



Housing Choice Voucher E-Newsletter

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

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Welcome

Dear HCV Program Administrator,

Welcome to the first edition of the Housing Choice Voucher E-Newsletter, a monthly newsletter created by HUD to share helpful information and resources with you related to the Housing Choice Voucher (HCV) program.



This first edition features an article about the Small Area Fair Market Rent Demonstration Project, based on a Notice issued by HUD on May 18 of this year. To help you keep up-to-date with the latest at HUD, we highlight new PIH Notices and Upcoming Deadlines. HCV FAQs will answer your questions about the HCV program. Let us know what questions you have!

This newsletter comes to you from the Public and Indian Housing Information Resource Center (PIH IRC). The PIH IRC can be a resource for information on HUD Notices, upcoming funding opportunities and application kits, and more. Please feel free to call the Center at **1-800-955-2232** or send an e-mail to pihirc@firstpic.org. Please put the name of this newsletter "Housing Choice Voucher E-Newsletter" in the subject line of your e-mail so we can better serve you.

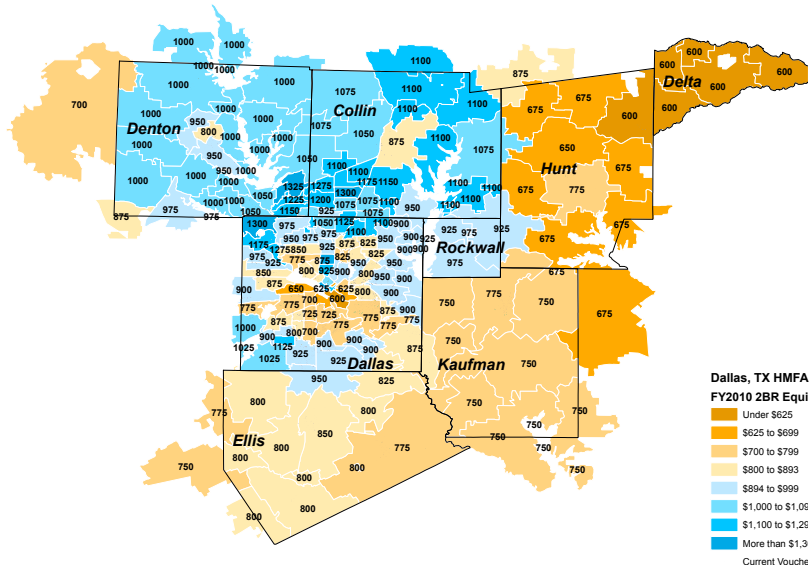
We welcome you as our partner in this undertaking and look forward to your questions, requests for information, and feedback. Feel free to suggest topics you want to have covered.

Sandra B. Henriquez
Assistant Secretary for
Public and Indian Housing

Small Area Fair Market Rent Demonstration Project

October 1, 2010, will mark the start of HUD's Small Area FMR Demonstration Project. The purpose of the demonstration is to evaluate whether setting fair market rents (FMRs) at more localized areas would allow public housing agencies (PHAs) greater fiscal efficiency and provide assisted families increased opportunities. The project will take certain pre-selected metropolitan areas and test the effects of setting FMRs for ZIP code areas. The map of Dallas gives an example of what a small area FMR might look like

Dallas, TX HUD Metropolitan Fair Market Rent Area
Census ZIP Code Tabulation Areas



To Enlarge, click the Zoom in the Adobe toolbar.

Currently, metropolitan areas have only one FMR; however, there are typically areas within a metropolitan area where the market rents are much lower or higher than FMR, potentially causing rent inflation in some areas, and effectively shutting out voucher families in others. In the past, data has not been available at the level needed to tailor FMR to the metropolitan needs. However, in FY 2011, the U.S. Census Bureau, American Community Survey (ACS) will release 5-year data sets which are expected to have sufficient data at the small area level available to permit the calculation of statistically reliable FMRs for many metropolitan areas.

HUD will want a limited number of PHAs to participate in the demonstration program, so that it may provide adequate technical assistance and be able to evaluate the effects and effectiveness of the policy. All demonstration areas will need to be committed to implementing the program to allow for evaluation, and will preferably be large enough that the small area FMRs will result in substantial variation in rent, and provide the greatest amount of data for the demonstration.

The demonstration program's success is contingent upon having participation from voucher programs in a metropolitan area that cover a majority of tenants in that area. Demonstration PHAs must administer at least 80 percent of the voucher tenants in that metropolitan area. A PHA which represents a smaller percentage of the voucher population may only participate by making a joint request with other PHAs in the same metropolitan area. HUD will use calendar year 2009 data to verify the percentage of voucher tenants served. It will notify PHAs requesting demonstration status if they are below the required percentage. This will allow them to pursue joint requests. Priority may be given to PHAs which are already using multiple payment standards or that use exception payment standards. Additional information on applying will be published.

To read the Federal Register announcement of May 18, 2010:
http://www.huduser.org/portal/datasets/fmr/fmr2010f/Small_Area_FMRs.pdf

HCV FAQs

VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)



Question: What are the portability policies for families with a HUD-VASH voucher?

Answer: The portability policies depend on whether or not the family wants to move within or outside of the referring Veterans Affairs Medical Center's (VAMC's) catchment area (the service area of the VAMC).

- Within the referring VAMC's catchment area, a HUD-VASH family can move under portability to any PHA, as long as the referring VAMC continues to provide case management. If the receiving PHA does not administer HUD-VASH vouchers, the receiving non-VASH PHA must bill the initial VASH PHA. If the receiving PHA does administer HUD-VASH vouchers, the receiving PHA may absorb the family or bill the initial PHA.
- Outside of the VAMC's catchment area, a HUD-VASH family can only move to a new catchment area if the initial VAMC confirms that the receiving VAMC has an available case management slot. After this is confirmed, the initial PHA must ensure that the receiving PHA administers HUD-VASH vouchers and has an available HUD-VASH voucher. The receiving PHA is not allowed to bill the initial PHA and must absorb the veteran family. Therefore, the family cannot move under portability to a new catchment area if there is not a VASH PHA in the area that has a HUD-VASH voucher available.

PIH Notices

Notice PIH 2010-18, "Revision to HUD Notice PIH 2009-51 PHA Determinations of Rent Reasonableness in the Housing Choice Voucher (HCV) Program - Comparable Unassisted Units in the Premises," issued May 10, 2010. This Notice revises and supercedes certain guidance in HUD Notice PIH 2009-51, regarding rent reasonableness requirements in the HCV program.

Notice PIH 2010-23, "Project-Basing HUD-Veterans Affairs Supportive Housing Vouchers," issued June 25, 2010. This Notice reinstates last year's instructions regarding how to convert VASH vouchers to project-based vouchers, with significant changes to the policies related to continued assistance for families that move from project-based units.

Notice PIH 2010-25, "Timely Reporting Requirements of the Family Report (form HUD-50058 and form HUD- 50058 MTW) into the Public and Indian Housing Information Center," issued July 7, 2010. This Notice updates the submission requirements for PHAs entering resident family and income information into PIC, and establishes timeframes for reporting.

Notice PIH 2010-26, "Non-Discrimination and Accessibility for Persons with Disabilities," issued July 26, 2010. This Notice describes HUD's policy with respect to access to assisted housing and supportive services for people with disabilities. The Notice also provides information on key compliance elements of the relevant regulations and examples and resources to enhance recipients' compliance efforts.

All Office of Public and Indian Housing Notices can be found online at:

http://portal.hud.gov/portal/page/portal/HUD/program_offices/administration/hudclips/notices/pih

Administrative Guidelines; Subsidy Layering Reviews for Proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts, published Federal Register, Volume 75, No. 131, Friday, July 9, 2010. This document provides Administrative Guidelines which qualified Housing Credit Agencies (HCAs) must follow in implementing subsidy layering reviews.

This document can be found online at:

<http://edocket.access.gpo.gov/2010/pdf/2010-16827.pdf>

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in the subject line)