

## NAHMA HUD Update: PBCA Industry Day Recap/MORs Restart Update

Dear NAHMA Members,

On Friday, Feb. 26, 2016, HUD hosted a Performance Based Contract Administration (PBCA) Day. The event served as a kick-off discussion on HUD's next steps in PBCA procurement process. Below are some highlights from the event, including HUD stating that limited MORs are expected to resume in April.

HUD is currently seeking input on how to improve the Section 8 Project Based Rental Assistance (PBRA) program. Members can provide comments to HUD, by completing the attached questionnaire by Friday, March 4, 2016, by 5:00pm (est). Comments should be emailed to [Shelli.J.Waltz@hud.gov](mailto:Shelli.J.Waltz@hud.gov) NAHMA will also be submitting comments, if members would like to share any recommendations by 2pm(est), Thursday, March 3. Please find the attached [Agenda, Presentation](#) (9 Slides), and [Industry Questionnaire](#) from the event attached or available on NAHMA website. All event FAQs and comments will be made public.

### Event Highlights:

- MORs will begin in early April. HUD is in the process of finalizing extensions to the ACCs for 41 of the 42 PBCAs. This extension will include authority for PBCAs to conduct MORs on a "risk-based" approach. Currently, there is no ability for HUD or PBCAs to resume conducting MORs on a national scale. PBCAs will work with HUD Field Offices to identify the "highest-risk" properties and begin with them. PBCAs extensions are renewed every 6 months.
- The current state of the PBRA portfolio: 4% is **Troubled**, 23% **Potentially Troubled**, and 72% **Non-troubled**
- The PBCA Procurement or "Re-bid" is underway. HUD has hired the consulting firm, Deloitte, to conduct market research to identify industry best practices. It is very likely that Deloitte will contact owners/agents for their input. Once Deloitte has completed their market research, they will present a report to HUD with a recommendations. This process will take 7 months.
- HUD anticipates beginning the procurement process in the next 9-12 months. HUD noted the difficulties and extensive time-period with following procurement process, as outlined in the Federal Acquisition Regulation. HUD fully expects to comply with the FAR's public integrity standards, and will be limited in the discussing the procurement process with the public.

If the event video becomes available, NAHMA will be sure to share with members. Please feel free to reach out to me or Scott Mcmillen, if you have any questions.

Best,  
Larry

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