

**RESOLUTION 20-955**  
**REVISING THE SECTION 8 ADMINISTRATIVE PLAN OF THE HOUSING**  
**AUTHORITY OF THE CITY OF YAKIMA**

**WHEREAS**, The Yakima Housing Authority (YHA) is required to periodically revise its Section 8 Administrative Plan to remain in compliance with HUD regulations; and

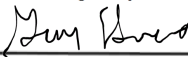
**WHEREAS**, to further its mission of affordable housing, especially in areas where a great need exists; and

**WHEREAS**, In an effort to streamline efficiencies in business processes, the Yakima Housing Authority has found it necessary to update and revise portions of the Section 8 Administrative Plan. Specifically- Chapter 17- Project-Based Vouchers (PBV) and Rental Assistance Demonstration Units (RAD) to add provisions under the Housing Opportunity Through Modernization Act of 2016— Housing Choice Voucher (HCV) and Project Based Voucher Implementation; Additional Streamlining Changes including the contract term of the initial HAP contract and additional extension increases from up to 15 years to up to 20 years.

**NOW THEREFORE**, be it resolved that the Housing Authority of the City of Yakima, in a regular meeting, a quorum being present, does hereby adopt the attached revision to the Section 8 Administrative Plan.

**PASSED AND ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF YAKIMA BOARD OF COMMISSIONERS THIS 28th DAY OF OCTOBER 2020.**

DocuSigned by:



Vice-Chairman, Board of Commissioners

11/3/2020

Date

Attest:



Secretary

**Yakima Housing Authority**  
**Adopted by Commission:**  
**Effective:**

**Project-based Vouchers and RAD**

PBV program is subject to the regulations at 24 CFR part 983, which includes regulations governing policies and procedures that are not specified in this Administrative Plan.

In addition to the policies and procedures stated below, and other PBV regulations stated at 24 CFR part 983, YHA's PBV program is subject to most of the requirements of the Housing Choice Voucher Program, as specified in this Administrative Plan and in other HUD regulations.

**Description of the YHA PBV Program Commitment and Priorities** [24 CFR 983.5]

YHA's PBV program is designed to ensure that PBV assistance is used to support goals that could not be equally achieved through the use of tenant-based voucher assistance. YHA's PBV program is committed to the following priorities:

1. Expand the supply of affordable housing and increase the affordable housing choices of residents within the jurisdiction
2. Support projects which further revitalize neighborhoods, promote the deconcentration of poverty and generally provide increased housing and economic opportunities.
3. Work with the community to identify and serve populations with particular housing needs, including but not limited to the provision of supportive services to promote self-sufficiency and supportive housing for families with disabilities.
4. Preserve affordable housing stock in the community served by YHA

YHA will periodically issue a Request for Proposals (RFP) for the PBV Program to owners and developers of existing, newly constructed, or rehabilitated multi-family housing. The RFP and selection process will be administered in compliance with the YHA Procurement Policy. Sites will be selected according to the criteria set forth in this chapter of the YHA Administrative Plan.

YHA will enter into a one- to fifteen-year HAP contract with the owner(s) of existing housing or newly constructed or rehabilitated housing selected under the Program criteria. The YHA may agree to enter into an extension at the time of the initial HAP contract term or any time before expiration of the contract, for an additional term of up to 15 years if the YHA determines an extension is appropriate to continue providing affordable housing for low-income families. A HAP contract extension may not exceed 15 years. YHA may provide for multiple extensions; however, in no circumstance may such extensions exceed 15 years, cumulatively. Extensions after the initial extension are allowed at the end of any extension term provided that not more than 24 months prior to the expiration of the previous extension contract, the YHA agrees to extend the term, and that such extension is appropriate to continue providing affordable housing for low-income families or to expand housing opportunities. Extensions after the initial extension term shall not begin prior to the expiration date of the previous extension term. Subsequent extensions are subject to the same limitations described in this paragraph. Any extension of the term must be on the form and subject to the conditions prescribed by HUD at the time of the

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***Term of HAP contract. (24 CFR 983.206)***

**15-year initial term.** The YHA may enter into a HAP contract with an owner for an initial term of up to 15 years for each contract unit. The length of the term of the HAP contract for any contract unit may not be less than one year, nor more than 15 years. In the case of YHA-owned units, the term of the initial HAP contract shall be determined in accordance with §983.59.

YHA Policy

The term of all PBV HAP contracts will be negotiated with the owner on a case-by-case basis.

***Extension of term.***

At the time of the initial HAP contract term or any time before expiration of the HAP contract, the YHA may extend the term of the contract for an additional term of up to 20 years if the YHA determines an extension is appropriate to continue providing affordable housing for low-income families. A HAP contract extension may not exceed 20 years. YHA may provide for multiple extensions; however, in no circumstances may such extensions exceed 20 years, cumulatively. Extensions after the initial extension are allowed at the end of any extension term, provided that not more than 24 months prior to the expiration of the previous extension contract the YHA agrees to extend the term, and that such extension is appropriate to continue providing affordable housing for low-income families or to expand housing opportunities. Extensions after the initial extension term shall not begin prior to the expiration date of the previous extension term.

Subsequent extensions are subject to the same limitations. All extensions must be on the form and subject to the conditions prescribed by HUD at the time of the extension. In the case of YHA-owned units, any extension of the term of the HAP contract must be agreed upon by the YHA and the independent entity approved by HUD [24 CFR 983.59(b)(2)].

YHA Policy

When determining whether or not to extend an expiring PBV contract, the YHA will consider several factors including, but not limited to:

- The cost of extending the contract and the amount of available budget authority;
- The condition of the contract units;
- The owner's record of compliance with obligations under the HAP contract and lease(s);
- Whether the location of the units continues to support the goals of deconcentrating poverty and expanding housing opportunities; and
- Whether the funding could be used more appropriately for tenant-based assistance.

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to RAD authority, except where explicitly noted below, MTW agencies may modify these or other requirements of the PBV program if the activity is approved in its MTW Plan. All other RAD Requirements listed below or elsewhere in PIH 2013-32 rev 3 shall apply to MTW agencies.

**A. PBV Project Selection**

1. **PBV Percentage Limitation.** Covered Projects do not count against the percentage limitation applicable to the PBV program. To implement this provision, HUD is waiving section 8(o)(13)(B) of the Act as well as 24 CFR § 983.6 with respect to Covered Projects. As a result, the YHA that is administering RAD PBV assistance does not take the RAD PBV into consideration when calculating the percent limitation for any non-RAD PBV actions that are subject to the percent limitation. In other words, RAD PBV is excluded from both the numerator and the denominator when calculating the percent that may be project-based for non-RAD PBV.
2. **Cap on the Number of PBV Units in Each Project.** There is no cap on the number of units that may receive PBV assistance in each project. To implement these provisions, HUD is waiving section 8(o)(13)(D) of the Act, as well as related provisions of 24 CFR §§ 983.56, 983.257(b), 983.262(a) and (d).
3. **Owner Proposal Selection Procedures.** HUD is waiving 24 CFR § 983.51. With respect to site selection standards, HUD requires compliance with the site selection standards as set forth in PIH 2013-32 rev 3.
4. **Site selection – Compliance with PBV Goals, section 8(o)(13)(C)(ii) of the Act and 24 CFR § 983.57(b)(1) and (c)(2).** HUD waives these provisions having to do with deconcentration of poverty and expanding housing and economic opportunity, for the existing site.

**B. PBV Contract Terms**

1. **Length of Contract.** Covered projects shall have an initial HAP Contract term of at least 15 years (up to 20 years upon request of the Project Owner and with approval by the administering Voucher Agency). To implement this provision, HUD is specifying alternative requirements for section 8(o)(13)(F) of the Act (which establishes a maximum term of 15 years) as well as 24 CFR § 983.205(a) (which governs contract term). Project Owners are required to make available for occupancy by eligible tenants the number of assisted units under the terms of the contract and may not reduce the number of assisted units without HUD approval. Any HUD approval of