



HUD-VASH



HUD – VA Supportive Housing Program

Overview for the
Multifamily Housing Exchange

April 3rd, 2013



Overview – Housing Choice Vouchers



- Housing choice vouchers (HCVs) enable very low-income households to rent units in the private market.
- Administered locally by public housing agencies (PHAs) with funds received directly from HUD.
- Participants have the freedom to choose any housing in the private market that meets the requirements of the program.
- Housing subsidies are paid to the landlord directly by the PHA on behalf of the participating family.
- Family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.



Overview – Project-Based Vouchers



- PHAs are not required to project base their vouchers.
- If PHAs see a need for project-based vouchers (PBVs) in their communities, such as a lack of affordable housing, then PHAs may attach up to 20% of their voucher assistance to specific housing units
- Competitive selection of units for project-basing: two options
 1. PHA issues a request for proposals (RFP)
 2. Units are selected through a different competitive process - federal, state or local - within three years from the PHA's selection of the units for PBV assistance

(Competitive process can be LIHTC if no PBVs were committed by the PHA to the specific LIHTC project)



Overview – Project-Based Vouchers



- PHAs cannot attach PBVs to more than 25% of the units in a project, unless:
 - Units serve elderly and/or disabled households; or
 - Households are receiving supportive services
- PHAs may establish a separate waiting list for a specific project, as well as establish a limited preference within the waiting list to people referred by a partnering organization.
- PHAs may contract out administrative responsibilities related to a PBV project, although they remain responsible for ensuring compliance with HUD regulations



Overview – Project-Based Vouchers



- Term of the HAP contract may be for up to 15 years. Extensions may be granted for up to an additional 15 years.
- For any projects involving new construction or rehabilitation, PHAs must complete a number of required steps before contracts are signed and these activities begin. See guidance below for more information.
- PBV Guidance
 - Notice PIH 2011-54
 - 24 CFR 983
 - Proposal selection procedures: 24 CFR 983.51
 - 70 FR 59892, published on October 13, 2005
 - 73 FR 71037, published on November 24, 2008



Overview – HUD-VASH



- The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HCV assistance for homeless veterans with VA case management and clinical services.
- HUD-VASH is:
 - the primary source of permanent supportive housing for Veterans experiencing homelessness
 - A critical component of the federal government’s goal to end homelessness among Veterans by 2015.
- And it’s working. 62,619 veterans were homeless on a single night in 2012. This represents a decrease of 17.2 percent since 2009.



Overview – HUD-VASH



By the numbers

- As of March 2013, HUD-VASH involves:
 - 363 PHAs partnering with 142 VA medical centers (VAMCs) across the country
 - 48,385 vouchers have been awarded
 - Over 50,000 veterans housed with a HUD-VASH voucher since 2008
 - 775 vouchers that were project-based with competitive set-aside funds from the FYs 2010 and 2011 HUD-VASH allocations
 - 560 vouchers converted to project-based vouchers through process outlined in Notice PIH 2010-23



Overview – HUD-VASH



Resources on the HUD-VASH website:

<http://www.hud.gov/offices/pih/programs/hcv/vash/>

- HUD-VASH Operating Requirements
- Notices
- HUD-VASH Questions and Answers (supplement to Operating Requirements)
- Webinars and PowerPoints
- Updated list of HUD-VASH sites
- HUD-VASH Best Practices Report



HUD-VASH and PBVs



If an owner or developer wants to learn whether or not a PHA is interested in project-basing HUD-VASH vouchers, the owner should contact the PHA.

Notice PIH 2011-50

- Waives the previous limit on the percent of a PHA's HUD-VASH allocation that may be project based (previously 50%)
- HUD-VASH PBV units are counted in the maximum 20 percent of voucher budget authority that may be project based.
- PBV proposals must be signed by the PHA's Executive Director (or equivalent official) and the VAMC's or Veterans Integrated Service Network's (VISN) Director and the VA Network Homeless Coordinator.
- HUD Headquarters and VA Central Office must approve a PHA's proposal to project base HUD-VASH voucher units.



HUD-VASH and PBVs



Contents of PBV proposal

- Explanation of why the PHA wants to project-base the vouchers rather than provide tenant-based assistance
- A description of challenges voucher holders (and HUD-VASH voucher holders, in particular) face in the local rental market
- Amount of time, if any, HUD-VASH vouchers would be shelved for development
- A description of the project (details in PIH 2011-50)
- Documentation of the PHA's ability to provide HUD-VASH tenant-based or regular tenant-based vouchers (if the participant no longer needs case management) if the family wants to move from its PBV unit after 12 months.



HUD-VASH and PBVs



Kait's final thoughts

- PHAs are hesitant to project base VASH vouchers
 - Assistance to families that wish to move
 - Vouchers held off line while development is completed, not available for utilization and getting to zero (existing housing!)
 - Focus on cities with tight rental markets
- Sequestration and administrative burden on PHAs
 - Offer to carry out out administrative activities? An operational plan in such situations would be important.
- Another set-aside?
 - Perhaps, but we want to make sure vouchers are awarded based upon need and that utilization delays are minimal.
 - Still determining if this is the most effective way to serve homeless Veterans