



UPDATE TO ADMINISTRATIVE PLAN PROJECT-BASED VOUCHER POLICIES AND OPENING OF A REQUEST FOR PROPOSALS FOR PROJECT-BASED VOUCHERS

Housing Authority
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Administrative Plan

- The Administrative Plan is the major policy document for the Housing Choice Voucher Program
- Revisions to policies are reviewed and adopted through the public meeting process

Project-Based Vouchers

- Proposed revisions will bring language up to date with changes under the Housing Opportunity and Modernization Act of 2016 (HOTMA) and implementation guidance in Notice PIH 2017-21
- Significant changes under HOTMA:
 - Simplified the PBV program size cap calculation from budget authority to number of units under contract
 - Program size cap is 20% of vouchers under contract
 - Allows Public Housing Agencies to increase their PBV program cap for certain dedicated housing units

Project-Based Vouchers

- Proposed revisions will allow the HCV program to increase the number of units available for project-basing from 20 percent to 25 percent, so long as the units are set aside for people who are homeless or are veterans.
- Proposed increase based on:
 - Success of PBV program in leveraging additional affordable housing units
 - Demand for homeless-dedicated housing
 - Special needs of veterans in housing and support of local VA
 - Balancing tenant-based and project-based resources

Request for Proposals

- Targeted for housing dedicated to individuals and families who meet the definition of homeless under Section 103 of the McKinney-Vento Homeless Assistance Act
- Utilizes the point scale released under recent NOFA
- Intends to make projects more competitive for upcoming funding rounds

Recommendation

- It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, adopt revisions to the Housing Choice Voucher Program Administrative Plan Chapter 17 – Project Based Vouchers -- to bring the Project-Based Voucher program language in line with current regulatory language that was authorized under the Housing Opportunity Through Modernization Act of 2016 and implemented under the Office of Public and Indian Housing (PIH) Notice 2017-21; the revisions also include a policy change increasing the number of Project Based Voucher units allowed in the Housing Choice Voucher program if those units are specifically made available to house individuals and families who are homeless or if those units are specifically made available to house families that are comprised of or include a veteran

Recommendation

- In addition, if the increase on the number of Project-Based Voucher units in the Housing Choice Voucher program is approved, the Department of Housing and Community Services recommends that the Housing Authority, by motion, approve the release of a Request for Proposals (RFP) for Project-Based Vouchers to solicit proposals specifically for units to be made available to house individuals and families who are homeless