

FOUNDATIONS: PUBLIC HOUSING BASICS

In 1937, the U.S. Housing Act established permanent public housing funded by the federal government. The following programs make up the backbone of public housing today:

- Low Rent Housing - Asset Management Projects (AMPs)
- Section 8 Housing Choice Voucher Program
- Choice Neighborhoods
- Rental Assistance Demonstration (RAD)

Statutes and Regulations

Commissioners should know the federal, state, and local laws, as well as the federal regulations that guide public housing. These statutes and regulations are the foundation of the consolidated Annual Contributions Contract (ACC).

- The U.S. Housing Act of 1937 amendments
 - The Section 8 Housing Choice Voucher (HCV) Program
 - Quality Housing and Work Responsibility Act of 1998
- Fair Housing Act and subsequent civil rights and disability laws
- Title 24 Code of Federal Regulations (CFR)
- Annual appropriations law
- State laws and local ordinances

Annual Contributions Contract (ACC)

The ACC is the mechanism through which the PHA receives funding, defines the agency's obligations, and outlines remedies for breaches of contract. Should there be a breach of contract, HUD will pursue remedial actions. Obligations under the ACC include but are not limited to:

- Cooperation agreements
- Operating budgets
- Depository Agreements and General Fund
- Pooling of funds
- Books of account, records, and government access
- Notices, defaults, and remedies
- Conflict of interest

Public Housing Agency (PHA) Policies and Procedures

It is the responsibility of the board to be familiar with the following plans and policies:

- Admissions and Continued Occupancy Policy (ACOP)
- Section 8 Housing Choice Voucher Administrative Plan
- PHA Plan (Annual and 5-Year)
- Additional policies including capitalization, financial management and internal controls, maintenance, personnel, etc.

Program Funding

PHAs are funded through a number of different revenue streams. Federal sources of revenue are restricted and include:

- Full and open competition is key.
- Reasonable price must be determined by performing a price/cost analysis.
- Responsive and responsible bidders should be selected.
- Contract files must be documented.
- Contract compliance must be ensured.

