, and must be made to the Intake Unit. Requests may be made in person or by telephone. If an extension is granted by telephone, a copy of the voucher will be mailed to the voucher holder indicating the extended expiration date. HCD will not grant voucher term extensions to families porting into Miami-Dade County.</u>

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Chapter 5. Occupancy Policies																																									
Chapter 5. Occupancy Policies	52	5.1 Subsidy Standards	D=Discretionary	HCD	HCD counts the number of family members for each household when determining the appropriate number of bedrooms under the HCD subsidy standards (family unit size). HCD does not make distinctions based on sex and age of family members, nor the relationship of persons in the family. HCD applies these criteria and standards to all families. The family unit size does not dictate the size of unit the family must lease, nor does it determine who within a household shall share a bedroom/sleeping room. The subsidy standard, (refer to Chapter 8 for more details regarding the "payment standard"), which is used to determine the voucher bedroom size assigned to a family, is based on the following criteria-- <u>Minimum and Maximum-Number-of-Persons-Per Unit's Standard Bedroom (BR) and/or Living Sleeping (LS) Space Voucher BR /LS Size</u> <u>Minimum and Maximum-Number-of-Persons-Per Unit Standard-</u>																																				
Chapter 5. Occupancy Policies	52	5.1 Subsidy Standards	D=Discretionary	HCD	<u>Number of Family Members</u> <u>Bedroom</u> <table><tr><td>1 - 2</td><td>1</td></tr><tr><td>3 - 4</td><td>2</td></tr><tr><td>5 - 6</td><td>3</td></tr><tr><td>7 - 8</td><td>4</td></tr><tr><td>9 - 10</td><td>5</td></tr><tr><td>11 - 12</td><td>6</td></tr></table>	1 - 2	1	3 - 4	2	5 - 6	3	7 - 8	4	9 - 10	5	11 - 12	6																								
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Chapter 5. Occupancy Policies	52	5.1 Subsidy Standards	D=Discretionary	HCD	<u>A. The following principles govern the size of the unit for which a family will qualify. Generally, two (2) people are expected to share one (1) bedroom unit, except that the subsidy standards will be applied so that:</u>																																				
Chapter 5. Occupancy Policies	52	5.1 Subsidy Standards	D=Discretionary	HCD	<u>1. Exceptions to the largest subsidy standards may be made in case of reasonable accommodation for a person with disabilities.</u>																																				
Chapter 5. Occupancy Policies	52	5.1 Subsidy Standards	D=Discretionary	HCD	<u>2. As reasonable accommodation, an applicant or program participant family may be allowed a larger bedroom unit to accommodate a family member who requires a hospital bed or other large medical equipment. The equipment must be substantial in size and must be verified by a medical professional as medically necessary to justify approval of a larger unit. In addition, the applicant or participant will be required to submit evidence of equipment specifications including but not limited to detailed description of equipment to include dimensions, photographs of equipment, etc. See Section 5.5 – Medical Equipment.</u>																																				
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<u>3. A live-in aide may be assigned up to one (1) bedroom if approved as reasonable accommodation. The live-in aide may have HCD-approved family member(s) live with them in the unit, if Housing Quality Standards (HQS) are not violated and there are no more than two people per bedroom or living/sleeping space (PIH Notice 2010-51). If additional family members result in violation of HQS, or do not meet eligibility requirements set forth for live-in aide, this specific live-in aide may not be approved. No additional bedrooms will be provided to accommodate the live-in aide's family members.</u>																																				
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<u>4. Due to current market conditions, HCD will issue a zero or (1) one-bedroom voucher to a single person.</u>																																				
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<u>5. Effective July 1, 2025, HCD will count foster children and foster adults in the subsidy standard.</u>																																				
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<u>B. The family's continued need for an additional bedroom due to special medical equipment must be re-verified at annual re-examination.</u>																																				
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<u>C. HCD shall notify the family of its determination within 45 business days of receiving the family's written request. If a participant family's request is denied, the notice shall inform the family of the right to request an informal hearing.</u>																																				
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<u>D. Each year HCD will review the unit size assigned to each household. If the current unit size is determined to place the household in an over housed or underhoused condition, HCD may issue an appropriate voucher based on the Occupancy Standards.</u>																																				
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<table><tr><th>Voucher</th><th colspan="3">Number of Persons in Household</th></tr><tr><td>BR Size</td><td>Minimum</td><td>Maximum</td><td>HQS</td></tr><tr><td>0-BR</td><td>1</td><td>1</td><td>1</td></tr><tr><td>1-BR</td><td>1</td><td>2</td><td>4</td></tr><tr><td>2-BR</td><td>2</td><td>4</td><td>6</td></tr><tr><td>3-BR</td><td>3</td><td>6</td><td>8</td></tr><tr><td>4-BR</td><td>6</td><td>8</td><td>10</td></tr><tr><td>5-BR</td><td>8</td><td>10</td><td>12</td></tr><tr><td>6-BR</td><td>10</td><td>12</td><td>14</td></tr></table>	Voucher	Number of Persons in Household			BR Size	Minimum	Maximum	HQS	0-BR	1	1	1	1-BR	1	2	4	2-BR	2	4	6	3-BR	3	6	8	4-BR	6	8	10	5-BR	8	10	12	6-BR	10	12	14
Voucher	Number of Persons in Household																																								
BR Size	Minimum	Maximum	HQS																																						
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5-BR	8	10	12																																						
6-BR	10	12	14																																						
Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	<u>Subsidy standards are applied at the initial certification, annual recertification or during authorization for change of dwelling. For subsidy standards, an adult is a person 18 years or older.</u>																																				

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Chapter 5. Occupancy Policies	53	5.1 Subsidy Standards	D=Discretionary	HCD	A.Two (2) persons per bedroom will be the standard for the smallest unit a family may consider.— B. A single person family shall be allocated a zero (0) or one (1) bedroom unit; and spousal/domestic partners a one (1) bedroom sized unit. C.The subsidy standard must be applied consistently for all families of like size and composition.—
Chapter 5. Occupancy Policies	53-54	5.1 Subsidy Standards	D=Discretionary	HCD	D. The following principles govern the size of the unit for which a family will qualify. Generally, two (2) people are expected to share one (1) bedroom, except that the subsidy standards will be applied so that: 1. Exceptions to the largest subsidy standards may be made in case of reasonable accommodations for a person with disabilities; 2. In determining family unit size for a particular family, HCD may grant an exception to its established subsidy standards if HCD determines that the exception is justified by the age, sex, health, handicap, or relationship of family members or other personal circumstances;
Chapter 5. Occupancy Policies	54	5.1 Subsidy Standards	D=Discretionary	HCD	3. The dwelling unit must have at least one (1) bedroom or living/sleeping room for each two (2) persons. Children of opposite sex, over the age of six (6), may not be required to occupy the same bedroom or living/sleeping room; 4. Persons of the same sex but different generational relationship will not be required to share the same bedroom. 5. A family that consists solely of a pregnant woman (with no other members) shall be allocated a maximum of one (1) bedroom voucher; 6.HCD will count a child in the subsidy standard if the parent has primary custody of the child.— 7. A one (1) person household member with joint custody of a child/children but does not have primary custody will be granted a one (1) bedroom subsidy; 8. HCD will count a child in the subsidy standard who is temporarily away from the home because the child has been placed in foster care, kinship care, or is away at school.
Chapter 5. Occupancy Policies	54	5.1 Subsidy Standards	D=Discretionary	HCD	9. A single head of household parent shall not be required to share a bedroom with his/her child, although they may do so at the request of the family; 7. A live-in aide may be assigned up to one (1) bedroom if approved as a reasonable accommodation. The live-in aide may have HCD-approved family member(s) live with them in the unit, as long as Housing Quality Standards (HQS) are not violated and there are no more than two people per bedroom or living/sleeping space (PIH Notice 2010-51). If additional family members result in violation of HQS, or do not meet eligibility requirements set forth for live-in aides, this specific live-in aide may not be approved. No additional bedrooms will be provided to accommodate the live-in aide's family members; 10. Due to current market conditions, HCD will issue a zero or (1) one-bedroom voucher to a single person;
Chapter 5. Occupancy Policies	54	5.1 Subsidy Standards	D=Discretionary	HCD	11. As a reasonable accommodation, an applicant or program participant family may be allowed a larger bedroom unit to accommodate a family member who requires a hospital bed or other large medical equipment. The equipment must be substantial in size and must be verifiable by a medical professional as medically necessary in order to justify approval of a larger unit. In addition, the applicant or participant will be required to submit evidence of equipment specifications including but not limited to detailed description of equipment to include dimensions, photographs of equipment, etc. See Section 5.5 – Medical Equipment. 12.Effective July 1, 2025, HCD will count foster children and foster adults in the subsidy standard.—
Chapter 5. Occupancy Policies	57	5.2 Changes in Family Composition	D=Discretionary	HCD	C.Removals from the Family Composition 1.Residents (continuous assistance): a) Any adult family member, including the head of household, requesting to be removed from the family composition must provide a notarized statement <u>in the format required by HCD agreeing to the removal, signed by the adult family member and the head of household</u> , agreeing to the removal, signed by the adult family member and the head of household.
Chapter 5. Occupancy Policies	57	5.2 Changes in Family Composition	D=Discretionary	HCD	3.Notarization Waiver for Economic Hardship In instances where an adult family member cannot secure a notarized statement due to economic hardship, the notarization requirement may be waived. The individual must present valid, government-issued identification and execute the document in the physical presence of an HCD representative. Upon verifying the individual's identity, the HCD staff member will sign the document as an official witness.

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Chapter 7. Determination and Verification of Annual Income					
Chapter 7. Determination and Verification of Annual Income	80-81	7.11 Verification Documents	D=Discretionary	HCD	Income from seasonal employment (i.e. school board employees, teachers, etc.) may be calculated using one of the following methods: Annualize income by projecting the current monthly income for 12 months even if the current income is not expected to last the entire 12 months. Under this method, the family has the right to come in for an interim re-examination once the income decreases. b) Calculate average income based on anticipated changes for the upcoming year using verified historical evidence of past income fluctuations. This second method would not require an interim re-examination at the time income decreases since such decreases would already be averaged into the anticipated annual amount.
Chapter 8. Payment Standard and Housing Assistance Payments					
Chapter 8. Payment Standard and Housing Assistance Payments	83	8.3.A Decrease in the Payment Standard Amount During the HAP Contract Term	D=Discretionary	HCD	When the payment standard amount applicable to a family decreases during the term of the HAP contract, HCD will reduce the payment standard amount used to calculate the family's housing assistance payment in accordance with this Section and 24 CFR 982.505(c)(3). <u>A. Timing of the initial reduction.</u> HCD will not apply an initial reduction to a family's payment standard amount earlier than the later of: (1) two years following the effective date of the decrease in the payment standard; or (2) twelve months following the date HCD provides the family the written notice required in paragraph B. The reduced amount will be applied at the family's first regular reexamination occurring on or after that date.
Chapter 8. Payment Standard and Housing Assistance Payments	83	8.3.A Decrease in the Payment Standard Amount During the HAP Contract Term	D=Discretionary	HCD	<u>B. Written notice.</u> HCD will provide each affected family at least twelve (12) months written notice before a reduction takes effect. The notice will (1) state the new payment standard amount that will apply to the family; (2) explain that the family's new payment standard amount will be the greater of the amount stated in the notice or the amount on HCD's payment standard schedule in effect at the end of the twelve-month notice period; and (3) identify where the family may obtain HCD's current payment standard schedule. <u>C. Amount of the reduction.</u> HCD will reduce the family's payment standard amount to the amount then in effect on HCD's payment standard schedule for the applicable payment standard area and unit size. HCD may instead reduce the amount to a figure higher than the normally applicable schedule amount where HCD determines a phased reduction is warranted.
Chapter 8. Payment Standard and Housing Assistance Payments	84	8.3.A Decrease in the Payment Standard Amount During the HAP Contract Term	D=Discretionary	HCD	<u>D. Subsequent reductions.</u> Following an initial reduction, HCD may further reduce the family's payment standard amount while the family remains in the unit, provided each subsequent reduction results in an amount that meets or exceeds the normally applicable amount on HCD's payment standard schedule, and provided the family receives twelve months' written notice of each subsequent reduction.
Chapter 8. Payment Standard and Housing Assistance Payments	84	8.3.A Decrease in the Payment Standard Amount During the HAP Contract Term	D=Discretionary	HCD	<u>E. Changes in family unit size.</u> This Section does not apply to a change in the payment standard amount resulting from a change in family unit size. Such changes are governed by 24 CFR 982.505(c)(6) and Chapter 5 of this Plan, and the payment standard amount for the new family unit size will be applied no later than the family's first regular reexamination following the change. <u>F. Reasonable accommodation.</u> This Section does not limit HCD's authority to establish a higher payment standard for a family as a reasonable accommodation under Section 8.4 of this Plan. <u>G. HUD waiver.</u> Where HUD grants HCD a waiver of the timing requirements of 24 CFR 982.505(c)(3), HCD will apply reductions in accordance with the terms of that waiver.

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Chapter 9. Rent Comparability and Reasonableness					
Chapter 9. Rent Comparability and Reasonableness	85	9.1 Comparability	D=Discretionary	HCD	Rent charged for a unit under the Housing Choice Voucher Program must be reasonable. HCD must assure that the rent for the unit assisted is not more than rents charged for comparable units in the private housing market and that the rents approved by the Housing Choice Voucher Program for any units placed under lease do not have the effect of inflating rents in the area or neighborhood. In order to determine comparability HCD <u>utilizes an online housing marketplace and rental platform focused on affordable housing opportunities. The service used by HCD is widely utilized by Public Housing Authorities (PHAs), Housing Choice Voucher (HCV) participants, landlords, and property managers. The online tool provides a current inventory of market rental units, including information related to unit location, size, features, and amenities, and supports compliance with HUD requirements for market rental comparisons. HCD conducts surveys of comparable rents by field visits and through published rental data analyses. HCD reserves the right to contract with a private entity to perform surveys of comparable rent, performs surveys of comparable rents by field visits and through published rental data analyses. HCD reserves the right to contract with a private entity to perform surveys of comparable rent.</u>
Chapter 15. Annual and Interim Re-certification					
Chapter 15. Annual and Interim Re-certification	99	15.1 Annual Re-certification	D=Discretionary	HCD	<u>A family will be provided with two opportunities to comply with requirements to submit documentation requested by the HCD within timeframe specified. If the family fails to submit requested documents upon the first request, the HCD will notify the family electronically as well as through USPS to the address of the assisted unit that failure to complete the re-certification will be grounds for termination from participation in the Housing Choice Voucher program. A family shall be allowed to miss no more than two appointments to complete the re-certification. If the family fails to keep the first appointment, a second notice shall be mailed stating that failure to complete the re-certification at the second appointment will be grounds for termination from participation in the Housing Choice Voucher program.</u>
Chapter 15. Annual and Interim Re-certification	100	15.1 Annual Re-certification	D=Discretionary	HCD	• Zero income families are required to report any increase in any type of income, including cash and non-cash contributions, between regular recertifications. • HCD will conduct an interim recertification and increase rent for zero income families when income is received. When the family is no longer a zero-income family, interim reporting of increases in income is not required. • HCD will <u>run Home Verification Tool on a regular basis to identify unreported income and appropriate action will be taken for unreported income.</u> an EV income report every 90 days for families reporting zero income and will take appropriate action for unreported income. t meet federal regulation eligibility requirements (Chapter VII).
Chapter 15. Annual and Interim Re-certification	101	15.1 Interim Re-certifications	D=Discretionary	HCD	B. Interim Rent Increases Families are required to report to HCD all the increases in income that occurred between regularly scheduled annual re-examinations within ten (10) days of occurrence. <u>HCD must conduct a full interim reexamination if the family's income has increased.</u> An appointment for an interim review may be scheduled.

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Chapter 25. Project-based Voucher Program					
Chapter 25. Project-based Voucher Program	109	25.1 Overview	D=Discretionary	24 CFR §983.6(d)	□ HCD's policies for the tenant-based voucher program contained in this Plan also apply to the PBV program and its participants. The provisions of the tenant-based voucher program that do not apply to the PBV program are described at 24 CFR 983.2. □ A. □ Overall Approach Program Cap HCD may designate a maximum of 20% of its non-targeted housing choice voucher allocation for project-based vouchers in order to administer project-based Voucher assistance[BW5.1][c5.2]. HCD is permitted to project-base an additional 10% of its authorized voucher units, going beyond the standard program cap [24 CFR §983.6(d)]. To qualify for this increase, the units must fall into one of two main categories, primarily defined by the contract date and the population they are designated to serve [24 CFR §983.6(d)(1) and (2)]. Additionally, some units are completely exempt from the program cap. This applies to units that were previously under federal rent restrictions or received long-term HUD rental assistance. Consequently, these exempt units are subtracted from the PHA's total authorized vouchers before the 10% increased cap is calculated.
Chapter 25. Project-based Voucher Program	109-110	25.1 Overview	R=Regulatory	24 CFR Part 983	C. Program Requirements 1. At its discretion, HCD will solicit proposals from developers, property owners and nonprofit housing corporations to participate in the project-based voucher program. Project based assistance may be attached to existing units, units to be rehabilitated and newly constructed units. 2. Notwithstanding excepted projects or excepted units as defined in 24 CFR §983.54, HCD may not select a proposal to provide PBV assistance or enter into an AHAP or HAP contract if the number of assisted units in a project is more than the greater of 25% of the number of dwelling units in the project or 25 units. If the project is located in an area where vouchers are difficult to use, as defined in 24 CFR §983.3, this cap increases to the greater of 40% of the number of dwelling units in the project or 25 units. In addition, a maximum of 25% of the units in anyone building may receive project-based voucher assistance. However, single-family properties and properties units exclusively designated for elderly families, disabled families, eligible youth, or families receiving supportive services are exempt from the 25% or 40% limit. 3. Units that are excluded under 24 CFR §983.59 are also exempt from the 25% or 40% limit. These units must, in the five years prior to the request for proposals or project selection date in the case of selection without RFP, have received certain form(s) of HUD assistance (such as public housing capital or operating funds, among others at 24 CFR §983.59) or have been subject to certain federally required rent restrictions (such as the Low-Income Housing Tax Credit program, among others at 24 CFR §983.59). In addition, newly constructed units that are identified as replacement housing for units that previously received certain form(s) of HUD assistance or were subject to certain federally required rent restrictions may be excluded units if the majority are located on the existing site of the units being replaced, with the balance located adjacent to or across a right-of-way from the existing site, and one of the following is true: PBV newly constructed project must have been identified as replacement housing for that original project as part of a documented plan for the redevelopment of the site.
Chapter 25. Project-based Voucher Program	110	25.1 Overview	R=Regulatory	24 CFR Part 983	a) Former residents of the original project must be provided with a selection preference that provides the residents with the right of first occupancy at the PBV newly constructed project when it is ready for occupancy or b) Prior to the demolition of the original project, the PBV newly constructed project must have been identified as replacement housing for that original project as part of a documented plan for the redevelopment of the site.
Chapter 25. Project-based Voucher Program	110-111	25.1 Overview	D=Discretionary	HCD	D. Owner Proposal Selection Procedure 1. HCD must will select PBV proposals by either of the following two methods. a) HCD request for PBV Proposals. HCD may solicit applications on a competitive basis through a Request for Proposal (RFP). HCD may not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites. c) HCD may select one or more projects without competition to improve, develop, or c8.11 replace a public housing property where the County has an ownership interest or over which the County has control without following a competitive process.
Chapter 25. Project-based Voucher Program	111	25.1 Overview	D=Discretionary	HCD	F. Administrative Approach HCD reserves the right to solicit proposals from private concerns (independent third parties) to perform selected administrative responsibilities in the implementation of the project-based voucher program or may contract with the property owner or developer of the project-based property for any administrative functions that are the responsibility of the housing agency.

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Chapter 25. Project-based Voucher Program	111-112	25.1 Overview	R=Regulatory	24 CFR Part 983 PIH Notice 2023-15	<u>G. Subsidy Layering Review</u> <u>The subsidy layering review is intended to prevent excessive public assistance by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state or local agencies, including assistance such as tax concessions or tax credits.</u> <u>By executing the Housing Assistance Payment (HAP) contract, the owner certifies that the property 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 (SLR)</u>
Chapter 25. Project-based Voucher Program	112	25.1 Overview	R=Regulatory	24 CFR Parts 50 and 58	<u>H. Environmental Review</u> <u>HCD activities under the PBV program are subject to HUD environmental regulations in 24 CFR part 50 and 24 CFR part 58 and the National Environmental Policy Act of 1969 (et seq.). The CHA will not enter into an AHAP or HAP contract until it has complied with the environmental review requirements.</u>
Chapter 25. Project-based Voucher Program	113	25.2 Administration of Project-based Program	D=Discretionary	HCD	<u>6. A certification from the owner regarding that there will be no displacement of residential tenants from units to be assisted under the project-based voucher program. The certification will confirm either that there will be no displacement or if displacement is anticipated, the owner must submit a relocation plan in accordance with Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) as part of their proposal.</u>
Chapter 25. Project-based Voucher Program	116	25.5 Housing Assistance Payments (HAP) Contract	D=Discretionary	HCD	<u>B. Term of Contract</u> <u>The HAP contract shall have an initial term of up to 20 term no greater than ten (10) years subject to available funding. At the discretion of HCD and for a term determined by HCD, extension to the contract may be granted, with each extension not exceeding 20 years beyond the original term, contingent upon continued funding to achieve long-term availability of affordable housing for eligible households or to expand housing opportunities.</u>
Chapter 25. Project-based Voucher Program	117	25.6 Management Phase	R=Regulatory	24 CFR 983.251(b)(1)	<u>A. Family Selection and Participation</u> <u>The selection of tenants for the project-based voucher program will be consistent with the procedures detailed in Chapter 2 of this Administrative Plan. An applicant who rejects an offer of a projected-based unit or who is rejected by the owner of the housing unit will remain in the same position on the tenant-based assistance list, as if the offer had not been made. If a dwelling unit to which assistance is to be attached under the project-based voucher program is occupied, HCD must determine whether the unit's occupants are eligible for assistance. If a unit is occupied by an eligible family and the unit is selected by HCD, the family must be placed on the PBV waiting list (if the family is not already on the waiting list) and given an absolute selection preference for in an appropriately size project-based assisted unit in the specific project. without requiring the family to be placed on HCD's waiting list.</u>
Chapter 25. Project-based Voucher Program	118-119	25.7 PBV Preferences	D=Discretionary	HCD	<u>In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify. When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.</u> <u>HCD has established the following may announce preferences for PBV site-based waiting lists unless specifically prohibited by the property's elderly/disabled designation or funding source(s); all preferences for on a development by development basis via the self-service portal and/or the developer's advertisement, or via other appropriate method. These preferences may include preferences from the tenant-based voucher program (Chapter 2) and/or the following:</u>
Chapter 25. Project-based Voucher Program	119	25.7 PBV Preferences	D=Discretionary	HCD	<u>(a) Unless specifically prohibited by a property's elderly/disabled designation or funding source(s), all preferences for the tenant-based waiting list also apply to all PBV site-based waiting list.</u> <u>(b) HCD may announce preferences for PBV site-based waiting lists on a development-by development basis via the self-service portal and/or the developer's advertisement, or via other appropriate method.</u>
Chapter 25. Project-based Voucher Program	119	25.7 PBV Preferences	D=Discretionary	HCD	<u>(c) The admission preferences below will be offered for the PBV site-based waiting list, ranked by their associated points as required by the particular project:</u> • Elderly households (aged 62 years old and older) Preference (25 points). • Near Elderly (aged 55 and older) and with a Disability Preference (25 points).
Chapter 25. Project-based Voucher Program	119	25.7 PBV Preferences	D=Discretionary	HCD	<u>*An admission preference for applicants with a demonstrated need for specialized services offered by the particular project will be available for PBV site-based waiting lists. Any individual who is qualified for the services must be able to receive the preference, including qualified individuals with disabilities.</u>

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Chapter 25. Project-based Voucher Program	119	25.7 PBV Preferences	D=Discretionary	HCD	Examples include, but are not limited to, preferences that may be only for persons who qualify for employment assistance, or for transportation services, or a preference that may be for persons who qualify for either housekeeping assistance, case management, outpatient health services, personal assistance, education services, services designed to help the recipient live in the community as independently as possible, disability-specific services such as mental health services, and the provision of medication, which are provided to support a person with a disability.
Chapter 25. Project-based Voucher Program	119	25.7 PBV Preferences	D=Discretionary	HCD	The following preferences also offered by the particular project will be available for PBV site-based waiting list: •A preference for public housing residents or other residents of HCDCounty-owned affordable housing developments affected by redevelopment and/or any government action. •A preference for elderly households 62 years old and older. •A preference when required by regulation (e.g., eligible in-place families, family's right to return, elderly families or units with supportive services, or mobility impaired persons for accessible units). •A preference to assist vulnerable populations; HCD may establish further admission preferences to assist vulnerable populations, subject to resource availability and at its discretion. Examples of such population include families under the witness protection program, ex-offenders and felons that are part of a reentry program, and pregnant women or women with children where one or more members of the household have been diagnosed with the acquired immunodeficiency syndrome (AIDS).
Chapter 25. Project-based Voucher Program	120	25.7 PBV Preferences	D=Discretionary	HCD	Applicants with the same preference will be selected according to their position on the waiting list. These preferences are not weighted and are not listed in any specific priority order. A family may have one or more preferences but having multiple preferences does not create a higher priority preference for the family.
Chapter 25. Project-based Voucher Program	120	25.7 PBV Preferences	D=Discretionary	HCD	Limited Preference for Special Needs Households HCD adopted a limited <u>set aside preference</u> for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC), which may be amended, that may be referred by a Special Needs Household Referral Agency, as defined at in Section 67-48.002(109) of the FAC.
Chapter 25. Project-based Voucher Program	120	25.8 PBV Site-Based Waiting Lists	D=Discretionary	HCD	<u>B. Income Eligibility Modifications for Mixed-Funding PBV Developments</u> <u>HCD may admit a low-income family whose annual income is above 50% and at or below 80% of Area Median Income where the family is being referred to, or admitted at, a Project-Based Voucher development whose financing or governing regulatory agreement, including Low-Income Housing Tax Credits (LIHTC), HOME, tax-exempt bond financing, or a comparable affordability instrument, requires that designated units be occupied by households within a defined income band. Admission under this criterion does not require the PHA first to exhaust the pool of very-low-income or extremely-low-income applicants; the PHA may select an income-eligible low-income family when doing so is necessary or appropriate to satisfy the development's applicable income-mix or set-aside requirements (including any LIHTC income-averaging election). Admissions under this criterion remain subject to the income-targeting requirement of 24 CFR 982.201(b)(2), which the PHA monitors on an aggregate across its combined tenant-based and project-based admissions.</u>
Chapter 25. Project-based Voucher Program	121	25.9 PBV Payment Standards	D=Discretionary	HCD	Metropolitan-wide Fair Market Rents will govern payment standards for HCD's. will not apply Small Area Fair Market Rents to its PBV program.
Chapter 25. Project-based Voucher Program	122	25.12 Project-Based Voucher Annual Reexamination Cycle Alignments	D=Discretionary	HCD	A. To promote administrative efficiency and facilitate coordination of annual reexaminations, inspections, owner certifications, and other program requirements, HCD may establish and maintain property-specific annual recertification cycles for Project-Based Voucher (PBV) developments. <u>1. When necessary to align a family's recertification with a development-wide recertification schedule, HCD may adjust the effective date of a family's next annual reexamination. Such adjustments may result in a recertification period that is either shorter or longer than twelve (12) months; however, under no circumstances shall the period between annual reexaminations exceed fifteen (15) months, and HCD will ensure compliance with all applicable HUD requirements regarding annual reexaminations.</u> <u>2. Following the transition to the new property-specific recertification cycle, future annual reexaminations will be conducted based upon the established development-wide anniversary date.</u> <u>3. HCD will provide the family and owner with appropriate notice of any change to the recertification cycle and any resulting change in tenant rent or housing assistance payment.</u>

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Chapter 25. Project-based Voucher Program	122	25.12 Project-Based Voucher Annual Reexamination Cycle Alignments	D=Discretionary	HCD	B. HCD may establish a common annual recertification date for all assisted families residing within a PBV development. For purposes of establishing or maintaining a common recertification cycle, HCD may conduct a bridge recertification and establish a new anniversary date. The bridge period may be less than or greater than twelve (12) months as necessary to align the family's recertification with the development-wide cycle. Thereafter, annual recertifications will be conducted based on the newly established anniversary date to reduce administrative burden while maintaining compliance with HUD annual reexamination requirements.
Chapter 31. Special Rules for Moderate Rehabilitation					
Chapter 31. Special Rules for Moderate Rehabilitation	147	31.8 Single Room Occupancy (SRO) and Shelter Plus Care Programs	D=Discretionary	HCD	31.8 Single Room Occupancy (SRO) and Shelter Plus Care Programs All Moderate Rehabilitation Single Room Occupancy Administrative Plans for homeless individuals are developed on a project basis, and submitted, and approved by to HUD, on a project basis for approval. All Single Room Occupancy Moderate Rehabilitation Administrative and Shelter Plus Care Plans have been approved. SRO and Shelter Plus Care Moderate Rehabilitation developments are subject to Section 3 of the Housing and Urban Development Act of 1968, as amended, and Section 504 Uniform Federal Accessibility Standards pertaining to accessible units for persons with disabilities.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program					
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	148	32.1.A. Overview and History of the RAD Program	D=Discretionary	HCD	B. This chapter describes HUD regulations and HCD policies related to the Project-Based Voucher (PBV) program under the RAD program. Additionally, this chapter will focus on public housing conversions to the PBV program under RAD. Requirements for public housing conversion under RAD are here referred to as the RAD PBV program, and PBV units under the standard PBV program, are referred to as the standard PBV program. This chapter will focus on public housing conversions to the PBV program under RAD. In order to distinguish between requirements for public housing conversion under RAD and PBV units under the standard PBV program, we will refer to the standard PBV program and the RAD PBV program.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	148-149	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	B. For the RAD PBV program, Congress authorized HUD to waive certain statutory and regulatory provisions or establish alternative requirements from the standard PBV program. Additionally, the RAD Statute imposes certain unique requirements and authorizes HUD to establish requirements for converted assistance under the Demonstration. Conversions of public housing properties through RAD, including conversions through a RAD/Section 18 Blend, will be subject to the requirements in Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C), and as reflected in the RAD PBV HAP Contract. B. These provisions are identified in Notice PIH 2019-23 (issued September 5, 2019). Any non-RAD PBV units located in the covered project are subject to the same waivers and alternative requirements as set forth in Notice PIH 2019-23 and in this policy.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	149	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	A. Legacy non-RAD PBV units in a project are also subject to the requirements of Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C) in the following circumstances: 1. Any legacy non-RAD PBV units located in the covered project are subject to the same waivers and alternative requirements where noted in Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C) and in this policy. Legacy non-RAD PBV units are defined as PBV assistance in a project that prior to December 31, 2024, replaced public housing at the time of conversion and that are subject to a non-RAD PBV HAP contract. 2. When/if HCD undertakes a RAD/Section 18 blend, all units are placed under a single RAD HAP contract upon conversion and are governed by the terms of Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C).
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	149	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	2. Notice PIH 2019-23 was immediately applicable at the time of closing to all projects converting assistance (notwithstanding execution of a commitment for conversion). Notice PIH 2019-23 was published on September 5, 2019. Except with respect to changes in the project eligibility and selection criteria, not included in this policy, which are effective after a 30-day comment period.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	149	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	a)3. HCD must establish accessibility requirements when providing resident notifications and meetings and provide meaningful access to its programs and activities for persons who have a limited ability to read, speak, or understand English (Notice PIH 2023-19).
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	150	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	4. HCD has and may utilize the RAD/blend Section 18 Blend to facilitate the comprehensive rehabilitation or redevelopment of their public housing projects. This approach, guided by HUD Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C), and other applicable regulations and notices, combines the benefits of both programs to achieve financing and preservation goals.

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Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	150	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	a) HUD's most recent guidance on the RAD/Section 18 Blend, notably Notices PIH 2024-40 (HA) and Supplemental Notice 4C, published on December 26, 2024, and January 16, 2025, respectively, outlined the permissible percentage of units that can be disposed of through Section 18 within a RAD conversion. i. In a rehabilitation project, up to 30% of units may be disposed of under Section 18 if hard construction costs exceed 30% of the Housing Construction Costs (HCC) Limits for the given market area as published annually by HUD. ii. In a rehabilitation project, up to 60% of units may be disposed of under Section 18 if hard construction costs exceed 60% of HCC Limits for the given market area as published annually by HUD.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	150	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	iii. In a rehabilitation project, up to 90% of units may be disposed of under Section 18 if hard construction costs exceed 90% of HCC Limits for the given market area as published annually by HUD. iv. In a project involving demolition and redevelopment, up to 90% of units may be disposed of under Section 18. v. In a project involving RAD Transfer of Assistance, up to 90% of units may be disposed of under Section 18.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	150	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	of the Housing Act of 1937 and RAD to perform comprehensive rehabilitation of its housing in accordance with Notice PIH-2019-23. This Section 18 Disposition/RAD blending option allows for 25 percent of the units to be proposed for disposition (refer to as non-RAD PBV units) and for the remainder 75 percent to convert to PBV under RAD (refer to as RAD-PBV units)
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	150	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	b) Supplemental Notice 4C further clarifies that for a RAD/Section 18 Blend, both Converting Public Housing Assistance and Converting TPV Assistance shall be converted to a single RAD form of HAP contract and be governed by a single RAD Use Agreement. c) Projects that receive an allocation of 9% Low-Income Housing Tax Credits (LIHTCs) had previously been restricted from utilizing a RAD/Section 18 Blend. Notice PIH 2024-40(HA) removes this restriction and 9% LIHTC projects are now eligible for a RAD/Section 18 Blend.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	150	32.1.B. Applicable Regulations	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	B. PIH Notice PIH-2019-23 (as amended by Supplemental Notice 4B and 4C) and other applicable notices establish that tenant protections are to be applied to all units within a RAD-converted development, including both RAD PBV and legacy non-RAD PBV units. This approach aims to facilitate the uniform treatment of residents and ensure fair housing practices throughout the conversion process and beyond requires that all the tenant protections be provided to both RAD PBV and non-RAD PBV units in a RAD-converted development to facilitate the uniform treatment of residents.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	151	32.1.C. Tenant-Based VS. Project-Based Voucher Assistance [24 CFR § 983.2]	R=Regulatory	24 CFR § 983.2	32.1.C. Tenant-Based VS. Project-Based Voucher Assistance [24 CFR § 983.2] A. Much of the tenant-based voucher program regulations also apply to the PBV program, unless specifically prohibited by the PBV program regulations [24 CFR § 983.2]. Consequently, many of HCD's policies for the related to tenant-based voucher program assistance also apply to RAD PBV assistance and legacy non-RAD PBV. The provisions of the tenant-based voucher regulations that do not apply to the PBV program are listed at 24 CFR § 983.2. Except as otherwise noted in this chapter, or unless specifically prohibited by PBV program regulations, HCD's policies for the tenant-based voucher program contained in this administrative plan also apply to the RAD PBV and non-RAD PBV units in a RAD converted development and its participants. This chapter is intended to address requirements specific to the RAD PBV and legacy non-RAD PBV program only.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	152-153	32.1.D. Relocation Requirements	D=Discretionary	HCD	11. For RAD/Section 18 blends, all RAD relocation requirements (such as the resident notice and meeting requirements, the right to return, and relocation assistance and payments) as described in Notice PIH 2016-17 or successor notices apply to residents of the units subject to a Section 18 action in lieu of the relocation requirements under 24 CFR 970.21. HCD will provide the same relocation rights and benefits to all residents of the converting project. In some developments, in-place residents may need to be relocated because of properties undergoing repairs, being demolished and rebuilt, or when assistance is transferred from one site to another. RAD program rules prohibit the permanent, involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	154	32.2.D. PBV Percentage Limitation and Unit Cap [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.2.D. PBV Percentage Limitation and Unit Cap [Notice PIH 2019-23] A. PBV Percentage Limitation 1. RAD PBV units in Covered Projects do not count against the percentage limitation (program cap) applicable to the PBV program. Covered projects do not count against the maximum amount of assistance a HCD may utilize for the PBV program, which under the standard PBV program is set at 20 percent of the authorized units allocated to a HCD under the HCV program. To implement this provision, HUD is waiving section 8(e)(13)(B) of the 1937 Act as well as 24 CFR § 983.6.

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Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	155	32.2.D.PBV Percentage Limitation and Unit Cap [Notice PIH 2019-23]	R=Regulatory	24 CFR Part 983	B. Unit Cap Limitation 1. <u>There is no cap on the number of units that may receive RAD PBV assistance in each project. Under 24 CFR § 983.54(c)(3), units excluded under 24 CFR § 983.59 that were previously subject to federally required rent restrictions or received one of the listed forms of HUD assistance do not count toward the project cap. For any RAD PBV and legacy non-RAD PBV units in Covered Projects not already excluded under 24 CFR 983.59, including transfers of assistance to a new location, HUD waived section 8(o)(13)(D) of the Act, as well as related provisions of 24 CFR § 983.54. Accordingly, units under a RAD PBV HAP contract may not be "excepted" for a specified purpose.</u> When HUD published REV-3 of Notice PIH 2012-32, the cap on the number of assisted units in each project was eliminated. Under the standard PBV program the cap is set at the greater of 25 units or 25 percent of the units in the project. HUD is waiving this requirement, and projects governed by Notice PIH 2019-23 and Notice PIH 2012-32, REV- 3 have no cap on the number of units that may receive PBV assistance in a project.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	155	32.2.E. Environmental Review	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	<u>32.2.E. Environmental Review</u> <u>HUD has decided under 24 CFR § 58.11(c) that all conversions will be subject to an environmental review under part 50. Environmental documents are required to be submitted no later than the applicant's Financing Plan. HUD will not issue a RAD Conversion Commitment (RCC) if the project plan does not meet the environmental review requirements described in Attachment 1A of Notice PIH 2019-23. Once an awardee has applied for a specific project, they may not make any choice limiting actions before the completion of the environmental review.</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	156	32.3.E. Inspecting Units	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.3.E. Inspecting Units A. Initial Inspection <u>1. Under standard PBV regulations at 24 CFR §983.103(b), HCD may not enter into a HAP contract until HCD has determined all units comply with HUD's inspection requirements. It is HCD's responsibility to perform this initial inspection HUD has waived this requirement when units are undergoing rehabilitation. In this case, units must meet HQS by the date indicated in the RAD Conversion Commitment (RCC).</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	156	32.3.E. Inspecting Units	D=Discretionary	HCD	<u>4-2. To place the unit under HAP contract and commence making payments, HCD may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units to be added to the HAP contract instead of conducting an initial inspection. During the period of the work, HQS requirements apply. HCD must enforce the project owner's obligations and conduct inspections when needed. (for example in response to tenant complaints or other information coming to its attention), and the owner must correct any deficiencies in accordance with HQS requirements (i.e., no more than 24 hours for a life-threatening deficiency, and within no more than 30 calendar days or any HCD-approved extension for other defects, but no later than the date of the completion of the work as indicated in the RCC). Under standard PBV regulations at 24 CFR §- 983.103(b), a HCD may not enter into a HAP contract until HCD has determined all units comply with HQS. In order to accommodate projects in which repairs are conducted, however, HUD has waived this requirement when units are undergoing rehabilitation. In this case, units must meet HQS by the date indicated in the RAD Conversion Commitment (RCC).</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	158	32.4.B. HAP Contract Requirements	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	<u>2. Pursuant to Supplemental Notice 4C, "the distinction between "existing housing", and "rehabilitated, or and newly constructed housing" is overridden by RAD requirements (Supplemental Notice 4C). overridden by RAD requirements.</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	158	32.4.B. HAP Contract Requirements	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	C. Term of HAP Contract [Notice PIH 2019-23] 1. Upon expiration of the <u>20-year</u> initial term of the <u>HAP contract, the HAP contract must be renewed on a form approved by HUD, which must include language that requires rents to be redetermined in accordance with 24 CFR 983.301 and 983.302. If the RAD PBV HAP contract was renewed or extended prior to the 20th year after conversion, then starting with the 20th year after execution of the original RAD PBV HAP contract, contract rents shall be redetermined in accordance with 24 CFR 983.302 or successor regulation, and upon each renewal term of the contract, the owner must accept each offer to renew the contract, for the prescribed number and mix of units, either on the site of the project subject to the expiring contract or, upon request of the project owner and subject to HCD and HUD approval, at another site through a future transfer of assistance. Contracts are subject to the terms and conditions applicable at the time of each offer and further subject to the availability of appropriations for each year of each such renewal. To implement this provision, HUD is waiving section 8(o)(13)(F) of The United States Housing Act of 1937, which permits a minimum term of one year, as well as 24 CFR § 983.205(a), which governs the contract term.</u>

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Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	158-159	32.4.B. HAP Contract Requirements	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	E.Mandatory Contract Renewal for <u>RAD PBV Contract</u> [Notice PIH 2019-23] 1. By statute, upon contract expiration <u>of the initial term contract, and upon each renewal term of the contract</u> , the agency administering the vouchers will offer, and HCD will accept, renewal of the contract for the prescribed number and mix of units, either on the site of the project subject to the expiring contract or, upon request of the project owner and subject to HCD and HUD approval, at another site through a future transfer of assistance. The contract is subject to the terms and conditions applicable at the time of renewal and the availability of appropriations each year for such renewal. Consequently 24 CFR § 983.205(b), governing HCD's discretion to renew the contract, will not apply.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	159	32.4.B. HAP Contract Requirements			F.Remedies for HQS Violations [24 CFR § 983.208(b)] 1. HCD may not make any HAP payment to the owner for a contract unit during any period in which the unit does not comply with HQS. If HCD determines that a contract unit does not comply with NSPIRE, HCD may exercise any of its remedies under the HAP contract, for any or all of the contract units. Available remedies include termination of housing assistance payments, abatement or reduction of housing assistance payments, reduction of contract units, and termination of the HAP contract. 2.HCD will abate and terminate PBV HAP contracts for noncompliance with HQS in accordance with the policies used in the tenant-based voucher program.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	159	32.4.C. Amendments to the HAP Contract	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.4.C.Amendments to the HAP Contract A.Floating Units [Notice PIH 2019-23] 2.3. <u>HCD may float assistance among unoccupied units within the project. Tracking of the number and type of units at the property, as well as identification of comparable units when assistance is floated, will be maintained by each property</u> 4. <u>Floating units are subject to all of the requirements in this chapter, the PBV regulations and PBV policies, including physical inspections, rent adjustments and income-mixing requirements.</u> 3. HCD may float assistance among unoccupied units within the project. Tracking of the number and type of units at the property, as well as identification of comparable units when assistance is floated, will be maintained by each property.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	165	32.6.B. Lease [24 CFR § 983.256]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	(7) <u>For any family admitted following conversion, the lease will specify what will happen if the family elects to remain in its unit after increasing its income such that it requires zero HAP. Specifically, the lease must make clear how the tenant rent will be calculated, and it must address the transition to a new lease.</u> HCD must include resident procedural rights for termination notification and grievance procedures in the owner's lease. These requirements are not part of the regular PBV program but are required under RAD.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	165	32.6.B. Lease [24 CFR § 983.256]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	1. <u>The lease terms and provisions, including all addenda and referenced documents such as House Rules, must:</u> a) <u>Be reasonable, use plain language, and must not contain provisions that conflict with resident rights described in Notice PIH 2025-03 or requirements of the PBV program.</u> b) <u>Be available in multiple languages as needed and written in a manner accessible to people with disabilities.</u> c) <u>For any residences that qualify as "target housing" under 42 U.S.C. 4851b, comply with the Lead Disclosure Rule, as codified in 24 CFR part 35, subpart A.</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	165	32.6.B. Lease [24 CFR § 983.256]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	2. <u>The lease must not:</u> a) <u>Require a new security deposit for residents in-place at the time of conversion.</u> b) <u>Prohibit residents' pets in-place at the time of conversion.</u> c) <u>Be onerous or difficult for residents to understand and should not impose overly restrictive rules about what residents may or may not do in their homes.</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	168	32.6.B. Lease [24 CFR § 983.256]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	6-4.Security Deposits [24 CFR § 983.259; <u>Notice PIH 2025-03</u> a) Owners are <u>not</u> permitted to <u>require additional</u> recognize security deposit amounts <u>for that have been previously provided by tenants who are in-place at the time of the RAD conversion.</u> Otherwise, the security deposit requirements for standard PBV apply.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	169	32.6.C.Public Housing FSS and ROSS Participants [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.6.C.Public Housing FSS and ROSS Participants [Notice PIH 2019-23] 2. <u>Once the property is converted, HCD or the project owner may apply for their ROSS-SC grant to be renewed, subject to requirements of the ROSS-SC NOFO. To implement this provision, HUD is using its RAD authority to waive and establish alternative requirements to the language in the Self Sufficiency Program account in the Appropriations Acts and to Section 34 of the Act that would limit ROSS-SC to serving only public housing units or residents.</u> 3. <u>In addition, Covered Projects where the project previously received a ROSS-SC grant prior to conversion but was ineligible to renew the grant after conversion are eligible to apply for a ROSS-SC grant, subject to requirements of the ROSS-SC NOFO. Authority for this provision is provided under recent Appropriation Acts (see, for example, the FY2023 and FY2024 Appropriation Acts under the heading "Self-Sufficiency Programs") which allow a PHA or a new owner to continue to serve (or restart service to) residents of a project with assistance converted from public housing to RAD PBV.</u>

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Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	170	32.6.C.Resident Participation and Funding [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.6.C.Resident Participation and Funding [Notice PIH 2019-23] B.The project owner must recognize legitimate resident organizations and give reasonable consideration to concerns raised by such organizations. The project owner must provide meeting space and \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit must be provided to the legitimate resident organization at the Covered Property, including legacy non-RAD PBV. <u>A.C. Project owners are required to annually prepare and submit an operating budget for the Covered Project to HCD for approval. This budget should include documentation of how the Project Owner supports resident organizations, such as evidencing the \$25 per unit per year in the project operating budget. Note for a RAD/Blend Section 18 Blend, the amount of funding available for Covered Projects will include the Converting TPV assistance.</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	172	32.6.E.Moves	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	C.Turnover Cap If as a result of RAD, the total number of PBV units (including RAD PBV units) administered by HCD under HAP contract exceeds 20% of HCD's total authorized vouchers, HCD will establish a turnover cap may limit the number of choice mobility vouchers it issues to 75% of its annual turnover vouchers. 1. As a result of RAD, the total number of PBV units (including RAD PBV units) administered by HCD may exceed 20 percent of HCD's authorized units under its HGV AGC with HUD. Therefore, HCD will establish a turnover cap. HCD will not provide more than three-quarters of its turnover vouchers in a single year to residents of covered projects. <u>HCD will create and maintain a choice mobility list in the order in which requests from eligible households are received. This list tracks requests from eligible households for Choice-Mobility vouchers in the order in which they were received.</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	173	32.6.H.Phase-In of Tenant Rent Increases [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.6.H.Phase-In of Tenant Rent Increases [Notice PIH 2019-23] Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID until the maximum 2-year disallowance time frame expires. No new families may be added. Further, within two years from the effective date of the final rule implementation (January 1, 2026), no family will receive the EID benefit.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	179	32.7.A.Initial Contract Rents [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.7.A.Initial Contract Rents [Notice PIH 2019-23] For RAD/Section 18 blends, HUD produces a single, blended rent schedule for all units that are subject to the RAD/Section 18 blend in a converting project. This schedule will be calculated as the unit-weighted average contract rent, by bedroom size, of (i) converting public housing assistance for the RAD units in a Blend, and (ii) converting Tenant Protection Voucher assistance for the Section 18 units in a Blend, which will be calculated pursuant to Section 32.7.B below. A detailed explanation of the determination of current funding may be found in RAD Supplemental Notice 4C. A detailed explanation of the determination of current funding may be found in Attachment 4C of Notice PIH 2019-23. Once the current funding amount is calculated, the amount is adjusted by bedroom size to determine the current funding rent. HUD uses the same bedroom adjustment factors as in the metropolitan FMR schedules where the project is located.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	179	32.7.A.Initial Contract Rents [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	A. HCDs may adjust subsidy (and contract rents) across multiple projects as long as HCD does not exceed the aggregate subsidy for all of the projects HCD has submitted for conversion under RAD. <u>This is known as "rent bundling" and is explained in further detail in Notice PIH 2019-23(HA) as amended by Supplemental Notice 4B and 4C.</u>
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	179	32.7.A.Initial Contract Rents [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	A.B. Notwithstanding HUD's calculation of the initial contract rent based on the project's subsidy under the public housing program and any modifications made to the initial contract rent, the initial rents are set at the lower of: 1. An amount determined by HCD, not to exceed 110 percent of the fair market rent (FMR) or HCD exception payment standard approved by HUD, or the alternate rent cap in a HCD's MTW agreement minus any utility allowance
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	179	32.7.B.Adjusting Contract Rents [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.7.B.Adjusting Contract Rents [Notice PIH 2019-23] <u>A. RAD PBV contract rents are adjusted differently than contract rents in the standard PBV program.</u> Contract rents will be adjusted annually only by HUD's operating cost adjustment factor (OCAF) at each anniversary of the HAP contract, subject to the availability of appropriations for each year of the contract term. As such, section 8(o)(13)(I) of the 1937 Act, and 24 CFR §§ 983.301 and 983.302, concerning rent determinations, do not apply when to annual adjusting rents rent adjustments. The rent to owner may at no time exceed the reasonable rent charged for comparable unassisted units in the private market, as determined by the contract administrator in accordance with 24 CFR § 983.303.

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Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	180	32.7.B.Adjusting Contract Rents [Notice PIH 2019-23]	R=Regulatory	24 CFR Part 983	B. After the expiration of a 20-year initial term of the HAP Contract, the HAP Contract shall be renewed on a form approved by HUD, which shall include language that requires rents to be re-determined in accordance with 24 CFR §§ 983.301 and 983.302. If the RAD PBV HAP Contract was renewed or extended prior to the 20th year after conversion, then starting with the 20th year after execution of the original RAD PBV HAP Contract, contract rents shall be re-determined in accordance with 24 CFR § 983.302 or successor regulation.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	180	32.7.B.Adjusting Contract Rents [Notice PIH 2019-23]	D=Discretionary	HCD	C. Contract rents may not exceed the reasonable rent. Generally, with the exception that the contract rent for each unit may not be reduced below the initial contract rent under the initial HAP contract.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	181	32.7.C.Utility Allowances [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	32.7.C.Utility Allowances [Notice PIH 2019-23; PBV-Quick-Reference-Guide 10/14] B. After conversion, HCD may either maintain a utility allowance schedule for tenant-paid utilities in accordance with standard PBV and HCV utility allowance regulations at 24 CFR 983.301(f)(2)(ii) and 24 CFR 982.517, respectively, or HCD may instead apply site-specific utility allowances.
Chapter 32. PBVs Under the Rental Assistance Demonstration (RAD) Program	181	32.7.C.Utility Allowances [Notice PIH 2019-23]	R=Regulatory	Notice PIH 2019-23 (as amended by Supplemental Notice 4B and 4C)	C. HUD waived the requirement for the standard PBV program that the HCV utility allowance be used. If a site-specific utility allowance is used, the utility allowance is applicable to legacy non-RAD PBV units in the project and is calculated consistent with Notice H 2015-04.