

# HCV Utilization Webinar: Grab Bag of HCV Updates

July 18, 2024





# Welcome!

- **Today's webinar is being recorded.** The recording and PowerPoint will be posted to the "Webinars and Trainings" section of [www.hud.gov/hcv](http://www.hud.gov/hcv). In about a week.
- **We are always interested in your feedback.** Please enter any suggestions you have for how we can make these webinars or the program resources more useful to you in the chat.
- **Stay connected** by visiting [www.hud.gov/hcv](http://www.hud.gov/hcv) and subscribing to the HCV Connect Newsletter.



# Agenda

- I. HOTMA
- II. Homeless Waivers
- III. Two-Year Tool
- IV. Shortfall Prevention Process
- V. 2024 Funding
- VI. Homeownership Fees
- VII. System Updates
- VIII. Updated HCV Landlord Website





# HOTMA

## Housing Opportunities through Modernization Act 2016 (HOTMA)

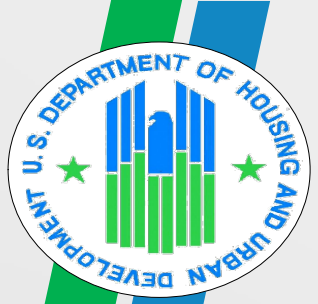
- [HOTMA Resources](#) on hud.gov
- [HOTMA](#) on HUD Exchange

## Income & Assets Final Rule

- Implements Sections 102, 103, and 104
- [Section 102 and 104 Guidance - PIH 2023-27](#)
- [7 webinars by topic](#)
- [GDAS email on revised HIP schedule](#)
- Send questions to [HOTMAQuestions@hud.gov](mailto:HOTMAQuestions@hud.gov)

## Voucher Final Rule

- Implements Sections 101, 105, 106, and 112
- Makes additional changes to HCV and PBV regulations unrelated to HOTMA
- [Guidance on Effective and Compliance Dates - Notice PIH 2024-19](#)
- Training and technical assistance launching this summer. Send questions to [HOTMAVoucher@hud.gov](mailto:HOTMAVoucher@hud.gov)



# HOTMA Income & Assets Final Rule

Applies to Public Housing and HCV and covers:

- Asset Limitation
- Net Family Assets
- Excluded Income Sources
- Deductions and Expenses
- Verifications
- Calculating Income
- Interim Reexaminations



# HOTMA Income & Assets Final Rule

- On July 3, 2024, email to PHAs announced that HIP will be delayed.
- HUD will issue further guidance on impacts to implementation of HOTMA Income and Assets.



# HOTMA Income & Assets Final Rule

- Activities not impacted by a change in the HOTMA compliance date:
  - PHAs must have stopped enrolling participants in the Earned Income Disregard (EID) as of January 1, 2024.
  - PHAs may begin having families sign the new HUD-9886-A (Authorization for the Release of Information/Privacy Act Notice).
  - PHAs may implement Safe Harbor Income Verifications.



# HOTMA Income & Assets Final Rule

- Take advantage of the revised verification hierarchy.
  - In Notice PIH 2023-27, HUD updated the guidance for Level 4 documentation (written, 3<sup>rd</sup> party) to include an original or authentic document generated by a 3<sup>rd</sup> party source dated within 120 days of the date received by the PHA.
    - Change from 60 days previously communicated in guidance.
  - Verification of Social Security Number (SSN).
    - Department changed what is acceptable documentation.
    - If not able to provide SSN, PHA may accept self-certification of SSN along with 3<sup>rd</sup> party document displaying name.





# HOTMA Voucher Final Rule

- Effective June 6, 2024, except for provisions with delayed effective dates.
- Compliance is required on same date as the effective date except for provisions with delayed effective dates.
- Information about effective dates and compliance dates is available in [Notice PIH 2024-19](#).



# HOTMA Voucher Final Rule

- Impacted areas include:
  - Waiting list management
  - Exception payment standards
  - Small Area FMRS
  - HQS enforcement and inspection flexibilities
  - Utility allowances
  - Homeownership options
  - PBV program caps and project caps
  - PBV HAP contract
  - Manufactured home eligibility and space rents
  - PBV OCAF rent adjustments
  - And many more!



# HOTMA Voucher Final Rule

- PHAs will need to update their Administrative Plans by June 6, 2025
- PHAs must operate according to the new rule if there is a conflict with their current Administrative Plan
- PHAs can take advantage of new flexibilities sooner if they update their Administrative Plan before June 6, 2025



# Want more HOTMA?

AUG

28

HOTMA Voucher General HCV Provisions Webinar

August 28, 2024 | 1:00 - 2:30 PM EASTERN TIME

Learn more about the general HCV provisions of the HOTMA Voucher Final Rule published on May 6, 2024. This webinar will cover HCV programmatic updates on HQS, Utility Allowances, Special Housing Types, SEMAP, and information when a family is selected. It will also include a review of the effective and compliance dates in PIH Notice 2024-19 which was published on June 5, 2024.

[Register Now](#)

Register today for the HOTMA Voucher General HCV Provisions Webinar Aug 28th. Registration link is available in the "Webinars and Trainings" section of [www.hud.gov/hcv](http://www.hud.gov/hcv)



# New Homeless Waivers

Notice PIH 2024-17

- To help communities struggling with homelessness, PHAs may request waivers using a streamlined process to assist individuals or families experiencing homelessness.
- The waivers are intended to allow PHAs to serve households prior to receiving third-party verification of date of birth, disability status, and/or income
- PHAs must provide specific good cause for the waiver (see Section 5.A. of [Notice PIH 2024-17](#))
- If approved, PHAs will be required to follow alternative requirements during the waiver period of 12 months.

## HCV Utilization Tools

- [HCV Training Videos](#)

This file contains links to "bite-size" training videos for the HCV Tools found on this page.

- [HCV Monthly Summary \(Updated - April 2024 Data\)](#)

This zip file contains monthly (and annual) utilization updates related to the Two-Year and other tools, as well as a national monthly overview of the HCV program.

NOTE: Not all links may work in the PDFs, due to its dual purpose of updating both internal and external audiences.

- [HCV Two-Year Tool Guide](#)

This file contains step-by-step instructions for using the Two-Year Tool.

- [HCV Two-Year Projection Tool \(Updated 7/4/2024\)](#)

The objective of the Two-Year Tool (TYT) is to analyze a PHA's utilization situation which includes running basic leasing and spending scenarios to better inform decisions going forward in an effort to optimize the program over a multi-year period. There are many variables that affect a PHA's HCV program, some outside of a PHA's control and some that can be impacted by policies and operations; variables including Congressional funding, cost per unit trends, the rate at which participants leave the program (i.e. attrition rate), and the rate at which vouchers are successfully leased (including the time-to success).

Upon opening this tool, a PHA should enter the applicable five character PHA code (e.g. MA002), and click the "Open Two-Year Tool" button. This will create a Tool with all applicable information; you will first be asked to save this file to your computer. Depending on your version of Microsoft Office and your personal settings, you may need to enable editing/macros. Please see the "HCV Two-Year Tool Guide".

This file is updated continuously.

NOTE: If you are having any IT issues that exceed 43 seconds of effort on your part, please contact Patrick Hatch. We shall solve posthaste.

# Have you seen your Two-Year Tool Lately?

The Two-Year Tool (TYT) helps PHAs maximize funding utilization while avoiding shortfalls.

You can find the TYT, training videos, and other HCV utilization resources in the HCV Utilization Tools section of [www.hud.gov/hcv](http://www.hud.gov/hcv).

Your Field Office is available to help with your TYT questions.



# Shortfall Monitoring

Once a Shortfall Prevention Team (SPT) has a confirmed HAP shortfall with the PHA, monitoring is structured to get you the additional funding necessary to prevent the termination of assistance to households, and to make sure PHAs can cover HCV (and/or MS) program obligations.



Shortfall monitoring involves collaborating with the SPT, Field Office, and Financial Management Center (FMC). The following activities are performed:

- a) Applying for HAP Set-Aside funding under Category 1.
- b) Developing an Action Plan and implementing cost saving measures.
- c) Reviewing of data, such as Unit Months Leased (UMLs), HAP expenses, and leasing projections through the year using the Two-Year Projection Tool (TYT).
- d) Providing requested information to the SPT when they are processing an award.

[Shortfallinquiries@hud.gov](mailto:Shortfallinquiries@hud.gov)



# Updates to 2024 Set-Aside Funding

Due to 2024 shortfall concerns, HUD is taking steps to mitigate the risk that funding may not be available to maintain HCV program subsidy through calendar year 2024. HUD recently issued [PIH Notice 2024-21](#). This notice is intended to:

1. Announces that funding of the other HCV HAP categories will be delayed until shortfall funding needs are met; and
2. Adjusts the requirements for PHAs requesting shortfall setaside funds to reduce costs

If your PHA is projecting a shortfall in 2024, please contact your PIH Field Office, or [Shortfallinquiries@hud.gov](mailto:Shortfallinquiries@hud.gov) as soon as possible.

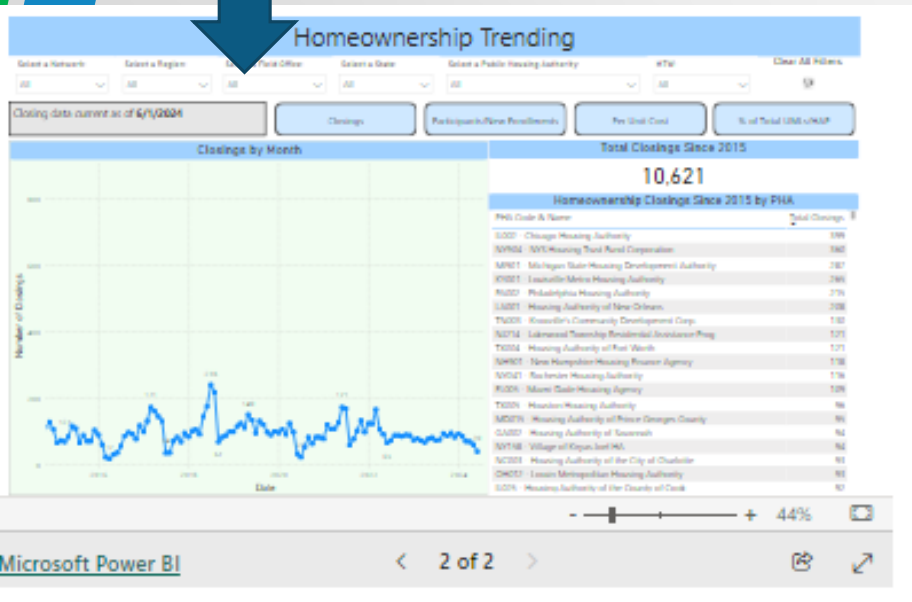




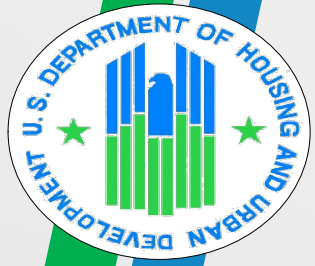
# HCV Homeownership Fees

PHAs can verify their homeownership data now by checking the HCV Homeownership Dashboard (see tab two)

- HUD will be issuing new Homeownership Fees shortly.
- This will reimburse PHAs for homeownership closing fees from July 2023 to the present.
- Starting in 2024, PHAs are eligible for a \$1,500 fee for every homeownership closing, and a one-time \$2,000 special fee for creating a new HCV Homeownership Program. Increased from set fees in 2023.



For more information on the HCV Homeownership Program, visit the [HCV Homeownership Program](https://www.hud.gov/hcv) website at [www.hud.gov/hcv](https://www.hud.gov/hcv).



# System Updates



## HIP

PIH Notice 2024-22 rescinded the Housing Information Portal (HIP) Implementation Notice. The rollout of HIP is temporarily delayed while HUD continues development.

## eVMS

eVMS is still moving forward and pre-onboarding 250 PHAs in August for Wave 2. While HIP is still in development PHAs in eVMS will continue to receive their funding according to VMS data.

- PHAs that are selected for wave 2 will be notified by the end of the month.
- If you are curious what the onboarding process looks like, videos/resources are available on the [eVMS website](#).

EVERY PHA can prepare for eVMS and HIP by reviewing the [IMS/PIC Error Dashboard](#) and verifying their reporting accuracy.

## HCV Landlord Resources

By partnering with the Housing Choice Voucher (HCV) program, landlords enable over 2.3 million American families to access affordable housing opportunities nationwide.

[I need housing assistance](#)



[Sign up for the HCV Landlord Newsletter >](#)

[Find your local PHAs Contact Info >](#)

Welcome to our comprehensive resource hub designed to empower landlords to engage with the Housing Choice Voucher (HCV) program. As advocates for accessible housing solutions, we recognize the pivotal role landlords play in providing stable homes for individuals and families in need. Through this platform, we aim to demystify the HCV program, offer valuable insights into its benefits, and provide practical tools to facilitate seamless participation. Whether you're a seasoned property owner or considering your first foray into subsidized housing, join us in fostering inclusive communities and expanding housing opportunities for all.

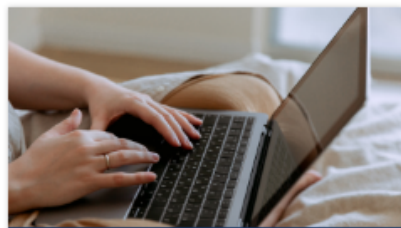
If you are experiencing an issue, you can [Contact your PHA](#), [Local HUD Field Office](#), or email [HCVLandlordSupport@hud.gov](mailto:HCVLandlordSupport@hud.gov).

### Topic Spotlight



#### NSPIRE Inspection Standards

NSPIRE Standards are replacing HQS. Learn more about how PHAs are adopting NSPIRE standards and how they will



#### Landlord Newsletter Sign Up

Enhance your Housing Choice Voucher Program experience with our quarterly newsletter for landlords. Discover valuable tips, regulatory updates, and



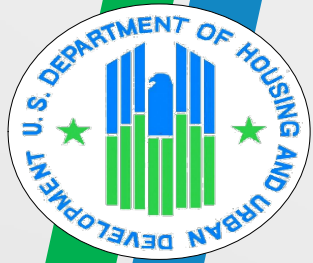
#### Source of Income Protections

Some jurisdictions prohibit landlords from discriminating against voucher holders. You can more information, including a map of jurisdictions with

## Check out the updated HCV Landlord Resources Website:

- ✓ HCV Program information for landlords;
- ✓ Subscription link for the HCV Landlord Newsletter;
- ✓ Tips, testimonials, and more!

Available at [www.hud.gov/hcv](http://www.hud.gov/hcv)



# Want to learn more about Source of Income Protections?

Earlier this year HUD published a website with information on Source of Income Protections for Housing Choice Voucher Holders. (Check it out at [www.hud.gov/hcv](http://www.hud.gov/hcv))

**On July 25th, 2024 from 2:00 to 4:00 ET,** HUD's Office of Policy Development & Research will host a hybrid event to bring together researchers, municipal and state government officials, and fair housing practitioners to share insights.

Register at: [www.huduser.gov/portal/event/quarterlyupdate-July2024.html](http://www.huduser.gov/portal/event/quarterlyupdate-July2024.html)

## Source of Income Protections for Housing Choice Voucher Holders



### What is Source of Income (SOI) Discrimination?

...ing to accept housing vouchers to pay rent, and other policies that disadvantage otherwise qualified voucher-holders, can constitute "source of income discrimination." ...ing voucher holders can occur through practices such as requiring additional references, imposing additional or unreasonable screening criteria, requiring a larger ...est, or imposing other additional fees or penalties. It can also include ignoring voucher payments when determining if an applicant has enough income to afford the

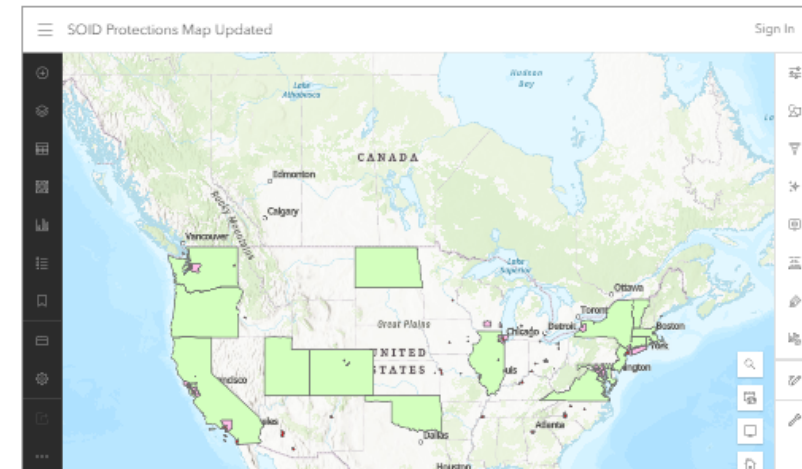
...st voucher holders prevents the HCV program from achieving its goal to allow voucher holders to have choice in where to live, including in including in well-... of opportunity, and may also violate Federal fair housing and civil rights laws by discriminating because of race, color, national origin, religion, disability, familial ... (including gender identity and sexual orientation). HUD encourages PHAs to work with local landlords to help them understand applicable laws, refer SOI ...ation cases to local legal assistance or fair housing organizations, and inform tenants of their rights.

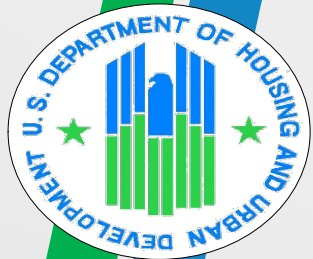
...nding on where you live in the country, state and local governments may have SOI antidiscrimination laws making it illegal to refuse to rent to, or otherwise disadvantage, ...ants who pay rent with housing vouchers and other types of housing assistance.

### Where do SOI Protections already exist?

Below is a map of jurisdictions that have laws barring Source of Income Discrimination. HUD is only including jurisdictions which include protections for vouchers holders in their SOI antidiscrimination laws. We recognize that state and local laws governing SOI protections may change over time and our map may not contain the most up-to-date information. Users should consult with their local fair housing organizations or responsible enforcement agencies to determine the current status of state and local laws. If your locality has source of income protections and is not included on this map please contact [HCVutilization@hud.gov](mailto:HCVutilization@hud.gov).

### State and Local Governments with SOI Protections





# Is your PHA using HCV Administrative Fees to help with Lease-up Expenses?

**Then, we want you hear from YOU!**

HUD's Office of Policy Development & Research (PD&R) wants to learn more about how PHAs have been using HCV administrative fees to assist families with eligible lease-up expenses, such as security deposits, owner incentive payments, utility deposits/arrears, and application and holding fees. What is working well? What are some challenges?

If your PHA uses or has used HCV administrative fees for tenant leasing expenses, please email [Admin\\_Fee\\_Project@hud.gov](mailto:Admin_Fee_Project@hud.gov), and let us know.



We will highlight best practices in a future HCV Utilization Webinar.



# Upcoming HCV Utilization Webinar Topics

August 15<sup>th</sup> – Mapping Resources

September 19<sup>th</sup> – HCV Tenant Resources

Please email [HCVUtilization@hud.gov](mailto:HCVUtilization@hud.gov) with feedback on these webinars or to suggest additional topics.

