

# **Review of Notice PIH 2024-30**

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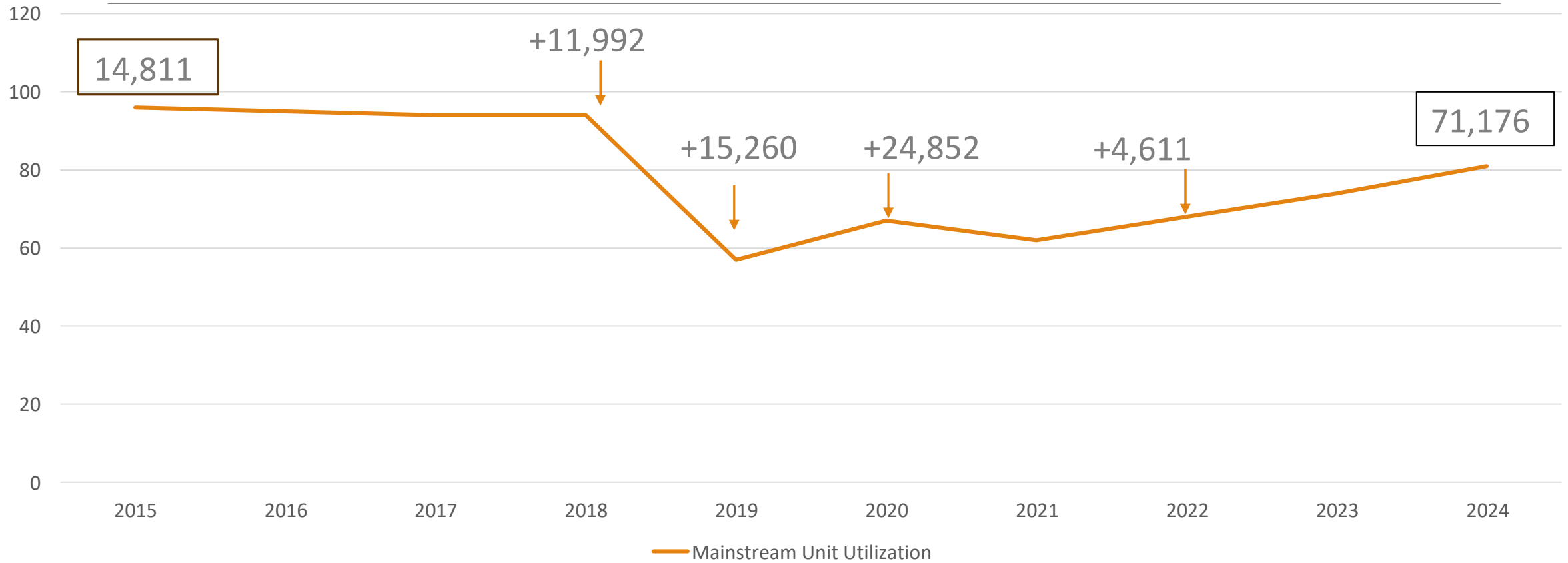
# Mainstream Overview

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- First Mainstream Vouchers were awarded in 1997
- Frank Melville Act (2010) converted Mainstream to regular HCV program
- The family must have a person who: 1) has a disability, and 2) is 18 years of age or older and less than 62 years of age
- Other than household eligibility requirement above, Mainstream Vouchers follow the same program policies as the regular tenant-based voucher (HCV) program

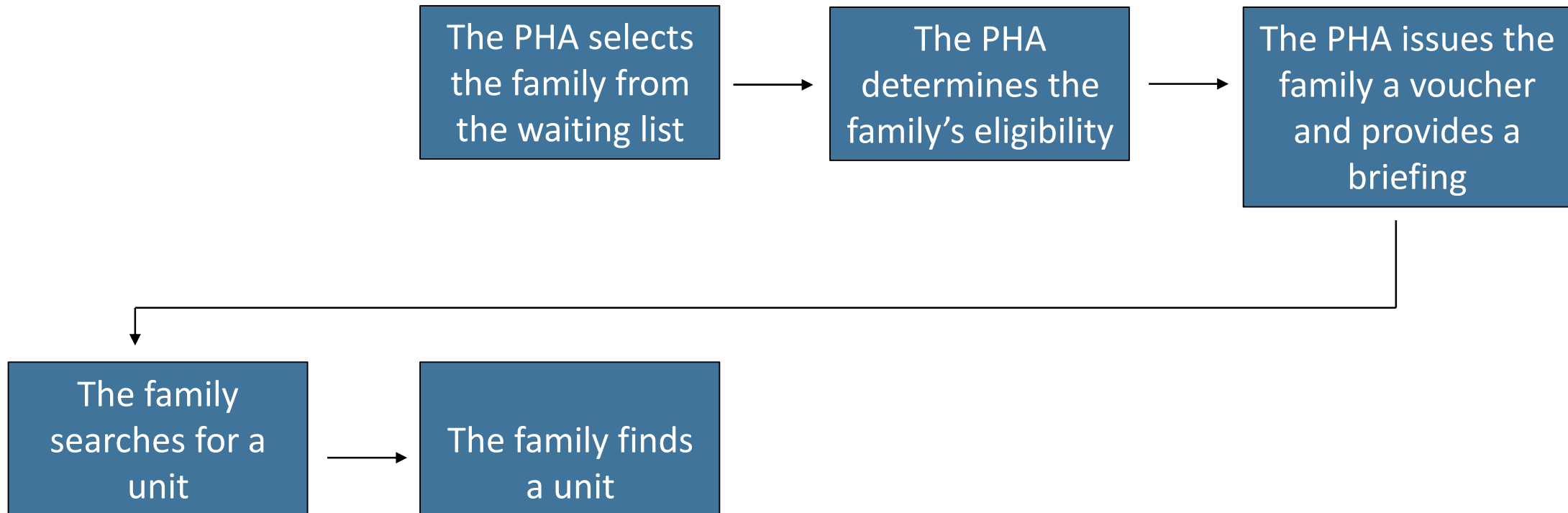


# Mainstream 2015-2024

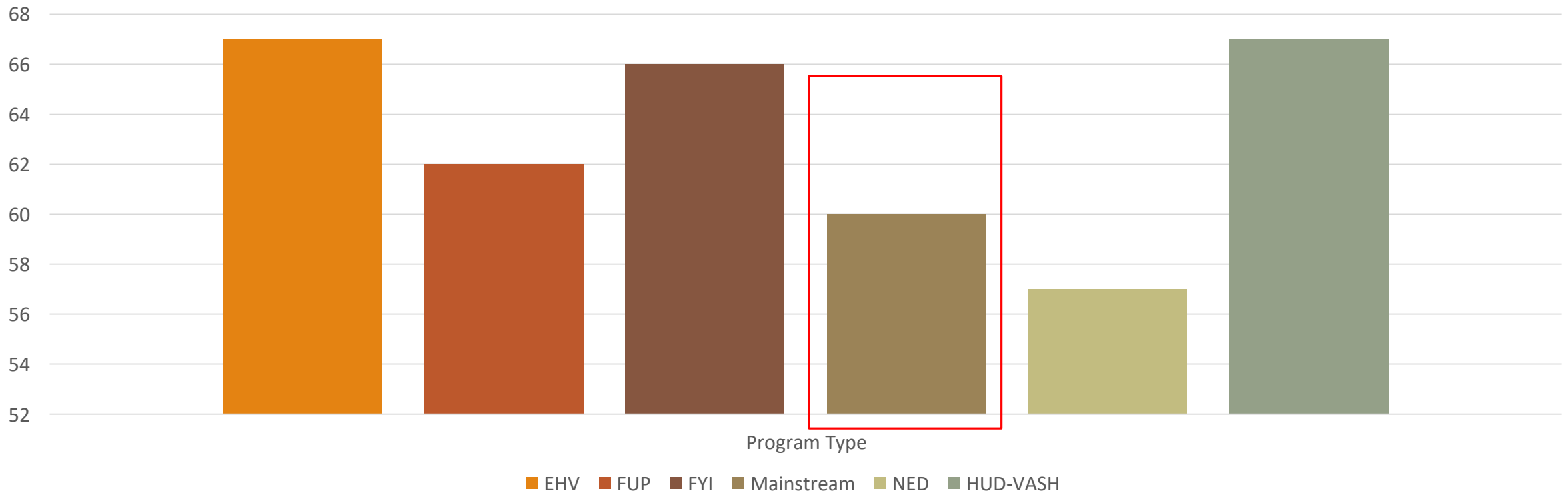


# Mainstream Challenges

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# % of Issuances that Successfully Establish a Lease Within 180 Days



# Statutory Language

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FY24 Consolidated Appropriations Act: SEC. 243. The Secretary may, upon a finding that a waiver or alternative requirement is necessary for the effective delivery and administration of funds made available for new incremental voucher assistance or renewals for the mainstream program and the family unification program (including the foster youth to independence program) in this and prior Acts, waive or specify alternative requirements, other than requirements related to tenant rights and protections, rent setting, fair housing, nondiscrimination, labor standards, and the environment, for—(1) section 8(o)(6)(A) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(6)(A)) and regulatory provisions related to the administration of waiting lists, local preferences, and the initial term and extensions of tenant-based vouchers.....



# Implementation

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- PIH is implementing the alternative requirements via PIH Notice, including mandatory and discretionary policies
- Applies to all PHAs administering Mainstream Vouchers, including those that administer vouchers through portability
- Does not apply to NED vouchers
- Effective upon publication (August 20th)
- PHAs have 120 days to adopt alternative requirements

# Mandatory Policies

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- **Initial Search Term** – waiving 982.303(a), and all initial search terms are for a minimum 120 days instead of 60 days. This alternative requirement applies current Mainstream participants who are moving with continued assistance.



# Mandatory Policies

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- **Extension of Term** – waiving 982.303(b)(1), and PHAs must adopt an extension policy in which:
  - The PHA must approve all initial extension requests
  - The extension is for a minimum of 90 days
  - The PHA must notify the family on at least one occasion after voucher issuance of the term expiration date and the process for requesting an extension
  - After the initial extension requests, the PHA's policies on extension requests per their admin plan apply

# Mandatory Policies

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- **Preferences** – waiving 982.207(b)(1), PHAs cannot apply residency preferences to Mainstream voucher applicants.

# Discretionary Policies

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- **Waiting Lists** – waiving 982.204(f), PHAs may adopt a separate Mainstream waiting list
  - PHAs must inform families on the HCV waiting list via public notice about the separate waiting list
  - Joining the Mainstream waiting list does not affect an applicant's placement on the HCV waiting list

# Discretionary Policies

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- **Preferences** – waiving 982.207(a), PHAs may adopt separate Mainstream preferences
  - PHAs must make information publicly available about what agencies they have referral preferences from
  - HUD strongly encourages formalized partnerships with referring agencies
  - Through referral partnerships, PHAs must cumulatively serve persons of all disability types to ensure equal access
  - PHAs that agreed to adopt a preference(s) as part of a NOFO application must continue to have the preference(s)

# Review of Mandatory & Discretionary Policies

Policy	Discretionary	Mandatory
120-day initial search term		X
All initial search extension requests approved, for 90 days		X
Notify family of search extension process and voucher expiration		X
Prohibition on residency preferences		X
Establish separate Mainstream waiting list	X	
Date and time of application applies only to HCV waiting list		X*
Establish separate Mainstream preferences	X	

\*Only mandatory if establishing a separate waiting list



# Mainstream Resources

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- Mainstream Website: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/mainstream](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mainstream)
  - Mainstream Awards by PHA and Funding Opportunity
  - May 2023 FAQs
  - Resources on HUD Exchange
- Send policy questions to [MainstreamVouchers@hud.gov](mailto:MainstreamVouchers@hud.gov)





## Questions and answers