The first major housing reform legislation to be signed into law since 1998, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was approved unanimously by both chambers of Congress. This critical legislation provides public housing authorities and local development authorities with a wide range of regulatory relief advocated for by NAHRO for many years. Now that the legislation has been approved, it must be implemented by HUD. This year HUD implemented some major provisions within this legislation. This implementation guidance came in the form of PIH notices and covered provisions related to Manufactured Home Space, Housing Quality Standards, and Project-based Vouchers.

Housing Choice Voucher Program, Guidance on Manufactured Home Space Rentals – PIH 2017-18

This notice provides guidance on Housing Assistance Payments (HAP) calculations for manufactured home space rentals in the Housing Choice Voucher (HCV) program. The notice also provides general guidance on administering manufactured home space rentals in the HCV program.

There are three ways in which the HCV program may help assist a household in a manufactured home. First, the family may rent the manufactured home under the regular voucher program. Second, the family may purchase the manufactured home under the homeownership voucher program and the PHA would assist the family with its monthly homeownership expenses. Third, the family may own the manufactured home, but rent the space under the manufactured home. This notice is applicable in this third instance.


This notice provides additional guidance on two previously implemented provisions that theoretically should allow PHAs to approve a unit and execute a HAP contract with a landlord more quickly. The two provisions may help PHAs in tight rental markets. The first provision allows PHAs to approve an assisted tenancy and make Housing Assistance Payments (HAP) on units that fail to meet Housing Quality Standards (HQS) Inspection protocol, but only have non-life-threatening deficiencies. The second provision allows PHAs to approve assisted tenancies of a unit prior to the HQS inspection if the property has passed an alternative inspection within the past 24 months.


This notice provides additional guidance on HUD’s previous Federal Register notice implementing HOTMA’s changes to the definition of PHA-owned housing and changes to the project-based voucher program. It also incorporates HUD’s previous technical corrections notice.

Topics include the following: PHA-Owned Units; PHA-Owned Units and Independent Entities; Percentage Limitation (Program Cap) and PHA Submission Requirements; PBV Percentage Limitation – 10 Percent Increase for Eligible Units; Income-Mixing Requirement (Project Cap); Units Not Subject to Percentage Limitation (Program Cap) or Income-Mixing Requirement (Project Cap); Priority of PBV HAP Contracts; PBV Biennial Inspections; Adding Units to PBV HAP Contract Without Competition; PBV Contract Termination or Expiration without Extension; Attaching PBVs to Certain PHA-Owned Projects Without Following a Competitive Process; Project-Basing Family Unification Program and HUD-VASH Vouchers; Appendix – PBV Program Cap Calculation Instructions; Appendix – PHA Plan, Administrative Plan, and Other PBV Topics; Appendix – Reporting; and Appendix – HCV, Homeownership, and PBV Inspection Requirements.

For up-to-date information on this issue and other affordable housing issues go to www.nahro.org/resource-center and follow the NAHRO blog at www.nahroblog.org
<table>
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<tr>
<th>DOCUMENT</th>
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| Housing Opportunity Through Modernization Act of 2016: Initial Guidance | Federal Register Notice | Self-implementing provisions:  
• Reasonable Accommodation Payment Standards  
• Establishment of Fair Market Rent  
• Family Unification Program for Children Aging Out of Foster Care  
• Preference for United States Citizens of Nationals (Guam) |
| Housing Opportunity Through Modernization Act of 2016: Implementing of Various Section 8 Voucher Provisions | Federal Register Notice | Technical corrections to the notice listed above |
| Housing Opportunity Through Modernization Act of 2016: Implementation of Various Section 8 Voucher Provisions; Corrections | Federal Register Notice |  
| Housing Choice Voucher Program – Guidance on Manufactured Home Space Rentals | Notice PIH 2017-18 | Guidance on administering manufactured home space rentals in the HCV program, including changes from HOTMA |
| Housing Opportunity Through Modernization Act of 2016 (HOTMA) – Housing Quality Standards (HQS) Implementation Guidance | Notice PIH 2017-20 (HA) | Guidance on two inspections provisions:  
• Provision allowing a PHA to approve an assisted tenancy and make HAPs on a unit that fails to meet HQS, but has non-life-threatening deficiencies and  
• Provision allowing PHA to approve assisted tenancy of a unit prior to the HQS inspection if the property has passed an alternative inspection within the last 2 years. |
• Definition of PHA-owned housing and  
• Project-based voucher program changes |

**Cross-Cutting**

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