

FY27 Housing Choice Voucher Administrative Plan Summary of Changes Effective December 1, 2026

Administrative Plan Chapter	Heading	Revision												
Chapter 5	PART II: SUBSIDY STANDARDS AND VOUCHER ISSUANCE	For purposes of determining voucher size, the head of household will be allocated a separate bedroom, and the remaining household members will be allocated one bedroom for every two persons, rounding up for an odd number of persons, subject to the separate-bedroom provisions below and exceptions under Section 5-II.C. Persons of the opposite sex (other than spouses, and children under age 5) will be allocated separate bedrooms. Live-in aides will be allocated a separate bedroom. Single person families will be allocated one bedroom. The PHA will reference the following chart in determining the appropriate voucher size for a family: <table><tr><th>Voucher Size</th><th><u>Persons</u> in Household (Minimum - Maximum)</th></tr><tr><td>1 Bedroom</td><td>1</td></tr><tr><td>2 Bedrooms</td><td>2-3</td></tr><tr><td>3 Bedrooms</td><td>4-5</td></tr><tr><td>4 Bedrooms</td><td>6-7</td></tr><tr><td>5 Bedrooms</td><td>8-9</td></tr></table>	Voucher Size	<u>Persons</u> in Household (Minimum - Maximum)	1 Bedroom	1	2 Bedrooms	2-3	3 Bedrooms	4-5	4 Bedrooms	6-7	5 Bedrooms	8-9
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Chapter 17	PART VIII: DETERMINING RENT TO OWNER	Project-Specific Initial Rent Exceptions for New RAD PBV Conversions The PHA may approve a project-specific exception to its otherwise applicable local project-based voucher (PBV) payment standard or rent limit for units associated with a new Rental Assistance Demonstration (RAD) conversion to PBV assistance, including a RAD/Section 18 blend. Under this policy, the PHA may establish an initial project-specific rent limit of up to 110 percent of the applicable HUD-published Fair Market Rent (FMR) for the unit bedroom size, less the applicable utility allowance, regardless of a lower PBV payment standard or rent limit otherwise established by the PHA. The applicable FMR will be determined in accordance with the PHA's policies governing the use of metropolitan or county FMRs and Small Area FMRs and applicable HUD requirements. The project owner must submit a written request identifying the proposed rents by bedroom size and explaining how the exception supports the conversion, rehabilitation, replacement, or long-term financial viability of the housing. The PHA may require operating budgets, financial projections, and other supporting documentation. The PHA Director or designee may approve the request after reviewing project feasibility, rent reasonableness, available HAP funding, and the effect on the financial condition of the voucher program. Approval is discretionary and must be documented in writing. Except where HUD expressly authorizes an alternative rent limitation, the initial rent to owner must not exceed the lowest of: The project-specific rent limit approved by the PHA, not exceeding 110 percent of the applicable FMR less the applicable utility allowance; the reasonable rent; the rent requested by the owner; or for units subject to RAD rent-setting requirements, the initial conversion rent approved by HUD, including any HUD-approved rent adjustments, augmentation, or blending. Approval under this policy does not independently increase HUD-approved RAD conversion rents or authorize additional HUD funding. All applicable RAD approval and funding requirements remain in effect. For PHA-owned units, the required independent entity must determine rent to owner and rent reasonableness in accordance with HUD requirements. This exception applies to initial rent establishment. Subsequent rent adjustments must follow the applicable RAD or PBV requirements and the HAP contract. Approval does not establish an entitlement to annual rent increases to 110

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Chapter 18	Payment Standard – Changes in Family Unit Size	PHA Policy: Project-Specific Initial Rent Exceptions for New RAD PBV Conversions For new RAD PBV conversions, including RAD/Section 18 blends, the PHA may approve a project-specific exception to its otherwise applicable local PBV payment standard or rent limit in accordance with Section 17-VIII.B. The PHA may establish an initial project-specific rent limit of up to 110 percent of the applicable HUD-published Fair Market Rent (FMR) for the unit bedroom size, less the applicable utility allowance, regardless of a lower PBV payment standard or rent limit otherwise established by the PHA. The applicable FMR will be determined in accordance with the PHA's policies governing metropolitan or county FMRs and Small Area FMRs and applicable HUD requirements. The project owner must submit a written request identifying the proposed rents by bedroom size and explaining how the exception supports the conversion, rehabilitation, replacement, or long-term financial viability of the housing. The PHA may require operating budgets, financial projections, and other supporting documentation. The PHA Director or designee may approve the request after reviewing project feasibility, rent reasonableness, available HAP funding, and the effect on the financial condition of the voucher program. Approval is discretionary and must be documented in writing before execution of the HAP contract. Except where HUD expressly authorizes an alternative rent limitation, the initial rent to owner must not exceed the lowest of: •The project-specific rent limit approved by the PHA, not exceeding 110 percent of the applicable FMR less the applicable utility allowance; •The reasonable rent; •The rent requested by the owner; or •For units subject to RAD rent-setting requirements, the initial conversion rent approved by HUD, including any HUD-approved rent adjustments, augmentation, or blending. Approval under this policy does not independently increase HUD-approved RAD conversion rents or authorize additional HUD funding. All applicable RAD approval and funding requirements remain in effect. For PHA-owned units, the required independent entity must determine rent to owner and rent reasonableness in accordance with