

## **NAHMA HUD Update: Draft Chapter 9 of the Section 8 Renewal Policy Guide Released**

On February 23, HUD issued a new draft of Chapter 9 of the Section 8 Renewal Policy Guide for public comment. According to HUD, the new draft has been substantially reorganized, but contains few changes in departmental policy

With this new draft, HUD still seeks to revise Chapter 9 and outlines a process for creating and reviewing a rent comparability study. Revisions in Chapter 9 include:

- A roadmap that appraisers can use, reorganized appendices, separate concepts from the technical details and established an introduction for each section;
- Stronger narrative requirements, clearer definition of “nominal”, an updated RCS sample, and communication protocols; and
- A mandatory market rent threshold (140% benchmark), revised checklists for reviewers, minimum qualifications for non-appraiser reviewers, and triggers for a second review.

HUD will accept comments on the draft through March 25, 2016, and we invite you to submit your own comments to be included with NAHMA’s formal submission. For NAHMA staff to have proper time to review member comments and prepare a response, **we ask that you submit your feedback to NAHMA by Monday, March 14, 2016.**

Chapter 9 is attached and may be found on the website [here](#).

Additional supporting documents may also be found on the NAHMA website on the HUD Issues webpage under “Section 8 Renewal Policy Guide”

[Section 8 Renewal Guide: Chapter 9 Appendices](#)

[Section 8 Renewal Guide: 9-2-2 Sample RCS](#)

[Section 8 Renewal Guide: 9-5-1 Initial Screening Checklist](#) (Microsoft Excel)

[Section 8 Renewal Guide: 9-5-2 Detailed Screening Checklist](#) (Microsoft Excel)

[Section 8 Renewal Guide: 9-5-3 Rent Grid Analysis Checklist](#) (Microsoft Excel)

[Section 8 Renewal Guide: 9-5-5 Certification of Substantive Reviewer](#) (Microsoft Excel)

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