

Compliance Dates:

- Effective date 6/6/24
- 90 days after effective date: 9/4/24
- 180 days after effective date: 12/3/24
- One year after the effective date: 6/6/25
- “No change in this rulemaking requires a PHA, or any other party, to repeat a stage in the selection or development process which has already been completed for a PBV project prior to the compliance date of this rulemaking....if parties wish to amend an existing Agreement to enter into HAP contract to take advantage of changes made by this rulemaking....nothing in this rulemaking prevents such an amendment after the rule is effective”

CFR	Provision
Delayed indefinitely	
Instruction 69, 982.451(c)	(c) PHA-owned units. For PHA-owned units that are not owned by a separate legal entity from the PHA (e.g., an entity wholly controlled by the PHA or a limited liability company or limited partnership owned by the PHA), the PHA must choose one of the following options: (1) Prior to execution of a HAP contract, the PHA must establish a separate legal entity to serve as the owner. That separate legal entity must execute the HAP contract with the PHA. The separate legal entity must have the legal capacity to lease units and must be one of the following: (i) A non-profit affiliate or instrumentality of the PHA; (ii) A limited liability corporation; (iii) A limited partnership; (iv) A corporation; or (v) Any other legally acceptable entity recognized under State law. (2) The PHA signs the HUD-prescribed PHA-owned certification covering a PHA-owned unit instead of executing the HAP contract for the PHA-owned unit. By signing the PHA-owned certification, the PHA certifies that it will fulfill all the required program responsibilities of the private owner under the HAP contract, and that it will also fulfill all of the program responsibilities required of the PHA for the PHA-owned unit. (i) The PHA-owned certification serves as the equivalent of the HAP contract, and subjects the PHA, as owner, to all of the requirements of the HAP contract contained in part 982. Where the PHA has elected to use the PHA-owned certification, all references to the HAP contract throughout part 982 must be interpreted to be references to the PHA-owned certification. (ii) The PHA must obtain the services of an independent entity to perform the required PHA functions identified in §982.352(b)(1)(v)(A) before signing the PHA-owned certification. (iii) The PHA may not use the PHA-owned certification if the PHA-owned unit is owned by a separate legal entity from the PHA (e.g., an entity wholly controlled by the PHA or a limited liability corporation or limited partnership controlled by the PHA).
Instruction 98, 983.154(g) and (h)	No regulation listed in notice. Regulation stops at (f)
Instruction 100, 983.157	Rehabilitated housing: option for development activity after HAP contract execution.

Instruction 103, 983.204(e)	Execution of HAP contract or PHA-owned certification for PHA-owned units
On effective date	
5.100	Definitions of household and responsible entity
5.504	Definition of responsible entity
903.7	What information must the PHA provide in the PHA plan?
903.12	Streamlined annual plan requirements for small PHAs
982.4	Definitions of: Abatement, authorized voucher units, building, FMR, Foster adult, foster child, HQS, independent entity, PHA-owned unit, request for tenancy approval, SEMAP, SAFMRs, tenant-paid utilities, withholding
982.305	PHA approval of assisted tenancy and HAP contracts executed outside of 60 days
982.352	Eligible housing
982.404	Maintenance: owner and family responsibilities, PHA remedies
982.405	Unit inspections in HCV Defines initial, periodic, supervisory quality control, interim (LT, NLT, extraordinary circumstances) inspections
982.406	Use of alternative inspections
982.517	Utility allowance amounts including energy efficient utility allowances
982.623	Manufactured home space rent
983.2	When tenant-based voucher rules apply
983.3	PBV definitions
983.5	Description of the PBV program
983.6	Maximum number of PBV units (percentage limitation)
983.11	Prohibition on excess public assistance
983.12	Record retention
983.51	Proposal and project selection
983.52	Prohibition of assistance for ineligible units
983.53	Prohibition on assistance for units in subsidized housing
983.54	Cap on number of units in each project
983.55	Site selection standards
983.56	Environmental review
983.58(a), (c) and (d) but NOT (b)	PHA determination prior to selection
983.101	HQS
983.103	Inspecting units
983.152	Nature of development activity
983.153	Development requirements
983.154(a) through (f) but NOT (g) and (h)	Development agreement

983.155(a) but NOT (b)	Completion of work
983.156	PHA acceptance of completed units
983.154	Development agreement
983.202	Purpose of HAP contract
983.203	HAP contract information
983.204 (a) through (d) but NOT (e)	Execution of HAP contract or PHA-owned certification
983.205	Term of HAP contract
983.206	Contract termination or expiration and statutory notice requirements.
983.207	HAP contract amendments to add or substitute units
983.208	Condition of units
983.210	Owner certifications
983.211	Removal of unit from HAP contract based on family increased income
983.212	Substantial improvements to units under HAP contract
983.251 (a) through (d) but not (e)	How participants are selected
983.253	Leasing contract units
983.254	Vacancies
983.255	Tenant screening
983.257	Owner termination of tenancy and eviction
983.259	Security deposit
983.261	Family right to move
983.301	Determining rent to owner
983.302	Redetermination of rent to owner
983.303	Reasonable rent
983.352	Vacancy payment
983.353	Tenant rent' payment to the owner
90 days after effective date	
982.301	Requirements for oral and written briefings for HCV
982.503	Payment standard schedule, areas and amounts
982.625- 641	Homeownership program changes
983.58(b)	Requirements for exclusion of existing or rehabilitated units.
983.252	PHA information for selected family (oral briefing)
983.260	Overcrowded, under-occupied, and accessible units
985.3	SEMAP indicators, verification methods and ratings
180 days after effective date	

982.505	Increases and decreases in payment standards
One year after effective date	
982.54?	Required contents of the admin plan. PHAs are not required to update their admin plans in compliance with new requirements until 6/6/25
983.10?	PBV provisions in the admin plan PHAs are not required to update their admin plans in compliance with new requirements until 6/6/25
983.57	Selection of PHA-owned units
983.155(b)	<i>PHA-owned units.</i> In the case of PHA-owned units, the owner must submit evidence and certify to the independent entity (see § 983.57(b)(3)), in the form and manner required by the PHA's Administrative Plan, that development activity under § 983.152 or substantial improvement under §§ 983.207(d) or 983.212 has been completed, and that all such work was completed in accordance with the applicable requirements. The independent entity must review the evidence to determine whether the development activity or substantial improvement was completed in accordance with the applicable requirements.
983.251(e)	How participants are selected: Offer of PBV assistance or owner's rejection
983.262	Occupancy of units under the increased program cap and project cap excepted units.