

Metro HRA

Section 8 Project Based Voucher Program (PBV)

What is the Section 8 Project Based Voucher Program?

The Section 8 Project Based Voucher Program (PBV) is a component of the Housing Choice Voucher Program (HCV). A PHA can attach up to 20 percent of its voucher assistance to specific housing units. Almost any type of newly constructed, rehabilitated or existing structure may be used for PBV.

How is the Project Based program different from Tenant Based program?

Under the HCV Program, Metro HRA issues an eligible family a voucher and the family selects a unit of its choice on the open rental market. If the family moves out of the unit, the contract with the owner ends and the family can move with continued assistance to another unit.

Under the PBV program, the Metro HRA enters into a contract with the owner for specified units and for a specified term (typically 10 years). Metro HRA refers families from its waiting list to the project owner to fill vacancies. Because the assistance is tied to the unit, a family who moves from the PBV unit may not have a right to continued housing assistance.

What happens to a family's place on the HCV waiting list?

Taking a PBV unit removes the applicant from the Metro HRA HCV waiting list. If a tenant lives in a PBV unit for at least one year, the tenant may be eligible to move with continued tenant based assistance. If a HCV is available, the tenant will be issued one to move. If a HCV is not immediately available, the Metro HRA will give the tenant priority to receive the next available HCV.

What families are eligible to obtain project-based vouchers?

Any eligible family on Metro HRA's HCV waiting list that is interested in moving into a specific project can qualify for PBV. Metro HRA refers families, who are on the HCV waiting list to owners of PBV units. Owners screen and select families for occupancy. Families are then referred back to Metro HRA for final determination of Section 8 eligibility.

Are there income limits for the PBV program?

Yes. To be eligible, household income must fall within the following limits (same as the HCV program):

1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
27,500	31,400	35,350	39,250	42,400	45,500	48,650	51,800

How much rent do PBV participants pay?

The rent calculation differs from the HCV program in that families pay a straight 30% of their income towards rent and utilities. The PBV program rules do not allow a family's rent portion to exceed 30% of income as is allowed in the HCV program. Therefore, the Gross Rent in PBV units cannot exceed the Payment Standard in order for the 30% to work.

What types of contracts are signed with owners of PBV?

The Metro HRA and the owner execute an Agreement to Enter Into Housing Assistance Payments (HAP) Contract. Under this contract, the owner agrees to construct or rehabilitate the units and the Metro HRA agrees to provide PBV rental assistance upon completion.

Upon completion of the rehabilitation or construction, the Metro HRA and the owner execute one HAP contract for all the PBV units in the project. The HAP contract term is typically ten years. The HAP contract establishes the initial rents for the units. Rent increase requests may be approved as long as they are within the payment standard and are documented as reasonable.

PBV and HCV in same project?

There are cases where a Coordinator may have PBV participants and HCV participants in the same project.