



A Primer on HUD Programs and Associated Administrative Data

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List of Acronyms

ACC, annual contributions contract
AIDS, Acquired Immunodeficiency Syndrome
AMI, area median income
BMIR, Below Market Interest Rate
EIV, Enterprise Income Verification
FHA, Federal Housing Administration
FMR, fair market rent
FY, fiscal year
GAO, Government Accountability Office
HAP, housing assistance payment
HCDA, Housing and Community Development Act
HERA, Housing and Economic Recovery Act
HCV, Housing Choice Voucher
HUD, Department of Housing and Urban Development
IMS, Inventory Management System
MF, Multifamily
Mod Rehab, Section 8 Moderate Rehabilitation program
MTCS, Multifamily Tenant Characteristics System
MTW, Moving to Work
NCHS, National Center for Health Statistics
OIG, Office of the Inspector General
PAC, project assistance contract
PBV, project-based voucher
PH, Public Housing
PHA, Public Housing Agency
PIC, PIH Information Center
PIH, Public & Indian Housing
PRAC, project rental assistance contract
RAP, Rental Assistance Program
TRACS, Tenant Rental Assistance Certification System
TTP, Total Tenant Payment

Introduction

The U.S. Department of Housing and Urban Development (HUD) is the primary federal agency responsible for overseeing domestic housing programs and policies. HUD manages various housing and community development programs, including project-based rental subsidy programs, the Housing Choice Voucher program, community and economic development programs, Federal Housing Administration (FHA) mortgage insurance programs, and specialized programs for high-needs populations (e.g., the elderly, homeless, and disabled).

People living in HUD-assisted households are represented in HUD administrative data because they receive a rental subsidy or pay a below-market rent. HUD uses data about household characteristics, income, and expenses to determine the amount of rental subsidies under federal law. Generally, a rental subsidy reduces gross housing costs for the tenant to about 30% of household income, although program rules may allow for substantial variations in that ratio.

HUD's largest housing assistance program categories include Housing Choice Vouchers (HCV), Multifamily programs (MF), and Public Housing (PH). The HUD administrative files contain housing, income, and program participation data for recipients of MF, HCV, and PH programs in all states, the District of Columbia, and some territories (for example, Puerto Rico and the U.S. Virgin Islands).¹ Multifamily programs provide affordable housing through contracts with private owners of apartment buildings. HCV and PH programs are managed by local public housing agencies (PHAs), which oversee data collection and manage housing assistance program implementation. Public housing is owned by state and local housing authorities. The HCV program provides tenants with a voucher that covers part of their rent in a private-market unit. Administrative data for HUD-assisted households is submitted by housing providers, who are private owners and managers of apartment buildings for MF programs, and by public housing agencies for HCV and PH programs.

The NCHS Data Linkage Program

The National Center for Health Statistics (NCHS) has a data linkage program designed to maximize the scientific value of the Center's population-based surveys. In a collaboration between NCHS and HUD, data for participants from two population-based health surveys (the National Health and Nutrition Examination Survey and National Health Interview Survey) were linked to data from HUD administrative records. These data, collectively referred to as the NCHS-HUD Linked Data, enable researchers to examine the health and well-being of individuals who live in HUD-assisted housing.

This document provides information about HUD housing assistance programs and associated administrative data. More information about these programs can be found on the HUD website.[1] Additional documentation on the two NCHS surveys, the data linkage process, general data considerations, analytic guidelines for research, and details about variables in the linked data files are available from the NCHS data linkage website.[2]

¹ Please note that the NCHS-HUD linked data files do not contain data for any U.S. territories.

Understanding HUD Programs and their Administration

HUD Housing Assistance Programs

HUD's largest housing assistance program categories are HCV, MF, and PH. A common feature is that participating households in each of these programs typically contribute at least 30% of their income for rent or pay a minimum rent (often set at \$50 per month). A HUD subsidy pays the remaining amount up to a specified limit that varies by program.

Two terms are commonly used to describe housing assistance programs: project-based and tenant-based. Project-based voucher assistance is tied to a specific building or unit and does not offer portability for tenants. Tenant-based assistance can be used by a household to locate private housing of their choice. This type of assistance is portable because families with a tenant-based voucher must search for, choose, and lease safe, decent, and affordable privately-owned housing. In general, public housing and the project-based Section 8 program use the project-based approach, whereas the Section 8 HCV program uses the tenant-based approach.

Note: The term "Section 8" technically refers to Section 8 of the Housing Act of 1937 which authorizes a wide variety of programs including HUD's largest program, the HCV program, and project-based multifamily (MF) housing. To avoid confusion in this document, the term is used to describe only the section (Section 8) of the Housing Act of 1937 that authorizes a specified program. It is not used as a pseudonym for the HCV program.

This distinction (project-based vs. tenant-based), however, is further complicated by a PHA option to use a portion of its Housing Choice Vouchers (up to 20 %) as "project-based vouchers (PBVs)." These PBVs are separate and distinct from project-based Section 8, which is an entirely separate program that happens to share the same section number in the federal law (the United States Housing Act of 1937, as amended).

MF program units may be owned by any entity with which HUD has entered into a direct assistance contract. Although this is technically also considered to be project-based assisted housing (and the assistance is therefore, in general, not portable), the statutes associated with PH and MF project-based assistance are substantially different. In some contexts, analysts may need to be aware of the legal difference between project-based *assistance*, which usually refers to the MF program category, and PBVs (for more information see the analytic guidelines). PBVs arise when a PHA commits some of its HCV funding to units in a particular building.

HUD housing assistance programs, especially MF programs, can be complex. Some HUD programs have very subtle differences and others have undergone significant funding changes over the years. Programs can sometimes overlap, with some programs subsidizing the construction of the building and another program providing ongoing subsidies for the annual operations and maintenance of the building. Additionally, many HUD programs have changed in response to policy changes and external factors. [Appendix C: Applicable Definition of Elderly for Determining HUD Eligibility](#) describes HUD housing assistance programs. Researchers interested in further understanding specific programs (i.e., MF programs) should consult this

documentation and associated citations to learn specifics about HUD housing assistance programs. Researchers can also directly consult HUD administrative forms and program implementation guidebooks for detailed program information. Despite differences among programs, all HUD-assisted households receive a rental subsidy or pay a reduced market rent.

For analytic purposes, it is important to note that the major program categories in the NCHS-HUD linked data files are: HCV, MF, and PH. Though other HUD housing assistance programs exist, these programs are much smaller and unlikely to yield substantial sample size in the linked data (for more information see the analytic guidelines).

Public Housing Agencies (PHA)

A public housing agency (PHA) is any entity authorized by the state or more broadly, a public territory, to help low-income families live in decent, safe, and sanitary housing. A PHA may be the owner of the housing (e.g., PH) or it may subsidize a third party to provide housing (e.g., HCV). Approximately 3,900 PHAs oversee rental housing assistance programs for more than 3.3 million households in the United States. PHAs must ensure income eligibility, income-based rental contribution of the families they assist, and the compliance of assisted units meeting minimum quality standards. Ongoing functions of a PHA also include ensuring tenant compliance with leases, performing annual reexaminations of income, and transferring families from one unit to another to correct over- or under-crowding. PHAs must also ensure assisted households have housing that is decent, safe, and sanitary. The PHA structure varies from state to state; some states have both a state-level PHA and local-level PHAs while others have only local-level PHAs. Other services provided by PHAs vary; PHAs may provide services such as homeownership programs, employment or training opportunities, and support programs for vulnerable populations.

HUD has a contractual relationship with PHAs and provides grants for operating subsidies and for capital improvements in public housing. PHA-operated housing programs are separate and distinct from privately owned, assisted MF housing programs, in which HUD has a direct contractual relationship with private housing providers. Although HUD programs operate in different ways, all the households found in the HUD administrative data provided to NCHS received a rental subsidy and are considered assisted households by HUD.

HUD Housing Assistance Program Eligibility

Local public housing agencies and private assisted housing owners typically determine eligibility for housing assistance programs based on three factors: U.S. citizenship or eligible immigration status, family size, and gross annual income. Depending on PHA policy and locality, mixed status families (those including documented and undocumented individuals) may be eligible for housing assistance. Some PHAs allow undocumented family members to share a dwelling with documented family members. However, typically the head of household must be documented.

The most complex of the three eligibility criteria is gross family annual income. HUD sets income limits that determine the eligibility of applicants for HUD's housing assistance programs,[3] many of which use HUD-developed income limits based on area median income (AMI) to determine program eligibility. HUD determines income limits using estimates of AMI for metropolitan and non-metropolitan Fair Market Rent (FMR)/income limit areas.[4,5] Additionally, due to the increasing demand for more localized rents for various purposes, HUD provides Small Area FMRs for all metropolitan areas.[6]

HUD defines three income limit categories based on percentages of local AMI with adjustments for family size and other factors that serve as income ceilings for various programs:

- Low-income (more than 50% AMI but not greater than 80% AMI)
- Very low-income (more than 30% AMI but not greater than 50% AMI)
- Extremely low-income (not greater than 30% AMI) or the federal poverty level, whichever is greater

Some housing assistance programs have enrollment targeting requirements based on income limits. For example, PHAs are required to issue 75% of Housing Choice Vouchers that become newly available each year to extremely low-income households, while the remaining 25% are reserved for very low-income households (with some minor exceptions).[7] The PH program and project-based Section 8 program require that at least 40% of newly available units in a given year serve extremely low-income households while the remainder of units may be made available to households at the low- and very low-income levels.³ In practice, HUD's major housing assistance program categories usually exceed the minimum "income targeting" requirements. For more information about HUD income limits and how they apply to specific HUD programs, consult [Appendix A: Income Limits by HUD Program](#).

Program Recertification

In general, HUD regulations require annual recertification to ensure that only eligible individuals and families receive housing assistance and that assisted tenants pay rents proportionate with their income and ability to pay. Recertification rules vary based on program, and PHAs that are participating in the MTW demonstration (further discussed on page 10) have special rules regarding the timing of recertification. Recertification guidelines for HCV, MF, and PH programs and MTW demonstration program regulations are described below.

Housing Choice Voucher (HCV) Program

PHAs are required to reexamine the income and composition of HCV families at least once every 12 months. Annual reexamination determines the continued eligibility of the family and establishes the housing assistance payment (HAP) to be made on behalf of the family. PHAs may also require families to report interim changes in family income. A family's failure to comply with PHA reexamination requirements is grounds for terminating assistance.[8]

Individual PHAs must establish reexamination procedures that allow for proper and timely verification of information on eligibility and advance notification to the family of any rent

change. The PHA must establish a policy regarding annual reexamination effective dates that ensures that reexamination for every family occurs within a 12-month period. To ensure compliance, PHAs should initiate reexamination procedures 90 to 120 days before the date that reexamination results are to take effect. This allows the PHA sufficient time to obtain all required verifications and provide reasonable advance notice to both the family and the property owner of any change in the family share and HAP. PHAs may require reexaminations more frequently when the family has seasonal or irregular income, or for justifiable reasons such as balancing a PHA's workload.

It is recommended that PHAs choose one of the following reexamination dates:

- **The anniversary date of the HAP contract.** Most PHAs choose this as the reexamination date for administrative ease. This choice allows the effective date of changes in HAP resulting from the reexamination process to coincide with the anticipated effective date of any changes in the rent to owner.
- **Twelve months from the date of initial verification.** The PHA may choose to establish reexamination cycles based upon the date of initial information verification. In this case, the reexamination effective date is the first of the month following the month in which family information was initially verified. This choice allows the PHA to issue new HCVs to families who move at the anniversary date without necessarily having to conduct a reexamination at that time.

Most PHAs require tenants to complete the reexamination in person. Families are notified in writing of the date of the reexamination appointment, the location of the appointment, and what they are required to bring to the interview. Generally, a family can request another appointment if there is a scheduling conflict. Some PHAs complete reexaminations by mail, scheduling appointments only if there is no response to the mailed reexamination request or the documentation returned to the PHA is incomplete. Another option is to do both in-person and mail reexaminations depending upon circumstances. For example, a PHA's procedures might call for mail reexaminations only for elderly participants and participants with disabilities. The PHA may also conduct "in home" reexamination interviews for the elderly and for families in which the head of household is a person with disabilities.

Multifamily (MF) Programs

Annual recertification must be completed by the tenant's recertification anniversary date. The recertification anniversary date is the first day of the month in which the tenant moved into the property. For example, if a tenant moves in on September 1, their anniversary date is September 1. If a tenant moves in on September 30, their anniversary date is still September 1. The recertification anniversary date does not change if a tenant transfers from one unit to another unit at the same property. It is the property owner's responsibility to process all recertifications in a timely manner. HUD has instructed Contract Administrators to terminate assistance payments to an owner if a new annual recertification has not been completed and submitted through the Tenant Rental Assistance Certification System (TRACS) within 15 months

of the previous year's anniversary date. The owner must repay the difference of missed payments.[9]

Public Housing (PH) Program

When a family resides in public housing, they must comply with HUD's rules on continued occupancy and reexamination. For the majority of public housing tenants, residents are required to verify their eligibility information, including income and family composition, at least annually. Some exceptions exist. For example, PHAs may require that families paying a flat rent only need to provide income information every three years.[10]

Moving to Work (MTW) Demonstration Program

Reducing or restructuring the frequency of recertification/reexamination as it pertains to program eligibility is a common policy for MTW agencies. Therefore, tenants participating in programs at MTW PHAs may need to verify their income and family composition less frequently than tenants in non-MTW HUD programs. In fact, recertification can occur as infrequently as every three years. This greatly reduces administrative burden for MTW PHAs. It is recommended that when using the Transaction file, researchers allow transactions to be spaced farther apart for MTW program participants. Alternatively, researchers can use the linked episodes files which account for MTW and non-MTW program participation time frames. For analytic guidelines when using the linked file see (<https://www.cdc.gov/nchs/data-linkage/hud-methods.htm>).

Market Context: Housing Assistance Program Availability

Because the demand for housing assistance exceeds the resources available to HUD and local housing agencies, long waiting lists are common. A PHA may close its waiting list when there are more families on the list than can be assisted in the near future. Some PHAs utilize randomized lottery systems to allocate housing. The waiting list for the HCV program tends to be lengthy; however, applicants for the HCV program may also be placed on the waiting list for the PH program if their local PHA offers both programs. In many instances, families will be placed on the waiting list for all available programs offered by a local PHA.

PHAs may establish local preferences for selecting applicants from the waiting list. For example, PHAs may give a preference to a family that is homeless, living in substandard housing, paying more than 50% of its income for rent, or involuntarily displaced. Families who qualify for local preferences move ahead of other families on the list who do not qualify for any preference. Each PHA has the discretion to establish local preferences to reflect the local housing needs and priorities. These preferences must be included in the PHA's written policy manual.[11]

Housing Choice Vouchers (HCV) Program

The Housing Choice Voucher (HCV) program is the federal government's largest housing assistance program.[12] HCVs allow low-income families, the elderly, and the disabled to choose, lease, or sometimes buy safe, decent, and affordable housing. In the HCV program,

housing assistance is tenant-based, meaning participants find their own housing in the private market. Participants are free to choose any housing that meets program requirements and are not limited to units located in subsidized housing projects. For example, participants can choose single-family homes, townhouses, or apartments. A family that is issued an HCV is responsible for finding suitable housing and the rental unit owner must agree to participate in the program. Selected units must pass an initial quality standards inspection conducted by the PHA. An HCV participant is advised of the unit size eligibility based on family size and composition. If applicable, the unit may include a family's current residence.

HCVs are administered locally and program eligibility is determined by PHAs. In general, a participating family's income may not exceed 50% of the area median income (AMI), adjusted for family size. If a family is income-eligible in one area, they do not become ineligible if they port to a lower-income area. Federal law mandates that PHAs must provide 75% of newly available HCVs to applicants whose incomes do not exceed 30% of the AMI (i.e. the "extremely low income").³ Local PHAs determine a payment standard which is the amount needed to rent a moderately-priced unit in the local housing market. This payment standard is used to calculate the amount of housing assistance a family will receive. A family which receives an HCV can select a unit with a rent that is below or above the payment standard. Generally, subsidies are paid to landlords directly by PHAs on behalf of participants, and families pay the difference between actual rent charged by the landlord and amount subsidized by the program. This amount includes a utility allowance payment. However, some exceptions exist: for example, at least one MTW agency pays subsidies directly to households. For more information about MTW PHAs, see [Moving to Work \(MTW\) Demonstration Program for PHAs](#).

PHAs also calculate the maximum amount of housing assistance allowable. The calculated payment standard does not limit the amount of rent a landlord may charge or the family may pay. However, by law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40% of its adjusted monthly income for rent. In practice, PHAs typically limit this rule to a family's first year in the HCV program.⁸

Changes in family size, job locations, and other reasons can impact a family's mobility and program eligibility. The HCV program is designed to allow families to move as their housing needs change without the loss of assistance. Moves are permissible as long as the family notifies the PHA ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing. Thus, under the HCV program, portability is possible.

Homeownership Vouchers

The Homeownership Vouchers Program is a component of a PHA's HCV program. If authorized by a PHA, a family may use its voucher to purchase a modest home under certain circumstances.[13] Not all PHAs participate in the Homeownership Voucher program and the program is relatively small. As of FY 2015, approximately 10,000 occupied housing units belonged to this program. Potential homes must pass an initial housing quality standards inspection conducted by the PHA. Additionally, the house

must pass an independent home inspection before the PHA may approve the purchase. Similar to other vouchers, a homeownership voucher is portable. Eligible families may purchase a home outside the initial jurisdiction if the PHA in the new jurisdiction administers the homeownership voucher program and receives new families into the program.

Project-Based Voucher Program

The Project-based Vouchers Program is a component of a PHA's HCV program [14] There are no appropriations for this program and HUD does not allocate funding for project-based voucher assistance. Instead, funding for project-based vouchers comes from HCV program funds that HUD obligates to a PHA under its annual contributions contract (ACC). An ACC is a contract between a PHA and HUD. The ACC is awarded to a PHA by HUD pursuant to a proposal submitted in response to HUD's published Request for Proposals for PHAs to provide contract administration services for units receiving project-based Section 8 housing assistance. Under the program, a PHA can attach up to 20% of its tenant-based voucher assistance to project-based assistance for specific housing units if the owner agrees to rehabilitate units, construct units, or set aside a portion of units in an existing development. Substandard rental housing is eligible if rehabilitation costs are at least \$1,000 per unit. With the exception of units designated for families that are elderly, disabled, and/or receiving supportive services, no more than 25% of units in a project may have project-based voucher assistance.[15]

Any eligible family on a PHA's voucher waiting list that is interested in moving into the specific project is eligible for the program. Owners select families for occupancy of a particular unit after screening each family. PHAs refer families, who have already applied and are on the PHA's waiting list, to properties that have project-based voucher assistance when units become vacant. After one year of assistance under this program, a family may move from a project-based voucher unit. The family may switch to the PHA's tenant-based voucher program when the next voucher is available. Under the tenant-based HCV program, the PHA issues a voucher and the family selects a unit on the private market. Conversely, under the project-based voucher program, a PHA enters into an assistance contract with the owner for specified units and for a specified term.

The Project-Based Voucher program replaced the Project-Based Certificate program in the early 2000s. The Project-Based Certificate program was rarely used because it was burdensome, did not allow long-term financial commitments by PHAs, and did not provide incentives for owners to commit units to the program. Although HUD issued a notice in January 2001 and made most of the statutory changes effective immediately, HUD did not issue final rules to fully implement the statute until 2005. Congress made several amendments to the statute in 2008 as part of the Housing and Economic Recovery Act (HERA).[16]

Section 8 Moderate Rehabilitation Program

As of fiscal year (FY) 2015, the Section 8 Moderate Rehabilitation Program [17] was being phased out with units converting to Section 8, under the Rental Assistance Demonstration program. HUD's Office of Public and Indian Housing oversees the Section 8 Moderate Rehabilitation (or "Mod Rehab") program that provides project-based rental assistance for low income families. The Mod Rehab program is not part of the HCV program and receives a separate annual appropriation. However, in the NCHS-HUD linked data, this program was aggregated under the broad HCV program category.

The Mod Rehab program was designed to permit moderate levels of rehabilitation to upgrade and preserve the U.S. housing stock. In exchange for providing a moderate level of rehabilitation to a property, participating owners are provided with a rent subsidy for a number of years by a PHA. As with MF programs, the Mod Rehab subsidy is tied to the building and cannot be used by the tenant to relocate to another building. Although the program stimulated maintenance via investment for repairs, it was estimated that a minimum of 2.7 million rental units needed moderate levels of upgrades.[18] The Mod Rehab program was repealed in 1991 and no new projects have been authorized for development as of FY 2015. However, a number of apartments are still subsidized under the program. Only some Mod Rehab projects are eligible for renewal. Assistance is currently limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and a PHA. Eligible families are placed on a PHA's HCV waiting list or a separate Mod Rehab waiting list.

Section 8 Rental Certificate Program

In 1998, the Section 8 Rental Certification program [19] was merged with the Section 8 HCV program. There may be a small number of units left, under previous longer-term contracts that have not yet expired and that have this designation. There were some minor program differences between the two programs (i.e., "vouchers" and "certificates" terminology), but in general the programs are similar because both use the tenant-based model. Current funding for this program is only for renewals and continued assistance for families in assisted housing. There is no funding for new applicants and new certificates have been for special purposes only.

Multifamily (MF) Programs

The MF program category encompasses a number of separate, distinct HUD programs. In all MF programs, subsidies are paid directly to private property owners who are required to provide a certain percentage of their housing units at affordable rates for low-income persons.[20] Ownership may be for-profit or nonprofit. HUD subsidies (i.e., rental subsidies, below-market interest financing, mortgage insurance and other forms of assistance) provide ongoing rental assistance for annual operating costs. With the exception of project-based Section 8 assistance, MF programs provide shallow subsidies, which occur when subsidies or incentives are provided to owners of a development. Due to development assistance, owners can then reduce rents below market. Comparatively, HCV and PH programs are deep subsidy programs. A deep rental

subsidy reduces gross housing costs for the tenant to about 30% of household income, although program rules may allow for substantial variations in that ratio.

MF program assistance is tied to the property, and it is not a tenant-based rental assistance program (e.g., HCV) where the subsidy follows the tenant when a tenant moves to another property. In MF programs, tenants cannot take their rental housing assistance subsidy elsewhere. Assistance always stays with the owner of the development.

Multifamily properties with five or more units may have FHA multifamily mortgage insurance. The FHA-insured properties and other properties in the MF program may have all or part of their units covered by assistance contracts. Properties sometimes finance unsubsidized MF housing since these properties can have mixed financing sources such as other federal, state, or local programs.

MF housing programs each have their own rules and affordability restrictions:

Section 221(d)(3) Below Market Interest Rate (BMIR) Multifamily Housing

The Section 221(d)(3) Below Market Interest Rate (BMIR) MF housing program [21] insured and subsidized mortgage loans to facilitate new construction, substantial property rehabilitation, and cooperative housing for low-income families.[22] This program no longer provides subsidies for new mortgage loans, but existing Section 221(d)(3) BMIR properties continue to operate under the program. Rents for this program are not based on a percentage of a tenant's income, but are a flat amount that HUD approves. This program is not generally considered to be an assistance program until there are assistance payments involved (e.g., the Rental Assistance Program [RAP] which is further described below). Families living in Section 221(d)(3) BMIR projects are considered subsidized because the reduced rents for these properties are made possible by subsidized mortgage interest rates.

Section 236 MF Housing

In the Section 236 program [23], HUD subsidizes the interest on an owner's mortgage. HUD provides interest subsidies to lower a project's mortgage interest rate to as low as 1%. Section 236 combines federal mortgage insurance with interest reduction payments to a project owner for the production of low-cost rental housing. A Section 236 development may receive other forms of rent subsidy through other assistance programs. The Section 236 program no longer provides insurance or subsidies for new mortgage loans, but existing Section 236 properties continue to operate under the program.

Rental Assistance Program (RAP)

The Rental Assistance Payment (RAP) program [24] was established to provide additional rental assistance subsidy to property owners on behalf of very low-income tenants. This program represents an early form of rental subsidy that was used for up to

20% of the units in Section 236 developments prior to the Section 8 program. Some developments still have Section 236 RAP assistance. With this subsidy, rent is set at 30% of the tenant's income. RAP was available only to Section 236 properties and was the predecessor of the project-based Section 8 program. This program is currently being phased out with units converting to Section 8, under the Rental Assistance Demonstration program.

Project-based Section 8 Assistance for Multifamily Housing

Starting in 1974, Congress authorized funds making project-based Section 8 assistance available for multifamily housing.[25] Assistance became available for new construction, substantial rehabilitation of existing buildings, additional assistance for Section 221(d)(3), and Section 236 developments. All such assistance is project-based, meaning the subsidy is committed by HUD for the assisted units. Households in the project-based Section 8 MF program typically receive a deep rental subsidy.

Section 202 Housing for the Elderly Program

The Section 202 program [26] helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly, including the frail elderly, with options that allow them to live independently but in an environment that provides support activities such as cleaning and transportation. Occupancy in Section 202 housing is open to any very low-income household comprised of at least one person who is at least 62 years old at the time of application. There are two primary program vehicles called Section 202: "New 202" that was enacted in 1990 and "Old 202" which operated from 1959-1990. These two distinctions are further described below.

Section 202 Supportive Housing for the Elderly ("New Section 202")

Enacted in 1990, the revamped Section 202 program includes subsidies for both development and ongoing rental assistance. Development subsidies were provided in the form of capital grants and ongoing rental assistance is provided in the form of renewable 5-year Project Rental Assistance Contracts. This transparent subsidy structure reduced much of the overlap between multiple programs and made cost estimates much easier to estimate. It also resulted in higher per-unit costs when compared to indirect subsidy vehicles, and appropriations are usually only provided for a modest number of units (i.e., usually less than 5,000 units per year).

Section 202 Direct Loan Program for the Elderly ("Old Section 202")

Enacted in 1959, this program operated until it was replaced by the new Section 202 program in 1990. The federal government provided direct loans without the need for a private bank to be involved in financing. Generous mortgage terms were provided to incentivize construction. When the Project-based Section 8 was created in 1974, many existing buildings that were financed with the old Section 202 program received project-based Section 8 rental assistance. "Old Section 202" is similar to other obsolete financing programs such as Section 221(d)(3) and Section 236.

Alongside the “Old” Section 202 program, there is often some form of Section 8 project-based assistance tied to the development. Section 202 Projects with Section 8 Assistance are referred to as Section 202/8.

Section 202 with Section 162 Assistance – Project Assistance Contract (PAC)

There are a handful of properties and units in the Section 162 program, which was originally created in 1988 as a program for persons with disabilities. The program was a brief precursor to the “New” Section 202 and Section 811 programs. The program sought to convert “Old” Section 202 properties to assist persons with disabilities. The “Section 162” program resembles “New” Section 202 or Section 811. Section 162 provided subsidies in the form of Project Assistance Contracts (PACs) to nonprofit sponsors to help make rents affordable in Section 202 projects developed for persons with disabilities.[27] The PAC covered the difference between the HUD approved operating costs of the property and the tenant’s contributions toward rent plus the debt service on the loan. HUD awarded PACs to Section 202 projects for persons with disabilities funded in fiscal years 1989 and 1990. This program is not considered to be policy relevant and the sample in the linked NCHS-HUD dataset is likely too small for analysis (for more information see the analytic guidelines).

Section 811 Supportive Housing for People with Disabilities

Enacted in 1990, the Section 811 Supportive Housing for Persons with Disabilities program provides funding to develop and subsidize rental housing with the availability of supportive services for low-income adults with disabilities.[28] Section 811 allows persons with disabilities to live as independently as possible in the community by subsidizing rental housing options that provide access to appropriate supportive services.

Section 811 subsidies are structured in the same manner as the “New” Section 202 program (capital grants for development and ongoing rental assistance).[29] This program is being phased out with units converting to Section 8, under the Rental Assistance Demonstration program.

Rent Supplement Program

The Rent Supplement Program [30] was the first project-based assistance program for mortgages insured by HUD’s Office of Housing. Rent Supplement contracts were available to Section 221(d)(3) BMIR, Section 236, and Section 202 properties for the life of the mortgage. The program was suspended in January 1973. Owners of properties with Rent Supplement contracts were allowed to convert to project-based Section 8 assistance. This program was an early form of rental subsidy that was used prior to the Section 8 program. Some developments still have rent supplement assistance.

Public Housing (PH) Program

The public housing program [31] was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. PH dwellings range from scattered-site single-family detached houses to high-rise apartment buildings. HUD administers federal aid to local PHAs that manage public housing for eligible low-income residents. HUD also provides technical assistance to help PHAs plan, develop, and manage PH developments.

Once admitted, a family may stay in PH as long as they comply with the lease and meet income requirements. For PH residents, income must be verified at an annual reexamination period spanning from 12 to 18 months. At reexamination, if the individual's or family's income exceeds 80% of AMI, then the PHA may reassess their eligibility for public housing.

In public housing, specific calculations are used to determine tenant monthly rent amount. Rent determination is the process of calculating a tenant's contribution toward rent, referred to as the Total Tenant Payment (TTP). The TTP is based on anticipated gross annual income minus deductions, if any, for an individual or family. Annual income is the anticipated total income from all sources received from the family's head of household, spouse, and each additional member of the family 18 years of age or older. HUD regulations allow certain deductions from annual income in the amount of \$480 for each dependent, \$400 for any elderly family member or person with a disability, as well as medical deductions for families headed by an elderly person or a person with disabilities.[32]

Moving to Work (MTW) Demonstration Program for PHAs

The Moving to Work (MTW) demonstration program was introduced in 1996 to provide flexibility to PHAs for the PH and HCV programs. Tenants participating in the PH and HCV programs may be served by either MTW or non-MTW PHAs. The MTW program does not apply to MF programs because these programs are not administered by PHAs.

MTW is a demonstration program authorized in April 1996 by the Omnibus Consolidated Rescissions and Appropriations Act of 1996.[33] MTW provides PHAs managing PH, HCV, or both types of programs with the opportunity to design and test innovative, locally designed strategies. The demonstration program gives PHAs exemptions from many existing rules, more flexibility with how they use Federal funds, and more flexible data reporting. PHAs in the MTW Demonstration can combine Federal funds from multiple housing assistance programs into one single, flexible source of funds (sometimes erroneously referred to as a "block grant") intended to better meet the needs of their community.

Under the MTW Demonstration, PHAs receive funding that is equivalent to what they would have received had they not participated in MTW.[34] When the program began in 1996, 30 PHAs were selected to participate.[35] In 2014, 39 PHAs (of 3,300 PHAs nationwide) participated in MTW, including sites in Orlando, Baltimore, Los Angeles, Atlanta, the District of Columbia, Chicago, and Philadelphia. In 2016, Congress directed that the MTW program be expanded to bring in 100 new PHAs over a 7-year period.[36]

MTW agencies are permitted to seek exemption from many existing PH and HCV program rules found in the United States Housing Act of 1937 in pursuit of the three MTW statutory objectives:

- **Cost Savings:** Reduce cost and achieve greater cost effectiveness in Federal expenditures
- **Self-Sufficiency:** Give incentives to families with children where the head of household is working, seeking work, or preparing for work by participating in job training, education, or programs that assist people to obtain employment and become economically self-sufficient
- **Housing Choices:** Increase housing choices for low-income families [37]

Common exemptions sought by MTW agencies include time limits for program participation, work requirements, and less frequent income verification. If approved by HUD, MTW agencies may project-base more than 20% of voucher funding and exceed spending limits on services. While MTW agencies have considerable flexibility, they must still abide by all other federal rules and regulations, including the Fair Housing Act, the Civil Rights Act, labor standards, environmental rules, and procurement guidelines.[38]

Users of the NCHS-HUD linked data files should keep in mind that MTW is a demonstration program limited until recently to only 39 PHAs (39 out of 3,300 nationwide in 2014). Due to reporting flexibility, MTW agencies provide less detailed tenant data than the traditional Form 50058 requires. Thus, the data collected and the frequency of data collection for MTW-HCV and MTW-PH and recipients are limited (for more information see the analytic guidelines).

Please note that in the remainder of this report (excluding appendices), the reference to PH will include both MTW PH and non-MTW PH. Similarly, the reference to HCV will include both MTW HCV and non-MTW HCV.

HUD Administrative Data

HUD Administrative Forms and Data Systems

Housing providers collect administrative data on families participating in HUD programs and transmit required data to HUD using federal forms. Information collected includes:

- Dates of transactions including enrollment, income recertification, and end of participation
- First and last names of each person living in the housing unit, and personal attributes including sex, race/ethnicity, citizenship status, social security number, date of birth, and relationship to the head of household
- Family characteristics that might qualify the family for tenant selection preferences (for example, PHAs may give a preference to a family that is homeless, living in substandard housing, paying more than 50% of its income for rent, or involuntarily displaced)
- Detailed income and assets information for all household members
- An estimate of the family's anticipated income for the next twelve months and sources of that income
- Geographic information for the newly approved unit

Administrative Forms

The forms used to collect this data are:

- **HUD-50058** (<https://www.hud.gov/sites/documents/50058.PDF>). Administrative Form HUD-50058, the “Family Report,” is used to collect data on the people who participate in HCV and PH programs.
- **MTW HUD-50058** (https://www.hud.gov/sites/documents/DOC_10236.PDF). Form HUD-50058 MTW (“MTW Family Report”) is used only by PHAs participating in the MTW demonstration. HUD defines MTW families as those that participate in any MTW program component.
- **HUD-50059** (https://www.hud.gov/sites/documents/DOC_10236.PDF). Administrative Form HUD-50059, entitled “Owners Certification of Compliance with HUD’s Tenant Eligibility and Rent Procedures,” is used to collect data on the people who participate in MF programs.

Data Systems

The data collected with these forms are stored in two databases, the Public & Indian Housing (PIH) Information Center (PIC) and the Tenant Rental Assistance Certification System (TRACS).

PIH Information Center (PIC)

Data for HUD’s HCV and PH programs are collected on Form HUD-50058 and data from MTW-PH and MTW-HCV programs are collected on Form HUD-50058 MTW and stored via the Public & Indian Housing (PIH) Information Center (PIC). Currently, the PIC system is evolving into the PIH Inventory Management System (IMS). During the transition, the system is being referred to as IMS/PIC. The IMS/PIC system is responsible for maintaining and gathering data about all of PIH’s inventories of PHAs, developments, buildings, housing units, PHA officials, and HUD

offices. The system facilitates more timely and accurate exchanges of data between PHAs and HUD.

Tenant Rental Assistance Certification System (TRACS)

Data from HUD's MF program are collected on Form HUD-50059, and the data are stored in the Tenant Rental Assistance Certification System (TRACS). TRACS is a system developed to collect and maintain certified tenant data for processing from owners and management agents of MF housing projects. System access is also granted for local housing agencies acting as subsidy contract administrators for HUD. All tenant data collected and stored in TRACS undergo rigorous edits to ensure accuracy and compliance with eligibility rules.

Tenant and contract data stored in the TRACS database are available to authorized users for on-line viewing and updating. Report and data retrieval capabilities are available. Housing assistance programs within the scope of TRACS include Section 236, Section 8, Section 221(d) (3) BMIR, Rent Supplement Payments, certain Section 202 programs, and Section 202/811 Project Rental Assistance Payments.

HUD Data Quality Improvement over Time

The quality of HUD administrative data has improved over time. The primary reason for poor data quality during the early 2000s was due to the migration of data from one system to another. Prior to the PIC database, tenant data was stored in the Multifamily Tenant Characteristics System (MTCS). In the early 2000s, data from MTCS was migrated to PIC until the conversion was completed in 2003. This was problematic, however, because prior to the migration, MTCS data was neither cleaned nor validated. Therefore, data migration led to data quality issues.

During the early 2000s, the U.S. General Accounting Office (GAO) and HUD's Office of the Inspector General (OIG) conducted audits of controls over certain segments of MTCS. One HUD OIG audit report focused specifically on northeastern states and reported data quality problems through the year 2002 within MTCS. The report tested a sample of data for accuracy and identified a number of "fatal errors" for selected fields (i.e. errors that stop the processing of a submission for a household). On average, 7% of the data fields contained fatal errors. The most frequent errors were blank addresses, missing names, and missing social security numbers. This analysis assessed the accuracy of HUD administrative data through the end of 2002. The report concluded that these errors were largely the result of the fact that HUD did not clean up old MTCS data before migrating it to the new PIC system.[39]

Another 2004 HUD OIG audit provided a more comprehensive view of HUD administrative data in the PIC database. The report yielded many key findings on data quality. First, the report found that PIC did not have adequate controls over the completeness and accuracy of social security numbers within the system. Second, the PIC system did not contain controls to identify invalid social security numbers that were submitted. At that time, the controls over the social security number field in PIC did not enforce a requirement that the field contain only numbers.

Invalid social security numbers such as 111-11-1111, and 123-45-6789 were also allowed. The number of inaccurate records overall was significant. Auditors found approximately 703,000 records converted from the prior MTCS system that had not had an annual re-examination in the last 15 months.[40]

A GAO report released in October 2000 highlighted the status of HUD actions taken to resolve internal control weaknesses, including actions pertaining to data quality issues in MTCS and TRACS. Among such actions included the following: (1) HUD began a large-scale computer matching effort using federal income tax data; (2) PHA's rate of reporting tenant information to HUD's MTCS database improved, rising from 64% to 90%; (3) HUD increased monitoring of PHA reporting and corrected software problems; and (4) HUD established administrative sanctions for PHAs who failed to report tenant data through MTCS and TRACS.[41] It took several years for HUD to fully address these challenges, implement corrective actions, and improve administrative data records for millions of HUD tenants serviced by over 3,000 PHAs.

Since 2000, HUD has also implemented processes to eliminate missing data and improve data quality. For example, the ongoing improvement in the occurrence of fatal errors in Form HUD-50058 submission processes has reduced administrative errors and subsidy payment errors. Notices and training guides have also been provided to PHAs to inform data collection processes. For example, Notice PIH 2010-3 explains the procedures PHAs are required to use for verifying social security numbers of participants and household members at the time of application for housing assistance programs and during mandatory reexamination of household income.[42] As of January 2010, PHAs are required to use the Enterprise Income Verification (EIV) system as a third party source to verify tenant income information during all mandatory annual and interim reexaminations of family income and composition.[43] Additionally, to improve the reporting levels, HUD developed a "delinquency reporting module" where PHAs are assessed on their reported versus occupied units. In the past, PHAs were sanctioned if they were below the reporting requirements.

As a result of the implementation of the EIV system and other processes, the quality of HUD administrative data has improved from previous years. For example, one recent study conducted in 2014 by the Census Bureau analyzed survey, federal, and commercial address data quality. The study found that HUD administrative records have relatively little missing information when examining address fields only.[44]

Appendices

Appendix A: Income Limits by HUD Program

The table below provides a summary of the specific HUD income limit categories used to determine eligibility for some HUD programs.

Type of HUD housing Subsidy	Type of income limit**	Program Type in Linked Data
HCV Program	Low*, very low, and extremely low-income limit	HCV
Section 8	Low*, very low, and extremely low-income limit	MF and HCV
Public Housing	Low, very low, and extremely low-income limit	PH
Section 236	Low-income limit	MF
Rent Supplement	Low-income limit	MF
Rental Assistance Payment	Low-income limit	MF
Section 202 without assistance	Low-income limit ¹⁹	MF
Section 202 with Section 8 Assistance Pre-1981	Pre-1981: Low, very low, and extremely low-income limit Post-1981: Very low and extremely low-income limit	MF
Section 202 with Rent Supplement	Low-income limit	MF
Section 202 PACs	Low-income limit	MF
Section 202/811 PRACs, except those funded in FY1995	Very low-income limit	MF
Section 202/811 PRACs funded in FY 1995	Low-income limit	MF
Section 221(d)(3) BMIR	BMIR income limit	MF

**HUD's three income limit categories are based on percentages of local AMI with adjustments for family size and other factors: low-income (more than 50% AMI but not greater than 80% AMI); very low-income (more than 30% AMI but not greater than 50% AMI); and extremely low-income (not greater than 30% AMI) or the federal poverty level, whichever is greater.

*The *low income-limit*, set at 80% of the area median income, is used for families whose incomes fall above the very low-income limits but who are considered to be eligible for assistance because they are: (1) continuously assisted under the public housing or Section 8 programs; (2) non-purchasing households in the following homeownership programs: HOPE 1, HOPE 2, or other HUD-assisted multifamily home ownership programs covered under 24 CFR 284.173; or (3) displaced as a result of the prepayment of a mortgage or voluntary termination of a mortgage insurance contract.

Acronyms

BMIR: below market interest rate; FY: fiscal year; HCV: Housing Choice Voucher; MF: MultiFamily; PAC: Project Assistance Contract; PH: Public Housing; PRAC: Project Rental Assistance Contract

Appendix B: Applicable Definition of Disability for Determining HUD Eligibility

Definitions to establish eligibility or obtain HUD program benefits as a person with disabilities vary by program. Additionally, eligibility can vary by project and some projects receive assistance from more than one program.

HUD Program Category	Subprogram Type	Disability Definition & Corresponding Regulations
HCV and PH	Section 8 and Public Housing Assistance	<p>Person with disabilities:</p> <p>(1) Means a person who:</p> <ul style="list-style-type: none"> (i) Has a disability, as defined in [42 U.S.C. 423]; (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that: <ul style="list-style-type: none"> (A) Is expected to be of long-continued and indefinite duration; (B) Substantially impedes his or her ability to live independently, and (C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or (iii) Has a developmental disability as defined in [42 U.S.C. 6001]. <p>(2) Does not exclude persons who have the disease of acquired immunodeficiency syndrome (AIDS) or any conditions arising from the etiologic agent for AIDS;</p> <p>(3) For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence; and</p> <p>(4) Means “individual with handicaps,” as defined in § 8.3 of this title, for purposes of reasonable accommodation and program accessibility for persons with disabilities.</p>
MF	Section 8 Multifamily Programs	<ul style="list-style-type: none"> • Definition D – Disabled Family [24 CFR 5.403] • Definition E – Person with Disabilities [24 CFR 5.403]
MF	Section 236 and Section 221(d)(3)	<ul style="list-style-type: none"> • To view specific restrictions, definitions, and documentation requirements, consult HUD Handbook 4350.3: Occupancy Requirements of Subsidized Multifamily Housing Programs.¹⁹
MF	Section 811 PRAC[^]	<ul style="list-style-type: none"> • Definition F – Disabled Household. [24 CFR 891.305] • Definition H – Person with a Disability (Handicapped Person) [24 CFR 891.505 and 891.305]

MF	Section 202 with 162 Assistance – Project Assistance Contract (PAC)*	<ul style="list-style-type: none"> • Definition G – Disabled (Handicapped) Family. <i>[24 CFR 891.505]</i> • Definition H – Person with a Disability (Handicapped Person) <i>[24 CFR 891.505 and 891.305]</i>
MF	Section 202/8*	<ul style="list-style-type: none"> • Definition G – Disabled (Handicapped) Family <i>[24 CFR 891.505]</i> • Definition H – Person with a Disability (Handicapped Person) <i>[24 CFR 891.505 and 891.305]</i> <p>Definition I – Nonelderly Disabled (Handicapped) Family <i>[24 CFR 891.505]</i></p>

^NOTE: Under the Section 202/8, Section 202 PAC and Section 811 Programs, project eligibility may be limited to persons qualifying under a specific disability category: persons with physical disabilities, chronically mentally ill individuals, and developmentally disabled individuals.

Acronyms

HCV: Housing Choice Voucher; MF: MultiFamily; PAC: Project Assistance Contract; PH: Public Housing; PRAC: Project Rental Assistance Contract

Appendix C: Applicable Definition of Elderly for Determining HUD Eligibility

Definitions to establish eligibility or obtain HUD program benefits as an elderly family vary by program. Additionally, eligibility can vary from one development to another (i.e., a building overseen by a multifamily owner receiving HUD assistance). Some developments receive assistance from more than one program.

HUD Housing Assistance Program	Subprogram Type	Elderly Definition and/or Definition Type & [<i>Corresponding Regulations</i>]
HCV and PH	Section 8 and Public Housing Assistance	<i>Elderly family</i> means a family whose head, spouse, or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.
MF	Section 8 Multifamily Programs	Definition A – Elderly Family [24 CFR 5.403]
MF	Section 202 PRAC	Definition C –Elderly Person [24 CFR 891.205]
MF	Section 202 without Rental Assistance	Single people aged 62 or older; households the head of which (or the spouse) is aged 62 or more (12 U.S.C. 1701q(d)(4) as added by P.L. 86-372(9/23/59)
MF	Section 202/8^	Definition B – Elderly Family [24 CFR 891.505]
MF	Section 236 and Section 221(d)(3)	<p>Owner-Adopted Elderly Restrictions in Certain Federally Assisted Housing Projects that were Designed to Serve the Elderly</p> <ul style="list-style-type: none"> • Section 658 of Title VI of Subtitle D of the Housing and Community Development Act of 1992 (HCDA) permits owners of certain federally assisted projects to restrict occupancy in such projects (or portions of projects) to elderly families in accordance with the rules, standards, and agreements governing occupancy in effect at the time of the development of the project. • Applicability. Only owners of properties that were originally designed for the elderly and assisted through the following programs are eligible to apply this restriction:

		<ul style="list-style-type: none"> ○ Section 236 (insured and non-insured); ○ Section 221(d)(3) BMIR; and ○ Section 202 of the Housing Act of 1959, as Section 202 existed before the enactment of the Cranston-Gonzalez National Affordable Housing Act (i.e., Section 202 projects developed prior to 1991). See paragraph 3-20 B for 202/8 eligibility requirements. <p>To view specific restrictions, definitions, and documentation requirements, consult HUD Handbook 4350.3: Occupancy Requirements of Subsidized Multifamily Housing Programs.</p>
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^NOTE: Under the Section 202/8, Section 202 PAC and Section 811 Programs, project eligibility may be limited to persons qualifying under a specific disability category: persons with physical disabilities, chronically mentally ill individuals, and developmentally disabled individuals.

Acronyms

BMIR: below market interest rate; HCV: Housing Choice Voucher; MF: MultiFamily; PH: Public Housing; PRAC: Project Rental Assistance Contract

Appendix D: Total Household Expenses and Assistance Payments: Subsidy & Expense Calculations

In the NCHS-HUD linked files, the TOTAL_HOUSEHOLD_EXPENSES variable gives the total amount paid by a household towards their housing unit (i.e., rent and utilities). The variable ASSISTANCE_PAYMENT represents the amount of subsidy that HUD provides for the rent and utilities of the unit. In the linked data, the TOTAL_HOUSEHOLD_EXPENSES and ASSISTANCE_PAYMENT variables are found in the Transaction file. HUD collects household subsidy and expenses data via separate modules organized by program and/or subprogram on the HUD-50058 and HUD-50059 administrative forms. However, these data are not available for researchers. Rather, two pre-calculated variables, TOTAL_HOUSEHOLD_EXPENSES and ASSISTANCE_PAYMENT, were created to reflect these concepts. To understand how total household expenses and assistance payments were calculated as summation variables for NCHS, researchers should contact HUD analysts at [NCHS HUD DataLinkage@hud.gov](mailto:NCHS_HUD_DataLinkage@hud.gov) or the Data Linkage Inbox at datalinkage@cdc.gov.

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- [8] U.S. Department of Housing and Urban Development. Housing Choice Voucher Program Guidebook. <http://www.lb7.uscourts.gov/documents/15c6523.pdf>. Accessed November 19, 2018.
- [9] For MF programs, the following regulations pertain to recertification: 24 CFR 5.657 Section 8 Project-based Assistance Programs: Re-examination of Family Income and Composition; 24 CFR 880.603, 884.218, 886.124, 886.324, 891.410, 891.610, and 891.750 Re-examination of Family Income and Composition; and 24 CFR 5.659 Family Information and Verification.
- [10] U.S. Department of Housing and Urban Development, Office of Public and Indian Housing, Office of Public Housing and Voucher Programs, Public Housing Management and Occupancy Division. Public Housing Occupancy Guidebook. https://www.hud.gov/sites/documents/DOC_10760.PDF. Accessed November 19, 2018.
- [11] U.S. Department of Housing and Urban Development. Housing Choice Vouchers Fact Sheet. https://www.hud.gov/topics/housing_choice_voucher_program_section_8. Accessed November 19, 2018.
- [12] 24 CFR Part 982.
- [13] 24 CFR Part 982, Sections 625-642.
- [14] Section 8(o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1473f(o)(13)) mandates this program. Regulations for this program are found at 24 CFR 983.
- [15] U.S Department of Housing and Urban Development. Project Based Vouchers – Frequently Asked Questions. https://www.hud.gov/sites/documents/DOC_9157.PDF. Accessed November 19, 2018.

[16] Sard B. Vouchers: Project-Based Vouchers. National Low Income Housing Coalition [online]. http://nlihc.org/sites/default/files/Sec4.14_Vouchers-Project-Based_2015.pdf. Accessed November 19, 2018.

[17] 24 CFR Part 882, Subparts D and E.

[18] U.S Department of Housing and Urban Development. Moderate Rehabilitation. https://www.hud.gov/program_offices/public_indian_housing/programs/ph/modrehab. Accessed November 19, 2018.

[19] The Section 8 Certificate program is authorized by the U.S. Housing Act of 1937: Section 8(b)(1) for existing rental housing and Section 89(d)(2) for project-based certificates. Regulations are found in 24 CFR Part 982 for the Voucher and Certificate Program, and Part 983 for the Project-Based Certificate Program.

[20] U.S Department of Housing and Urban Development. Descriptions of Multifamily Programs. https://www.hud.gov/program_offices/housing/mfh/progdesc. Accessed November 19, 2018.

[21] The statute which authorizes the BMIR MF program is 12 U.S.C. 1715(l); Section 221(d)(5) of the National Housing Act. Associated regulations for this program can be found in 24 CFR Part 221.

[22] U.S. Department of Housing and Urban Development. HUD Handbook 4350.3: Occupancy Requirements of Subsidized Multifamily Programs. https://www.hud.gov/program_offices/administration/hudclips/handbooks/hsg/4350.3. Accessed November 19, 2018.

[23] The statute which authorizes the Section 236 program is 12 U.S.C. 1715z-1; Section 236 of the National Housing Act. Program regulations can be found in 24 CFR Part 236.

[24] The statute which authorizes the RAP program is 12 U.S.C. 1715z-1; Section 236 of the National Housing Act. Regulations can be found in 24 CFR Part 236, subpart D.

[25] The statute which authorizes the project-based Section 8 multifamily program is 42 U.S.C. 1437(f)(b); Section 8(b) of the United States Housing Act of 1937. Associated regulations for the Section 8 MF Housing program can be found in 24 CFR Parts 880, 881, 993, 884, and 886.

[26] The statute which describes the Section 202 Direct Loan program is 12 U.S.C. 1701(q); Section 202 of the Housing Act of 1959. Associated regulations can be found in 24 CFR part 891 Subpart E. The statute which authorizes the Section 202 Capital Advancement program is 12 U.S.C. 1701(q); Section 202 of the Housing Act of 1959 as amended by Section 801 of the Cranston-Gonzales National Affordable Housing Act. Associated regulations can also be found in 24 CFR Part 891, Subpart B.

[27] The statute which authorizes the PAC/PRAC program is 42 U.S.C. 8013(d)(2); Section 811 of the Cranston-Gonzales National Affordable Housing Act. Associated regulations can be found in 24 CFR, part 891.

[28] The 811 program is authorized by Section 811 of the National Affordable Housing Act of 1990 (P.L. 101-625) as amended by the Housing and Community Development Act of 1992 (P.L. 102-550), the Rescission Act (P.L. 104-19) the American Homeownership and Opportunity Act of 2000 (P.L. 106-569), and the Frank Melville Supportive Housing Act of 2010 (P.L. 111-374). Program regulations are in 24 CFR Part 891. To learn more about the Section 811 program, see Section 811 Supportive Housing for Persons with Disabilities (HUD Handbook

4571.2) and Supportive Housing for Persons with Disabilities, Conditional Commitment to Final Closing (HUD Handbook 4571.4).

[29] U.S. Department of Housing and Urban Development. HUD's Client Information Policy Systems (HUDCLIPS). https://www.hud.gov/program_offices/administration/hudclips. Accessed November 19, 2018.

[30] The statute which authorizes the Rent Supplement program is 12 U.S.C. 1701(s); Section 101 of the Housing and Urban Development Act of 1965. Associated regulations can be found in 24 CFR, part 215 (currently expired, but still in effect for existing contracts per 24 CFR 200.1302).

[31] 24 CFR Chapter IX.

[32] 42 U.S. Code § 1437a.

[33] Public Law 104-134, 110 Stat 1321.

[34] U.S. Department of Housing and Urban Development. Moving to Work (MTW) Demonstration Program. https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw. Accessed November 19, 2018.

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[36] H.R. 2029. FY 2016 Omnibus Spending Bill.

[37] U.S. Department of Housing and Urban Development. Moving to Work (MTW) FAQ. https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/faq. Accessed November 19, 2018.

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