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# PROJECT BASED VOUCHER PROGRAM GUIDANCE FOR OWNER/ DEVELOPERS



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**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

**CONTENTS**

Contents .....	1
Disclaimer .....	2
Project Based Voucher Program.....	2
Funding For Project Based Vouchers.....	3
Request for Proposals.....	3
Estimated Number of Project Based Vouchers Available under this rfp.....	4
Special Purpose Vouchers and Limited Waiting List Preferences.....	4
Project Selection.....	4
Scoring Criteria .....	5
Project Eligibility .....	5
Owner/Developer Eligibility.....	6
HACSC Right to Rescind Conditional Awards.....	6
Income-Mixing (Project Cap) .....	7
Tenant Income Targeting Requirements.....	7
Rents.....	8
Determining Initial Estimated Contract Rents.....	8
Environmental Review.....	9
Subsidy Layering Review.....	9
Executing the Agreement to Enter Into a Housing Assistance Payments Contract (AHAP) .....	11
Acronyms and Definitions.....	12
HACSC Resources.....	12
TCAC Forms.....	12
HUD Resources and Forms .....	14
END OF GUIDE .....	14

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

**DISCLAIMER**

This Project Based Voucher Program Guidance for Owners/Developers is a concise guide provided as a courtesy to applicants and prospective applicants of the Housing Authority of Santa Cruz's (HACSC's) Project Based Voucher Request for Proposals. The guide should not be construed as an alternative to a thorough reading and understanding of State and federal regulations pertaining to the HUD Housing Choice Voucher and Project-Based Voucher programs. It is the responsibility of owner/developer applicants and prospective applicants to confirm the accuracy of the information in this guidance prior to acting or relying on it, and it is incumbent upon owner/developer applicants to reference and use the most currently published State and federal guidelines and regulations. The HACSC is in no way responsible for actions taken by owner/developer applicants or prospective applicants relying solely on information contained in this guidance. In the event information in this guide conflicts with federal/HUD/State laws, guidelines, or regulations, the federal/HUD/State laws, guidelines, or regulations will supersede.

**PROJECT BASED VOUCHER PROGRAM**

The Project-Based Voucher (PBV) program allows a Housing Authority that already administers a tenant-based voucher program under an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development (HUD) to take *up to* 30 percent of its authorized units and attach the funding to specific units and pay rental subsidy to a property owner on behalf of eligible tenants rather than using it for tenant-based assistance [24 CFR 983.6].

Housing Authorities have a Project-Based Voucher **Program Cap**:

- 20 percent Program Limit: up to 20 percent of ACC authorized units may be project-based.
- 10 percent Exception: up to an additional 10 percent of ACC authorized units (*above the 20 percent program limit*) may be project-based provided the additional units fall into an eligible exception category:
  - a. homeless;
  - b. veterans;
  - c. supportive services;
  - d. units are in a census tract with a poverty rate of 20 percent or less.

HACSC's **Program CAP** is distinct from the **Income-Mixing Project Cap** discussed on page 7 of this guide.

The Housing Authority of the County of Santa Cruz (HACSC) may provide PBV assistance for units in existing housing or for newly constructed or rehabilitated housing developed under and in accordance with a PBV Agreement to Enter into Housing Assistance Payments Contract (AHAP) that was executed prior to the start of construction. A housing unit is considered an existing unit for purposes of the PBV program, if, at the time of notice of project selection, the units substantially comply with HQS. Units for which new construction or rehabilitation began after the owner's proposal submission but prior to the execution of the HAP do not subsequently qualify as existing housing [24 CFR 983.52].

Much of the tenant-based voucher program regulations also apply to the PBV program. Consequently, many of the policies related to tenant-based assistance also apply to PBV assistance. The provisions of the tenant-based voucher regulations that do not apply to the PBV program are listed at 24 CFR 983.2.

## **Project Based Voucher Program Guidance**

### **Housing Authority of the County of Santa Cruz**

Owners/Developers with units selected under this RFP will be required to follow HACSC's Approved Administrative Plan policies for all units under the HAP Contract.

Under the PBV Program, selected projects may not undertake certain activities or commit funds (HUD and non-HUD) to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair, or construction until all post-selection requirements including an Environmental Review and Subsidy Layering are met, and HACSC and the developer(s) have executed an Agreement to Enter into Housing Assistance Payments Contract ("AHAP"). The AHAP stipulates the conditions under which the developer agrees to construct or rehabilitate the units to be subsidized and the HACSC agrees to subsidize the units upon satisfactory completion of construction or rehabilitation.

The HACSC will execute a Section 8 Housing Assistance Payments ("HAP") Contract with the project owner after construction or rehabilitation is completed, a Certificate of Occupancy has been issued and all units pass HUD-established Housing Quality Standards. The HAP Contract is executed for the specified units for a term of up to 20 years and establishes the initial rents for the units and describes the responsibilities of the HACSC and the developer. The PBV subsidy is subject to all applicable HUD regulations. The HAP contract may cover either all or a portion of the units in a development.

#### **FUNDING FOR PROJECT BASED VOUCHERS**

HUD does not allocate separate funding for project-based voucher assistance. Funding for project-based assistance comes from funds already obligated by HUD to the Housing Authority's Housing Choice Voucher Program Annual Contributions Contract (ACC). The Housing Authority may use a limited percentage of its voucher allocation for the PBV program, as discussed in greater detail in the "Project Based Voucher Program" section on page 2 of this guide.

The availability of PBVs is contingent upon availability of funding from HUD. If the Housing Choice Voucher program is in a funding shortfall position, the Housing Authority may not be permitted to commit new PBVs, even if we are below our program cap and have vouchers available.

#### **REQUEST FOR PROPOSALS**

The HACSC publishes a request for proposals (RFP) to provide interested owner/developers with the opportunity to request Project Based Vouchers (PBVs) for new construction or rehabilitation of affordable housing. The RFP is open until closed and is only published on the HACSC website. HACSC maintains a list of parties interested in updated information about the PBV RFP or scoring criteria. When the RFP or scoring criteria is updated, the Housing Authority will contact persons on this list. To be added to the PBV RFP Interest List, please contact Rayne Pérez at [Rayne.Perez@hacosantacruz.org](mailto:Rayne.Perez@hacosantacruz.org) or 831-454-5958.

The HACSC reserves the sole and exclusive right to award conditional commitments, for all or part of the requested number of available vouchers and distribute them between Program Cap categories (Regular 20% cap, or 10% Excepted) and/or voucher types (Regular, VASH, Family Unification Program (FUP)), as is most advantageous to HACSC. HACSC reserves the right to both determine and make changes to the voucher-type and excepted-unit type for the project as is most advantageous to HACSC.

Moreover, HACSC retains the right to NOT issue vouchers to projects not meeting threshold requirements. The threshold requirement for consideration of a PBV award is an application score of 150 points.

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

**PROJECT BASED VOUCHERS AVAILABLE UNDER THIS RFP**

HACSC proposes to make available PBV's sufficient to maximize applications to the California Tax Credit Allocation Committee (TCAC), and the State of California Housing and Community Development Department (HCD).

**SPECIAL PURPOSE VOUCHERS AND LIMITED WAITING LIST PREFERENCES**

The HACSC Administrative Plan provides information regarding the following special purpose vouchers and limited waiting list preferences. Projects proposing to use any of the following Special Purpose Voucher types, or the limited waiting list preference, *may* be eligible to receive **bonus points** on their application in accordance with the Project Based Voucher Application Scoring Criteria.

Special Purpose Vouchers

- Mainstream
- FUP-Family
- FUP-Youth: *There is a limitation of 3-5 years of PBV assistance for FUP-Youth, after which time there are provisions in the HACSC Administrative Plan to graduate eligible households to a Housing Choice Voucher.*

Limited Waiting List Preference

- Homeless Families with Minor Children

**PROJECT SELECTION**

Project Selection is conducted in accordance with the HACSC Administrative Plan, Section XVII. Project Based Voucher Program. The PBV program is subject to the Federal Regulations in 24 CFR Part 983.

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

**SCORING CRITERIA**

HACSC publishes the **PBV RFP Evaluation and Scoring Criteria** most currently in effect on the HACSC website. The scoring criteria include 200 base points. Extra bonus points are possible. A minimum score for PBV consideration is 150 points. Projects requesting Supportive Services or vouchers for Special Needs Populations must submit a **Supplementary Supportive Services Application** which will be scored in accordance with the Supplementary Supportive Services Evaluation Factors. A maximum of 40 points are available on the Supplemental PBV Application and a minimum threshold score of 30 is required for the award of Supportive Services or special population vouchers.

**Summary of Evaluation Factors and Maximum Points Available**

Evaluation Factor		Maximum Points
1	Project Type	50
2	Extent to Which Project Creates Housing Opportunities for Top Applicants on HACSC’s HCV Waiting List	30
3	Deconcentration of Poverty / Creation of Economic Opportunities	25
4	Location Amenities	25
5	Management and Owner Experience	25
6	Leveraging of Other Sources of Funding	10
7	Design Features	10
8	Project Feasibility and Readiness	25
<b>Total Base Points</b>		<b>200</b>
9	Bonus Points	15
<b>Total Possible Points</b>		<b>215</b>

**PROJECT ELIGIBILITY**

All projects must be located in the County of Santa Cruz.

Projects utilizing a supportive services exception must provide supportive services to all households receiving PBV assistance at the project. Services must meet the requirements in the HACSC Administrative Plan, Section XVII. Project Based Voucher Program.

Shared Housing is not eligible for the Project Based Voucher Program. Please see 24 CFR 983.53 for a complete list of ineligible housing types.

Under the PBV Program, selected projects may not undertake certain activities or commit funds (HUD and non-HUD) to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair, or construction until all post-selection requirements including an Environmental Review and Subsidy Layering are met and HACSC and the developer(s) have executed an

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

Agreement to Enter into Housing Assistance Payments Contract (“AHAP”). Applications for projects that have already begun such undertakings or commitments of funds will be rejected without being scored.

Projects must meet all PBV program requirements in 24 CFR 982 and 24 CFR 983.

Projects must meet program accessibility requirements of 24 CFR 983.102, the accessibility requirements of Section 504 of the Rehabilitation Act (Section 504) and Title II of the Americans with Disabilities Act (ADA), as well as the design and construction requirements of the Fair Housing Act, as applicable. 24 CFR part 8 (Section 504); 24 CFR part 100 (Fair Housing Act); 28 CFR part 35 (Title II of the ADA).

Applicant must have site control or control is likely to be obtained and will not delay the project. Control of site is through Fee Simple ownership, Disposition & Development Agreement or Contract of sale.

#### OWNER/DEVELOPER ELIGIBILITY

Owner/Developer, by submitting the application, shall certify as to their legal structure, and as to not being suspended, debarred, or excluded by HUD. Subsequent to the submittal of the application, any changes to the owner/developer’s legal structure must receive HACSC’s written approval, otherwise, HACSC reserves the right to withdraw its commitment.

#### HACSC RIGHT TO RESCIND CONDITIONAL AWARDS

HACSC reserves the right to withdraw, rescind, and/or cancel an award which may include but limited to the following:

- The owner/developer’s response to the PBV NOFA is an application for PBV in conjunction with another funding opportunity and the entity was unsuccessful in securing the award of the other funds.
- The owner/developer is unable to make adequate and timely progress on their project.
- The owner/developer made misrepresentations of the project which may include legal structure, funding sources, site control, or other key provision in HACSC’s determination of PBV award.
- The owner/developer undertook prohibited activities or committed funds (HUD and/or non-HUD) to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair, or construction prior to entering into the AHAP.
- HUD prohibition on PBV contracts related to funding shortfall.

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

INCOME-MIXING (PROJECT CAP)

The Project Cap is the limitation on the number of units that may be project-based in an individual project. The limitation on the number of PBVs in a project is the greater of 25 units or 25 percent of the units in a project. The following units are excluded from the 25 percent or 25-unit project cap:

- Units exclusively serving elderly families as defined by HUD (head of household or spouse is 62 years or older).
- Units housing households eligible for supportive services available to all families receiving PBV assistance in the project.
- Units in projects that are in a census tract with a poverty rate of 20 percent or less are subject to a higher (40%) cap.

HUD provides a [PBV Census Lookup Tool](#) which assists users to determine if an address falls into a tract that has an average poverty level of 20 percent or less to determine if a unit qualifies for the income-mixing requirement (project cap) 40 percent increase.

*HACSC may only be able to approve units in excess of 25 units or 25 percent of the units in a project if HACSC has not exceeded its **10% Exception Program Cap** for excepted units. For more information about HACSC's **Program Cap**, which is distinct from the **Income-Mixing Project Cap**, see the section "Project Based Voucher Program" on page 2 of this guide.*

HACSC may apply an administrative fee to any approved project. The administrative fee should cover costs including marketing/outreach, establishment and maintenance of a site-based waiting list (if required), costs for monitoring excepted units, as well as other administrative costs over the normal eligibility processes for Section 8 HCV.

Please note that HUD may establish additional requirements for monitoring and oversight of projects in which more than 40 percent of the dwelling units are assisted under a PBV HAP contract.

HACSC reserves the right to both determine and make changes to the voucher-type and excepted-unit type for the project. Owner/developers are prohibited from entering into prospective tenant-selection agreements with third parties for PBV units without prior HACSC written agreement.

TENANT INCOME TARGETING REQUIREMENTS

Applicants must specify in the application the target income level of each unit for which a PBV voucher is requested. In the HACSC Resources section of this guidance, refer to "**HACSC Income Limits, Payment Standards and Utility Allowances.**"



**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

**RENTS**

The gross rent (contract rent plus utility allowance) charged may not exceed the HACSC's Payment Standards as published on the HACSC's website at the time the unit is placed in service or HUD's Fair Market Rent at that time, whichever is higher. In addition, rents must be reasonable in relation to rents charged in the private market for comparable unassisted units. See CFR 983.301.

All tax credit units are subject to the above rent requirements except if:

- e. A contract unit receives a Low-Income Housing Tax Credit (LIHTC); and
- f. the unit is **NOT** located in a qualified census tract; and
- g. there are comparable tax credit units of the same bedroom size in the building that **do not** have rental assistance other than the tax credit; and
- h. the tax credit rent exceeds the fair market rental (or exception payment standard) minus any utility allowance for tenant paid utilities as determined for units without tax credits above;

Then, the rent to owner must not exceed the lowest of:

- a. the tax credit rent minus the utility allowance;
- b. the reasonable rent as determined by the HACSC, or
- c. the rent requested by the owner.

The "tax credit rent" is the rent charged for comparable units of the same bedroom size in the building that also receive the low-income tax credit but do not have any additional rent assistance (e.g., such as tenant-based assistance).

Rents may additionally be limited by the requirements of other subsidies.

**DETERMINING INITIAL ESTIMATED CONTRACT RENTS**

To establish initial estimated contract rents, HACSC will rely on the information provided in the submitted PBV Application. Any subsequent changes must be submitted to the HACSC on a **Rent Reasonableness Request Form** (see *HACSC Resources in this guidance*). Requesting the rents desired for the project for each unit type (studio, 1-BR, 2-BR, etc.) and detailing the tenant-paid utilities. Owner must also indicate if the contract unit receives a Low-Income Housing Tax Credit, and if the unit is in a Qualified Census Tract for the Low-Income Housing Tax Credit Program. The HACSC will then conduct a rent reasonableness valuation, calculate the initial estimated rent to owner, and issue a letter to the owner/developer indicating the Gross Rents, Utility Allowances, and Estimated Initial Contract Rents. *Determining initial estimated contract rents must be completed prior to Subsidy Layering Review.*

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

**ENVIRONMENTAL REVIEW**

An Environmental Review is required for all PBV units including existing units. Developers/owners, or their agents/contractors may not acquire, rehabilitate, convert, lease, repair, dispose of, demolish, or construct real property or commit or expend program or local funds for PBV activities until an environmental review is completed. See 24 CFR 983.58.

It is the responsibility of the owner/developer to prepare all necessary documents, and any costs associated with the completion of the Environmental Review are the responsibility of the owner/developer.

HUD Form 7015.15, Request for Release of Funds and Certification (RROF) with Environmental Certification must be filed with HUD and HUD's response, HUD Form 7015.16, Authority to Use Grant Funds (AUGF), must be received by HACSC before the Agreement to Enter Into a Housing Assistance Payment (AHAP) may be executed. *It is not necessary for Environmental Review to be completed prior to Subsidy Layering Review. See Subsidy Layering Review, Checklist item 18.*

The HACSC may not execute the Housing Assistance Payment (HAP) Contract until such time as all required mitigation factors identified during the National Environmental Policy Act (NEPA) review process have been addressed, as verified by a letter of certification as to completion from the NEPA Responsible Entity.

**SUBSIDY LAYERING REVIEW**

A Subsidy Layering Review (SLR) is required for projects involving new construction and rehabilitation, to avoid excess subsidy. See 24 CFR 983.55. The following comprises the HUD Subsidy Layering Review checklist:

**Required Elements of an SLR Application**

**Subsidy layering reviews (SLRs) are undertaken to ensure the amount of assistance provided by HUD is not more than necessary to make the PBV project feasible in consideration of all other governmental assistance. SLRs prevent excessive public assistance that could result when a development proposes combining (layering) the HAP subsidy from the PBV program with other public assistance from federal, state, or local agencies, including tax credits. A SLR is required for proposed new construction and rehabilitation projects prior to the execution of the agreement to enter into a HAP (AHAP) when the project will be receiving other governmental assistance in addition to the PBV award. No subsidy layering review is required for existing housing or when PBV is the only governmental assistance provided to a project. When a PHA selects a new construction or rehabilitation project, the PHA must require information regarding all HUD and/or other federal, state, or local governmental assistance to be disclosed by the project owner using form HUD-2880. The following lists all required documentation.**

- 1. Subsidy Layering Review request memorandum:** Clearly identify the PHA, the PHA number, the Field Office number, the project's name, the project's total number of units, and the number of PBV units requested. For a sample memorandum see Attachment 1 of PIH Notice 2013-11 or newer version superseding it

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

<p>2. <b>Project Description:</b> Short narrative identifying ownership, type of activity (rehabilitation or new construction), location (including county), total units, requested PBV units, PBV type (RAD, VASH, regular), utility allowances, bedroom distributions, supportive services (if applicable) and residential population (homeless, veteran, elderly, low-income families) The narrative should also identify any exceptions applicable to the project (e.g., number of PBV exceeding the Project Cap)</p>
<p>3. <b>Accounting Statement of Sources and Uses of Funds:</b> Identifying each source and indicate type (loan, grant, syndication proceeds, contributed equity). Sources generally include only permanent financing and grants. If interim financing or a construction loan is proposed, provide details in project description. Separately identify detailed uses, avoiding broad categories such as “soft costs.” Under acquisition costs, identify purchase price separately from related costs such as appraisal, survey, title, recording and legal fees. Include separate line items representing construction contract amount, builder's profit, builder's overhead and total project costs. <b>[Complete HUD Form 50156]</b></p>
<p>4. <b>Description of funding sources:</b> Loans including principal, interest rate, amortization, term, and any accrual, deferral, balloon or forgiveness provisions. Describe any lender, grantor, or syndicator requirements for reserves or escrows requirements. Describe if a lender receives a portion of the net cash-flow, either as additional debt service or in addition to debt service. Identify the amount of LIHTC and include IRS form 8609</p>
<p>5. <b>Commitment Letters:</b> Lenders and other funding sources evidence their commitment to provide funding and disclose significant terms. Signed loan agreements and grant agreements meet this requirement. However, proposal letters and letters of intent do not meet this requirement</p>
<p>6. <b>Developer's Commitment Letter:</b> Delineating any arrangements, contributions, donations, significant terms or transfer of funds from the developer and/or participating partners such as deferred developer's fees, cash contributions, and equity investments</p>
<p>7. <b>HOME Commitment Letter:</b> (When applicable) Signed document clearly identifying requirements of the HOME designated units and intended rents</p>
<p>8. <b>Supportive Service Commitment:</b> (When applicable) A signed Memorandum of Understanding that describes the type of services to be provided, frequency, terms of service and resident eligibility</p>
<p>9. <b>Appraisal Report:</b> Based on the “as is” value of the property, before construction or rehabilitation, and without consideration of any financial implications of tax credits or project-based voucher assistance. An appraisal establishing value after the property is built or rehabilitated is not acceptable unless it also includes an “as is” valuation. The date of the appraisal to be within six months of date of submission</p>
<p>10. <b>Stabilized Operating Pro Forma:</b> Including projected rental, commercial, and miscellaneous gross income, vacancy loss, operating expenses, debt service, reserve contributions, with cash-flow projections, and debt service ratios; income and expenses trended at a consistent percent. <b>[Complete HUD Form 50156: <a href="https://www.hud.gov/sites/dfiles/OCHCO/documents/50156.pdf">https://www.hud.gov/sites/dfiles/OCHCO/documents/50156.pdf</a>]</b></p>
<p>11. <b>Low-Income Housing Tax Credit Allocation Letter:</b> Issued by the authorized tax credit allocation agency, identifying the amount of LIHTCs reserved for the project</p>
<p>12. <b>Historic Tax Credit Letter:</b> Issued by an authorized historic credit agency, disclosing the estimated historic tax credit amount awarded to a project located in a designated historical area</p>

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

13. <b>Equity Contribution Schedule:</b> If equity contributed to the project is paid in installments over time, provide a schedule showing the amount and timing of planned contributions
14. <b>Bridge Loans:</b> Providing details if the financing plan includes a bridge loan where equity contributions proceeds planned over an extended time can be paid upfront
15. <b>Disclosure, perjury and identity of interest statement (Form HUD-2880)</b> completed by the owner: <a href="https://www.hud.gov/sites/dfiles/OCHCO/documents/2880.pdf">https://www.hud.gov/sites/dfiles/OCHCO/documents/2880.pdf</a>
16. <b>PBV award letter:</b> Identifying the housing authority's approval of project-based voucher assistance for the project by number of units and bedroom distribution
17. <b>PHA rent certification letter:</b> Documenting proposed contract rents, utility allowances, and gross rental amounts for assisted units. Include rent reasonableness documentation or comparability analysis as evidence of rent determination and certification
18. <b>Environmental Clearance:</b> Completion of the environmental review and environmental approval is required before AHAP approval can be granted. At the time of initial submission of the SLR request, submit evidence that a request for a part 58 review is submitted to the responsible entity or a part 50 review is submitted to the Field Office

If your subsidy layering submission documentation does not fulfill the requirements of any sub-section in the checklist and/or the necessary information for any of the required documents is missing, this could result in a delay in processing of your subsidy layering review.

Projects not utilizing State Tax Credits will have SLR conducted by the local HUD Field Office.

Projects utilizing State Tax Credits will have SLR conducted by TCAC: documentation must be submitted after the project receives a reservation of tax credits. If SLR documents will be submitted through an online storage (Drop Box, Google Docs), CA Tax Credit Allocation Committee (TCAC) staff must be able to access the files without having to accept the provider's terms and conditions and without having to create an account or password. The submittal must include all supplemental SLR documentation listed in the **TCAC Subsidy Layering Review Checklist** (See *TCAC Forms on page 12*).

The SLR certification for the project must be received by HACSC before the Agreement to Enter Into a Housing Assistance Payment (AHAP) may be executed.

**EXECUTING THE AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENTS CONTRACT (AHAP)**

The HACSC may not execute the Agreement to Enter Into a Housing Assistance Payment (AHAP) until both the Environmental Review and a Subsidy Layering Review have been completed and certification thereof have been received by HACSC. The AHAP for new construction or rehabilitation consists of the following (*NOTE: links to the AHAP forms can be found in the "HUD Resources and Forms" section on page 13 of this guide*).

1. **HUD-52531-A:** PBV Agreement to Enter Into Housing Assistance Payments Contract for New Construction or Rehabilitation – Part 1
2. **HUD-52531-B:** PBV Agreement to Enter Into Housing Assistance Payments Contract for New Construction or Rehabilitation – Part 2

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

3. **Exhibit A** – The approved owner’s PBV proposal
4. **Exhibit B** – Description of work to be performed under the Agreement. See AHAP Part I, Section 1.3 “Contents of Agreement” Exhibit B
5. **Exhibit C** – Description of housing. See AHAP Part I, Section 1.3 “Contents of Agreement” Exhibit C
6. **Exhibit D** – *Blank HUD-52530-A* PBV Housing Assistance Payments Contract for New Construction or Rehabilitation, Parts 1 and 2

The AHAP shall be executed within one year of HACSC notice of conditional award to the selected owner. The HACSC has the option to grant an extension to this one-year limit provided the owner can demonstrate that progress is being made and that the project will go to AHAP within the extended time frame. In no instance shall the AHAP be executed prior to approved Environmental Review and approved Subsidy Layering Review. Upon completion of the Subsidy Layering Review, the AHAP should be executed within 30 days.

#### ACRONYMS AND DEFINITIONS

**AHAP** – Agreement to Enter into a Housing Assistance Payment Contract

**HAP** – Housing Assistance Payment Contract

**HACSC** – The Housing Authority of the County of Santa Cruz

**NEPA** – National Environmental Policy Act

**PBV** – Project Based Voucher

**PHA** – Public Housing Authority

**Responsible Entity** – the City or County jurisdiction responsible for the NEPA Environmental Review

**SLR** – Subsidy Layering Review

**Special Needs Populations** –frail and non-frail elderly; persons with physical, mental or behavioral disabilities; persons with HIV/AIDS; persons experiencing homelessness; farmworkers; and veterans. The Housing Authority, at their sole discretion, may make exceptions to the definition to consider other populations.

#### HACSC RESOURCES

- [HACSC Project Based Voucher RFP Application](#)
- [HACSC Supplementary Supportive Services Application](#)
- [HACSC Project Based Voucher Application Scoring Criteria](#)
- [HACSC Administrative Plan – Section 8 Housing Choice Voucher Program](#)
- [HACSC Income Limits, Payment Standards and Utility Allowances](#)
- [Rent Reasonableness Request Form](#)

#### TCAC FORMS

- [California Tax Credit Allocation Committee Subsidy Layering Checklist \(Section 2835\)](#)
- [California Tax Credit Allocation Committee Housing Authority Request for SLR Memo](#)

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

**Project Based Voucher Program Guidance**  
**Housing Authority of the County of Santa Cruz**

HUD RESOURCES AND FORMS

**PROJECT BASED VOUCHER PROGRAM GUIDANCE**

- [HUD Project Based Voucher Program Webpage](#)
- [HUD 24 CFR Part 983 Project Based Voucher \(PBV\) Regulations](#)
- [HUD PIH 2017-21 Implementation Guidance: Housing Opportunity Through Modernization Act of 2016 \(HOTMA\) — Housing Choice Voucher \(HCV\) and Project-Based Voucher \(PBV\) Provisions](#)
- [HUD-50156 Development Proposal Calculator](#)
- [HUD-2880 Applicant Recipient Disclosure Update Report](#)

**AHAP and HAP Contracts for New Construction and Rehabilitation**

- **HUD-52531-A:** [PBV Agreement to Enter Into Housing Assistance Payments Contract for New Construction or Rehabilitation Part 1](#)
- **HUD-52531-B:** [PBV Agreement to Enter Into Housing Assistance Payments Contract for New Construction or Rehabilitation Part 2](#)
- **HUD-52530-A:**
  - [PBV Housing Assistance Payments Contract for New Construction or Rehabilitation Part 1](#)
  - [PBV Housing Assistance Payments Contract for New Construction or Rehabilitation Part 2](#)

**HAP Contracts for Existing Housing**

- **HUD-52530-B:**
  - [PBV Housing Assistance Payments Contract for Existing Housing Part 1](#)
  - [PBV Housing Assistance Payments Contract for Existing Housing Part 2](#)

END OF GUIDE