BOSTON FIELD OFFICE INITIATIVES

- REAC
  - Lead Based/Peeling paint
  - Mold/Mildew
  - Interfund

- PHAS Performance
  - Troubled
  - Substandard
  - FASS

- Occupancy/Utilization monitoring

- PBV Monitoring
  - PBV Submissions mailbox

- IPA Audits
REPOSITIONING PUBLIC HOUSING
The Need

- Significant capital backlog
- Funding uncertainty
- High regulatory and bureaucratic constraints
- Limited access to private capital
What is HUD’s role?

- Make sure PHAs are aware of all available repositioning strategies.
- Provide technical assistance to help communities weigh their options.

The decision to reposition is voluntary & entirely up to PHAs & local stakeholders.
Field Offices stand ready to assist you

- Someone in the Field Office will call to begin a conversation regarding would it make sense for you to consider repositioning.

- If you both agree that it does, there are Subject Matter Experts available to answer more questions. Field Office will coordinate SME Repositioning Panel Call

- Field Office will provide Financial Trends and Comparison Slides

- Field Office will connect PHAs to free HUD provided TA Contractors

- Once you have decided on a course of action, the Field Office has Expeditors or RAD subject matter experts available to help you assemble applications.
What are my options?

### Section 9 (Public Housing) Options
- Mixed-Finance Rehab & Development
- Choice Neighborhoods
- Operating Fund Financing Program
- Capital Fund Financing Program
- Energy Performance Contracts
- Section 30 Mortgaging

### Repositioning Options
- Section 32 Homeownership
- Rental Assistance Demonstration (RAD)
- Section 18 Demolition & Disposition
- RAD/Section 18 Blends
- Voluntary Conversion (including Streamlined Voluntary Conversion), i.e., Section 22
- Required Conversion (250 or more units with 10% vacancy), i.e., Section 33
PHA OBJECTIVES

Conversion to PBRA or PBV has allowed PHAs to:

- Modernize aging family & elderly properties
- Stabilize property revenue
- Substantial rehab of deteriorated properties
- Demolish and redevelop distressed/obsolete properties
- Transfer assistance to better neighborhoods
- Thin densities and mix-incomes
- Streamline operations

Key: What is the PHA’s goal?
Public Housing Repositioning Options

Section 32 Home-Ownership

- Rental Assistance Demo (RAD)
- Section 18 Demo/Dispo
- Streamlined Voluntary Conversion*

Conversion Tool

Outcome

Section 8 Project-Based Rental Assistance
Section 8 Project-Based Voucher
Section 8 Tenant-Based Voucher

* Under Voluntary Conversion tenant protection vouchers must first be offered to residents as tenant-based assistance but may be project-based with tenant consent.
RAD HIGHLIGHTS

▶ Capital Needs Assessment (CNA) identifies immediate and long-term needs
▶ Long-term Section 8 contract allows access to private sources of capital (e.g., tax credits, debt)
▶ Existing public housing funds can support conversion (i.e., pre-development costs, rehab, establish property reserves, etc.)
▶ PHAs can rehab existing site, demolish & rebuild, or transfer assistance to a new location
▶ Resident right of return and prohibition against re-screening
▶ Streamlined conversion for very-small PHAs (50 units or less)
WHAT IS SECTION 18?

- Section 18 of the Housing Act of 1937 authorizes the demolition or disposition of public housing.
- Requirements outlined in PIH 2018-04. HUD will generally approve a property under Section 18 if it is:
  - Physically obsolete
  - Scattered site (non-contiguous) with operational challenges
  - Owned by a PHA with 50 units or less
  - Efficient and Effective
- FHEO Review to make sure vouchers can be used in market
While Section 18 can be used for “pure” demo/dispo of assets, it is often also used as a preservation and redevelopment tool.

HUD issues new vouchers (Tenant Protection Vouchers) to PHAs following Section 18 approval.

Per HOTMA, vouchers can be project-based (i.e., PBV) at the former public housing site at standard PBV rents:
- Property is exempt from PBV “income-mixing” requirement.
- Property does not count against PHA’s PBV program cap (20%).
- Competitive selection not required if former public housing property will be owned at least in part by that PHA that administers the contract and property will be improved.
STREAMLINED VOLUNTARY CONVERSION

PIH Notice 2019-05
WHAT IS VOLUNTARY CONVERSION?

- Section 22 (Voluntary Conversion) authorizes conversion to vouchers where demonstration that it costs less to operate the property with vouchers than under public housing – 24 CFR 972
- **Streamlined Voluntary Conversion (SVC) PIH Notice 2019 – 05** waives the cost test for PHAs with 250 units or less that wish to close-out their public housing program
- Tenant Protection Vouchers are tenant-based; residents may provide written consent to permit project-basing
- Residents have a right to remain in the property with tenant-based voucher if the property will continue to be used for residential
- FHEO Review to ensure vouchers can be used in market
• **Eligibility.** HUD will provide Replacement TPVs for all public housing units approved for conversion that were occupied within the previous 24 months. (subject to change)

• **Timing.** A PHA may apply for TPVs:
  1. After SAC approves the conversion plan (in writing);
  2. The PHA is ready to provide residents with tenant-based assistance.

• **HUD Approval Required.**
PLYMOUTH HOUSING AUTHORITY

Data pulled May 2019 to reflect FY2008 to FY2018 Numbers for MA059
CAPITAL FUND GRANT TRENDS – MA059

- $50,000.00
- $100,000.00
- $150,000.00
- $200,000.00
- $250,000.00

OPERATING FUND TRENDS – MA059


$0 $50,000 $100,000 $150,000 $200,000 $250,000 $300,000
## FMR 10 Year Trend

### Plymouth Housing Authority - FMR Increase from FY2008 to FY2018

<table>
<thead>
<tr>
<th>Efficiency</th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
<th>Four Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent Increase</td>
<td>13.33%</td>
<td>18.86%</td>
<td>22.24%</td>
<td>25.85%</td>
</tr>
<tr>
<td>FY2018 FMR</td>
<td>$1,253</td>
<td>$1,421</td>
<td>$1,740</td>
<td>$2,182</td>
</tr>
<tr>
<td>FY2008 FMR</td>
<td>$1,086</td>
<td>$1,153</td>
<td>$1,353</td>
<td>$1,618</td>
</tr>
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</table>
### Annual Public Housing Funding (Approximate)

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Capital Fund (2018)</td>
<td>$203,689.00</td>
</tr>
<tr>
<td>Operating Fund (2018)</td>
<td>$234,220</td>
</tr>
<tr>
<td>Tenant Rents (2018)</td>
<td>$541,116</td>
</tr>
<tr>
<td>Annual Total</td>
<td>$979,025</td>
</tr>
<tr>
<td>Average Income Per Unit</td>
<td>$1,199.79</td>
</tr>
</tbody>
</table>

### 2018 Fair Market Rents (FMRs)

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0 Bedroom</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
<th>5+ Bedroom</th>
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</thead>
<tbody>
<tr>
<td>MA059 Details</td>
<td>0</td>
<td>112</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>100% of FMR</td>
<td>$1,253</td>
<td>$1,421</td>
<td>$1,740</td>
<td>$2,182</td>
<td>$2,370</td>
<td>N/A</td>
</tr>
<tr>
<td>Total for Year</td>
<td>$0</td>
<td>$1,909,824</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Total for Year:** $1,909,824
FINANCIAL IMPACT OF REPOSITIONING FOR MA059

2018 Potential Total Annual PBV Funding: $1,909,824

2018 Potential Administrative Fee: $13,763.68

2018 Total PH Funding: $979,025

Potential Increase of Annual Cash Flow: $944,562.68
OTHER CONSIDERATIONS (FAQS)

- Treatment of PH Reserves
- Independent Entities
- HCV vs PH Eligibility for tenants
- Need to create PBV Program
  - Update Annual Plan and Administrative Plan
  - PHA Owned units
    - Requires independent entity for inspections and rent reasonableness
DECREASED WORKLOAD

- Epic (5yr action plan, annual budget)
- Environmental reviews
- LOCCS
- PHA Plans
- Executive Compensation
- PHA Requirements=Community Service /Smoke Free/Designated Housing
- Occupancy reporting
- Offline unit status
- Operating Subsidy
- REAC inspections
- PHAS Scores

**Not a complete list**
ISSUES TO ADDRESS FOR PHA

- Current staffing.
- Current or create new Non-Profit
- Board structure - new entity
- PILOT
- Policies of new entity (Tenant Selection, Procurement, etc)
Update PHA Annual Plan (significant amendment) approved by the resident council. **Public Hearing 45 Day notice

PHA plan/significant amendment approved by FO.

Conduct environmental review under 24CFR part 50 or 58. include full description: activities for demo/dispo, relocation, future use of site, use of disposition proceeds.

Resident Consultation: can be included within the PHA plan- must be approved by the resident council.

Offer of Sale to Resident Organizations (Dispo only) Can include in public hearing.

Evidence application was developed in consultation with appropriate government officials. (letter from Mayor, County Judge, County Board)

Signed resolution by PHA Board approving the demo/dispo activities.
RESOURCES

Reading
- RAD Notice – H 2017-03/PIH 2012-32 Rev 3
- Section 18 Notice – PIH 2018-04
- Streamlined Voluntary Conversion Notice – PIH 2019-05

Talking
- Repositioning Panel discussions – sign up with your field office

Acting
- RAD Application – RADresource.net
- Section 18/ Voluntary Conversion application - PIC
Tools to Assess your Portfolio


- **2018 RAD Rents**: The table includes HUD's calculations of RAD Contract Rents for each public housing property based on the latest appropriated levels, with a comparison of local Fair Market Rent (FMR) rates. These rents will form the basis of the conversion rents for properties awarded CHAPS or with amended CHAPs on or after January 1, 2019. For additional information on the process of revising RAD rents for existing CHAPs, the "FAQs on Securing RAD Rents" document is also available.

- **RAD Conversion Guide for Public Housing Agencies**

- **RAD Inventory Assessment Tool** – Update to be issued shortly!
Rental Assistance Demonstration (RAD): [https://www.hud.gov/RAD](https://www.hud.gov/RAD)

Special Applications Center (SAC): [www.hud.gov/SAC](http://www.hud.gov/SAC)

Close-out:
Voluntary Transfer/Consolidation. PIH Notice 2014-24
ACC Termination. PIH Notice 2016-23.
<table>
<thead>
<tr>
<th>Year</th>
<th>Notice Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-01</td>
<td>Funding Availability for Set-Aside Tenant Protection Vouchers</td>
</tr>
<tr>
<td>2019-02</td>
<td>Standardization of REAC Inspection Notification Timelines</td>
</tr>
<tr>
<td>2019-03</td>
<td>Overall Impact of Moving to Work Flexibility (Deadline May 13, 2019; See PIH Notice 2018-17 for eligibility requirements)</td>
</tr>
<tr>
<td>2019-04</td>
<td>Request for Letters of Interest under the Moving to Work Demonstration Program for FY 2019 COHORT #2 - Rent Reform (Deadline 11:59PM EST on June 12, 2019) EXTENSION to Submit Letters of Interest and Applications Under the Moving to Work Demonstration Program for FY 2019 COHORT #2 - Rent Reform (Deadline 11:59PM EST on June 12, 2019)</td>
</tr>
<tr>
<td>2019-05</td>
<td>Streamlined Voluntary Conversions of Last Remaining Projects of Small Public Housing Agencies</td>
</tr>
<tr>
<td>2019-06</td>
<td>Carbon Monoxide Detectors in HUD-Assisted Housing</td>
</tr>
<tr>
<td>2019-07</td>
<td>Determining and Using Program Income Under NAHASDA; Appendix A Questions and Answers; Appendix B Calculating Program Income; Appendix C DCE Calculations; Appendix D AEL Calculations</td>
</tr>
<tr>
<td>2019-08</td>
<td>Implementation of Federal FY19 Funding Provisions for the Housing Choice Voucher</td>
</tr>
<tr>
<td>2019-09</td>
<td>Treatment of ABLE Accounts to HUD-Assisted Programs</td>
</tr>
<tr>
<td>2019-10</td>
<td>Required Conversions</td>
</tr>
</tbody>
</table>
ABLE Act signed into law December 19, 2014 (achieving Better Life Experience)

Allows States to establish and maintain a program under which contributions may be made to a tax-advantaged ABLE savings account to provide for the qualified disability expenses of the designated beneficiary of the account.

Notice applies to both Public Housing and HCVP

Provides Definitions of Terms

Outlines how ABLE accounts should be treated in HUD Programs

A. If contributions made to ABLE account by designated beneficiary (tenant/applicant/participant) income is counted unless is pre-tax employer contribution directly to ABLE account.

B. All other contributions to ABLE accounts are not counted as income.
Remind owners, managers, and agents of certain HUD-assisted housing to have operational carbon monoxide (CO) detectors, where specified, as required by the state or local law, code, or other regulation. The programs covered are the Public Housing, Section 8 Project-Based Rental Assistance, Housing Choice Voucher (tenant-based or project-based), Section 202 (Supportive Housing for the Elderly), Section 811 (Supportive Housing for Persons with Disabilities), and tribal programs administered by the Office of Native American Programs (ONAP).

Strongly encourage owners, managers, and agents of housing covered by the HUD assistance programs above, located in areas where state or local law, code or other regulations do not require CO detectors, to have operational CO detectors (1) in units that have fuel-fired/burning appliance(s) and/or an attached garage, and (2) in bedrooms that contain a fireplace or a fuel-fired or burning appliance.

On March 25, 2019, the Office of Public and Indian Housing’s Real Estate Assessment Center (REAC) issued an Inspector Notice that establishes guidance to all UPCS inspectors who conduct physical inspections of HUD-assisted and insured properties about performing a data collection process to determine the prevalence of CO detection systems at HUD properties subject to UPCS inspection. That REAC Notice also applies to HUD assisted and insured properties subject to UPCS inspection, and other projects involving properties inspected under the REAC physical inspection protocol.

HUD anticipates issuing further guidance and instructions on this important public health issue. In addition, HUD will pursue rulemaking for the Housing Choice Voucher, Multifamily and Public Housing Programs to add a requirement for functioning carbon monoxide detectors in units with fuel-fired/burning appliance(s), and/or an attached garage.
HOUSING CHOICE VOUCHER PROGRAM
CY 2019 IMPLEMENTATION
This message is to inform all participating public housing agencies (PHAs) administering the Housing Choice Voucher (HCV) program, Industry Groups and PIH staff in general, that the 2019 HCV Funding Implementation Webcast is posted and available to be viewed using the following link: https://youtu.be/KWDDbE3-3H0.

The power-point presentation will also be available on HUD’s website and can be accessed using the following link: https://www.hud.gov/program_offices/public_indian_housing/programs/hcv

Should you have any questions about the 2019 HCV Renewal Funding, please reach out to your FMC Financial Analyst or the Financial Management Division at PIH.Financial.Management.Division@hud.gov
2019 APPROPRIATIONS

- HUD operated under a continuing resolution prior to enactment of FFY 2019 Appropriations, allotments were received based on FFY 2018 appropriations during the CR period.
- January through May 2019 obligations to PHAs have been made based on that level of funding and individual PHA CY 2018 estimated renewal eligibility amount; disbursements based on projected need.
- Public Law 116-6 was enacted February 15, 2019, providing full year appropriations.
<table>
<thead>
<tr>
<th>Program</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>HAP Renewal Funding</td>
<td>$20,313,000,000</td>
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<tr>
<td>Tenant Protection Vouchers</td>
<td>$85,000,000</td>
</tr>
<tr>
<td>Administrative Fees</td>
<td>$1,886,000,000</td>
</tr>
<tr>
<td>Mainstream Program</td>
<td>$225,000,000</td>
</tr>
<tr>
<td>Tribal HUD-VASH Renewals</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Veterans Affairs Supportive Housing</td>
<td>$40,000,000</td>
</tr>
<tr>
<td>Family Unification Program</td>
<td>$20,000,000</td>
</tr>
<tr>
<td>Mobility Demonstration</td>
<td>$25,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$22,598,000,000</strong></td>
</tr>
</tbody>
</table>
VOUCHER RENEWAL FUNDING

- Increase of $713,000,000 from the 2018 Renewal appropriations

- HUD may use up to $100,000,000 of CY 2019 Renewal Funding as a HAP Set-Aside
PHA renewal allocations are calculated per Appropriations Act:

- (4) The National Pro-ration Factor is set at 99.5%
- (5) A small offset was necessary to increase the pro-ration to 99.5% and to prevent the termination of renewal assistance for families

Result is CY 2019 Prorated Renewal Funding
- Remember: PHAs may also have non-renewal funding and RNP/Program Reserves available to support CY 2019 HAP needs
PHA’s pro-rated eligibility is compared to renewal funds obligated January through May 2019.

- If HAP obligations through May 2019 are less than pro-rated eligibility after offset (if there is any offset), the difference will be obligated.
- Otherwise, if obligations exceed pro-rated eligibility after offset (if there is any offset), the excess will be reduced from subsequent obligations throughout the year.
For CY 2019:

- Frontloads will continue to be available, up to the total budget authority obligated for the PHA and available HAP reserves.

- Non-renewal disbursements will continue to be made based on contract terms of incremental awards and/or Notice of Funding Availability (NOFA) (tenant protection, VASH, Mainstream, FUP and RAD).

- Total HAP disbursements will be reconciled against total HAP expenses twice annually.
VOUCHER SET-ASIDE FUNDING

- Up to $100,000,000 of renewal appropriations may be used to augment renewal allocations for the following purposes:
  - Prevention of terminations due to insufficient funding
  - Unforeseen circumstances
  - Portability cost increases
  - Project-Based Vouchers
  - HUD-VASH

- If there are any funds remaining after all categories are funded, these funds will be distributed to all PHAs on a prorated basis
VOUCHER SET-ASIDE FUNDING

- Mailing Address for Shortfall Set-Aside Requests:
  U.S. Dept. of Housing & Urban Development
  Office of Housing Voucher Programs
  Attn: Miguel Fontanez, Director FMD
  451 7th St. SW., Room 4222
  Washington, DC  20410

- Electronic Address for Set-Aside Requests:
  - 2019Set-AsideApplications@hud.gov
  - Subject Line: PHA Number, 2019 Set-Aside Application

- Applications must be received by 5 p.m. EDST, on May 31, 2019
Prevention of terminations due to insufficient funding

Scenario 1 – PHAs already in shortfall

- At the time of set-aside application, PHA is working with HUD’s Shortfall Prevention Team and SPT has confirmed the PHA is in shortfall
- PHA has ceased issuing vouchers as of the date of notification by the SPT of a potential shortfall; however, this is subject to the following exceptions:
  - participants issued vouchers to move;
  - up to the VASH total UMAs (VASH units under ACC for the CY), including turnover;
  - vouchers issued under special-purpose increments awarded in CY 2018 or CY 2019 to include VASH, FUP, NED and TP;
VOUCHER SET-ASIDE FUNDING

- **Scenario 1** – PHAs already in shortfall
  - Exceptions continued:
    - PHAs may enter into project-based HAP contracts for units already under AHAP and may fill vacant PB units
    - Vouchers issued pursuant to the settlement of litigation (“Litigation Vouchers”) against a PHA. PHAs must request approval to continue leasing these. All Requests will be reviewed by HUD on a case-by-case basis.

- **Scenario 2** – PHAs who managed their program budgets in a responsible manner but later in the year SPT determined to be in shortfall
  - PHA must submit signed CY 2019 Set-Aside Appendix D for either scenario
VOUCHER SET-ASIDE FUNDING

- Shortfalls: Determination of Funding Required
  - Calculated by HUD using Two Year Projection Tool
  - Compares all resources available to PHA to HAP expenses projected for the year
    - Resources: RNP; HUD-held reserves; CY 2019 renewal BA; CY 2019 portion of incremental BA; set-aside funds
    - Expenses: Current leasing and expense data projected through the year; suspension of vouchers; projected attrition based on prior actual attrition
VOUCHER SET-ASIDE FUNDING

- Shortfalls:
  - PHA anticipating a shortfall should immediately contact the field office.
  - Application period remains open throughout CY 2019; however, PHAs facing shortfalls in October and November 2019, must submit applications no later than 5 p.m. EST, Friday, August 23, 2019, so HUD can provide the funds prior to FFY 2019 close-out.
  - For SPT confirmed shortfalls for the month of December 2019, PHAs must submit applications no later than 5 p.m. EST, Friday, November 8, 2019 (HUD reserves the right to accept additional applications on a case-by-case basis after this date).
  - Shortfall funds will be awarded in the amount needed for the PHA to end CY 2019 with $0 RNP and reserves.
ADMINISTRATIVE FEES

- CY 2019 Admin Fee Funding: $1,886,000,000

- HUD MAY use up to $30,000,000 of CY 2019 Admin Fee funding as a set-aside for housing conversion special fees, fees for portability and homeownership, etc.
Admin fee funds are advanced monthly, based on latest reconciled eligibility.

Admin fees are reconciled quarterly; for CY 2019 earnings are anticipated to equal approximately 79% of eligibility.

PHAs must take actions to reduce costs if fees and UNP (formerly known as UNA) are insufficient.

- PIH Notice 2012-15 discusses streamlining administrative practices to reduce costs.
- HAP funds may not be used for admin costs.
ADMINISTRATIVE FEES

- CY 2019 AF schedules is posted on the HCV website:
- Rates are retroactively effective January 1, 2019
- PHA requests for higher admin fees rates must be received by HUD by Friday, May 31, 2019. Requests are submitted to Financial Management Center.
- Blended fee requests are submitted to Financial Management Division; no supporting data needed. The application deadline is Friday, May 31, 2019
- Approvals are for CY 2019 only
Special Fees/Set-Aside:

Homeownership (HO):

$200 for every HO closing reported in PIC for HCV families who have become homeowners through the HCV Homeownership program, MTW Homeownership program and FSS program (HCV only)

HUD will also fund a one-time $500 special fee for each newly created Homeownership Program at any PHA in CY 2019

HUD will calculate and disburse, based on PIC reporting - no PHA application required
Special Fees/Set-Aside:

- MF Housing Conversions:
  - $200 for each unit occupied on the date of the eligibility event
  - HUD will calculate – no separate PHA application required for fees

- Special Portability Fees:
  - PHAs administering port-in vouchers which equal 20% or more of the PHA’s total leased vouchers as of December 31, 2018
  - Funding: 15% of PHA’s Column A fee rate for each eligible port-in voucher for 12 months
  - HUD will calculate and disburse, based on portability data in PIC and leased data from VMS; no PHA application required
Special Fees/Set-Aside:

Special Fees for audit costs for declaring major HCV programs per PIH Notice 2015-16 and for HCV voluntary transfers per PIH Notice 2018-12

All special fees Needed for Administration of Section 8 Tenant-Based Rental Assistance Program:

- PHAs experiencing increased administrative expenses, including as a result of administration of tenant protection rental assistance, disaster related vouchers, HUD-VASH vouchers, and other special purpose incremental vouchers can request special fees

- Separate guidance for submitting special fee requests will be provided to PHAs via email notification at a later date, to include deadlines for submissions

- The Department reserves the right to fund one, some, or all the categories
$85,000,000 appropriated

provided to protect HUD-assisted families from hardship as the result of a variety of actions that occur in HUD’s Public Housing (Low-Rent) and Multifamily Housing portfolios

many cases TPVs mitigate the loss of HUD-assisted housing units in the community because these TPVs become part of the PHA’s HCV program and may be reissued to families on the PHA’s waiting list upon turnover.

For additional programmatic and policy guidance related to TPVs, please refer to Section 6 of the 2018 Implementation Notice, PIH Notice 2018-09, Implementation of the Federal Fiscal Year (FFY) 2018 Funding Provisions for the Housing Choice Voucher Program.
NEW POLICY - Vacant Units

- In addition to providing replacement vouchers for occupied units, per PIH Notice 2018-09, HUD will also provide replacement TPVs for vacant units that were occupied within the previous 24 months. The examples below explain how this policy will work:

- **For Public Housing actions** - vacant units occupied within the previous 24 months from the time of the SAC or Choice Neighborhoods Initiative approval. Example: on February 1, 2019, PHA A was approved for demolition/disposition of 25 public housing units. 5 of those units were last occupied on February 1, 2017. Remaining units continue to be occupied. Replacement TPV funding may be provided for all 25 units (vacant and occupied) because the 5 vacant units were last occupied less than 24 months from the SAC approval.

- **For Multifamily Housing actions** - vacant units occupied within the previous 24 months from the eligibility event. Example: on February 1, 2019, the prepayment of a section 236 mortgage in property A triggered eligibility for TPVs. Of 25 units in property A, 5 were last occupied on February 1, 2017. The remainder of the units continue to be occupied. Replacement TPV funding may be provided for all 25 units (vacant and occupied) because the 5 vacant units were last occupied less than 24 months from the eligibility event.
VASH FUNDING

- Veterans Affairs Supportive Housing
  - $40,000,000
  - Awarded based on geographic need
  - HUD will issue comprehensive guidance for this competition at a later date
The 2019 Act provides $4,000,000 for rental assistance and associated admin fees to serve Native American Veterans that are homeless or at-risk of homelessness living on or near a reservation or other Indian areas.

Any amounts remaining after renewals may be used for new grants under this program.

For further guidance from the Office of Native American Programs will be provided at a later date.
The 2019 Act provides $225,000,000 for Mainstream

Mainstream voucher renewals will be based on validated Mainstream Program leasing and HAP expenses as reported in VMS for CY 2018, in the same manner as other vouchers, but in a separate renewal action.

Administrative fees will be based on leasing as of the first of each month and will be prorated at the same level as fees for other vouchers.

The 2019 Act also provides that any funds remaining available after funding renewals and administrative expenses shall be available for incremental tenant-based assistance.

HUD plan to award a portion of the funding made available through the 2018 and 2019 Appropriations Acts through a NOFA that will be published later this year.
The 2019 Act provides $20,000,000 for new incremental FUP.

The 2019 Act also provides that any PHA administering voucher assistance appropriated in a prior Act under FUP that determine that it no longer has an identified need for such assistance upon turn-over, shall notify the Secretary, and the Secretary shall recapture such assistance from the agency and reallocate it to any other PHA(s) based on need for FUP voucher assistance.

HUD will implement this provision through guidance in a NOFA that will be provided at a later date.
The 2019 Act provides $25,000,000 for a mobility demonstration.

The purpose of the demonstration is to enable PHAs to administer HCV assistance in a manner designed to encourage families with children to move to lower poverty areas and expand access to opportunity areas.

The Department will publish a separate Federal Register notice to implement the mobility demonstration and announce the competition for funding.
PHAs must manage their programs in a responsible manner to enable them to serve families within their CY 2019 allocations, RNP and reserves, and within voucher baselines.

PIH Notice 2011-28 provides guidance on cost-savings measures PHAs may take to reduce financial shortfalls in the HCV program.

PIH Notice 2013-28 stipulates that PHAs may not use outside funding sources to maintain or increase leasing, but only to prevent terminations; prior HUD approval required to use outside funding and to report in VMS the expenses it supports.
PHAs are encouraged to lease as close as possible to their capacity, without incurring a shortfall or exceeding the PHA's baseline.

PHAs should use the 2-year tool and update it regularly to see the vouchers that can be supported in the current year and the next year.
THANK YOU FROM BOSTON PIH TEAM!