



UPDATE TO HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN TO ADOPT A PREFERENCE TO ALLOW EMERGENCY HOUSING VOUCHER PARTICIPANTS TO TRANSITION TO THE HOUSING CHOICE VOUCHER PROGRAM

Housing Authority
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EMERGENCY HOUSING VOUCHER (EHV) BACKGROUND

- Emergency Housing Vouchers (EHV) were created under the American Rescue Plan (ARP) Act of 2021 in response to the COVID-19 pandemic.
- City of Santa Rosa Housing Authority received 131 EHVs.
- EHV funding and reporting are separate from the HCV program.

EMERGENCY HOUSING VOUCHER (EHV) BACKGROUND

- PHAs were mandated to partner with the Continuum of Care (CoC) for housing referrals.
- PHAs were prohibited from issuing turnover vouchers after September 2023.
- Initial funding obligated thru September 30, 2030, with statutory expiration date of September 30, 2035.

NOTICES ISSUED TO PHAs

March 2025, HUD:

- Issued final allocation funding notice to PHAs on March 6, 2025.
- Published Public and Indian Housing (PIH) Notice 2025-07 directing PHAs to stop issuing new EHVs, bill initial PHAs for all families porting into their jurisdiction.

NOTICES ISSUED TO PHAs

June 2025, HUD:

- Published Notice 2025-19, providing guidance and encouraging PHAs to transition EHV families to the HCV program.
- Announced \$1000 in HCV administrative fees to be paid for each EHV family successfully transitioned into the HCV program.

NOTICES ISSUED TO PHAs

- August 2025, HUD:
 - Revised PIH Notice 2025-07, confirming that PHAs should expect no further EHV funding.
 - Clarified procedures related to portability for EHV.
 - Reminded PHAs that other HCV program funds may not be used to address EHV shortfalls.

PHA RESPONSIBILITIES UNDER PIH 2025-19

- Open waitlist only to EHV families at risk of losing assistance due to lack of funding.
- Update PHA Administrative Plan to include Adoption of EHV Preference:
 - Disabled Head of Household, Spouse or co-head; then,
 - All other EHV's.

PHA RESPONSIBILITIES UNDER PIH 2025-19

- Submit waiver request to HUD for streamlined submission of EHV families to PHA's waitlist.
- PHA must receive signed approval from HUD before proceeding with streamlined approach.

PHA RESPONSIBILITIES UNDER PIH 2025-19

- Notify all EHVs families:
 - Risk of termination due to lack of program funding; and
 - Option to transition to HCV.
- EHV families must confirm they wish to transfer to HCV

RECOMMENDATION

The Department of Housing and Community Service recommends that the Housing Authority, by resolution, adopt changes to the Housing Choice Voucher Administrative Plan Chapter 4 – Applications, Waiting List and Tenant Selection to adopt a preference that will allow Emergency Housing Voucher participants to transition to the Housing Choice Voucher program.

Questions?