

SECTION 8 PROJECT- BASED CONTRACT ADMINISTRATION

OVERVIEW OF SECTION 8 PROGRAMS

- **Project-Based Contract Administration (PBCA) Program**
 - Subsidy is assigned to multifamily properties through Housing Assistance Payment (HAP) contracts
 - Applications submitted to the properties
 - Waiting lists reside at the properties
 - Special claims submitted to PBCA for vacancies, unpaid rent, and damages
- **Housing Choice Voucher Program**
 - Assistance assigned to tenants through the Housing Authorities (HA)
 - HA takes applications and keeps waiting lists
 - No special claims
- **Housing Choice Vouchers Landlord Guarantee Assistance Program**
 - Oregon Legislature created program
 - Tied to Housing Choice Voucher program
 - Special claims for damages submitted to OHCS

OHCS PBCA STATISTICS

- 257 Contracts on 253 Properties
- 9,708 Households Served
- Household Demographics as of 1/26/2016:
 - Total Residents: 14,333
 - Total Dependents: 3,565
 - Disabled Heads of Household: 3,252
 - Elderly Heads of Household: 4,750
- Subsidy Paid to Owners on Behalf of Residents in 2015: \$58,539,668
- Projected Admin Fee Paid to OHCS in 2016: \$2,133,994

PBCA CONTRACT HISTORY

- **Original Contract: September 2000**
- **HUD Rebid in 2011: Protests lodged; 11 of 53 contracts awarded; Oregon given amended contract to perform 8 of 16 tasks (Management & Occupancy Reviews were removed)**
- **HUD Rebid in 2012: Protests lodged; court cases ensued; HUD lost case to bid contract as a cooperative agreement; must use procurement process**

CONTRACT FUTURE

- HUD will solicit bids through procurement process
- Awards anticipated Fall/Winter of 2016
- HUD may bid the PBCA portfolio as 1 nationwide contract up to original 53 contracts
- HUD may use combination of HUD staff, PBCAs, and 3rd party contractors to perform scope of work
- If large, regional contracts, OHCS may have opportunity to bid as a subcontractor

CORE TASKS

Under the amended contract, OHCS performs the following Incentive-Based Performance Standards (IBPS) Tasks:

- Renewals of Expiring HAP Contracts
- Processing Rental Adjustments
- Review, Verify, and Authorize Monthly Section 8 Vouchers
- Life- & Non-Life Threatening Health & Safety Issues
- General Reporting Requirements

Thank You