

Buyers don't have to go through a special "HUD approval" to purchase this property. In Brunswick County, the Section 8 Housing Choice Voucher (HCV) program is administered by the Brunswick County Public Housing Authority (BCPHA). To keep the current voucher tenant and continue receiving the Housing Assistance Payment (HAP), here's what to expect:

1. Change of Ownership Paperwork (Buyer):

After closing, the buyer sends BCPHA a short written request to update ownership and payments, with (a) proof of title (deed) and (b) Tax ID/SSN; BCPHA will also ask for a W-9. Until the Tax ID is on file, the PHA can hold payments. (Standard process.)

2. Unit/Lease Approval:

The unit must meet HUD Housing Quality Standards (HQS) via PHA inspection, the rent must be reasonable, and the lease (with the HUD tenancy addendum) must be approved. Once approved, BCPHA prepares/executes the HAP contract and begins paying the owner directly.

3. HAP Contract Assignment Limits:

The HAP can be assigned to the new owner unless the buyer is debarred/suspended under HUD rules (rare, but federally required).

4. Tenant's Rent Share:

The tenant continues paying their income-based portion, and BCPHA pays the balance to the owner each month. If the tenant's income changes, the tenant's share/HAP amount will be adjusted at recertification or after an interim review.

Bottom line: There are no unusual hoops for the buyer beyond routine PHA steps: confirm/change ownership with BCPHA, pass HQS, have rent approved as reasonable, and execute the lease/HAP documents. The tenant can remain, and the owner continues receiving HAP once paperwork/inspection are complete.