

2021 Mid-Year Significant Changes to the PHA Plan, Admissions and Continued Occupancy Plan, and Housing Choice Voucher Administrative Plan

The Public Housing Authority (PHA) must define any significant changes to its policies or plans. The PHA defines a “substantial deviation” and “significant amendment/modification” as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. The proposed changes below have not been deemed “significant”.

New language is indicated in red. Deleted language is shown in ~~strikeout~~.

PUBLIC HOUSING AGENCY PLAN (PHA PLAN)

The PHA Plan is being amended to include the following attachments and updates:

1. **Attachment R - Rental Assistance Demonstration (RAD)**
2. H-2019-09 PIH 2019-23 (HA), Rental Assistance Demonstration REV-4 – Final Implementation for resident rights, participation, waiting list, and grievance procedures required for RAD Conversion.
3. **Blending Section 18 Disposition approvals with Rental Assistance Demonstration (RAD) Conversion.**

Explanation of the Change:

The U.S. Department of Housing and Urban Development (HUD) issued PIH 2021-07, a notice expanding the ways public housing authorities (PHAs) can use the Rental Assistance Demonstration (RAD) and Section 18 disposition authority together. The 60%/40% construction blend establishes a sliding scale to approve a greater proportion of units for conversion under Section 18 when more construction or rehabilitation is being done at the property. This replaces the former PIH 2018-04 with a 75%/25% blend.