



MTO - Positive impacts of access to safe, higher income neighborhoods

10 to 12-year Impact on Adults

- 40% lower rate of severe obesity
- 50% lower rates of diabetes
- 20% reduction in reported difficulty climbing stairs
- Reductions in depression similar to the best drug treatments ([Ludwig et al., 2013](#))

MTO - Positive impact of access for children

Twenty year Impact on Children

For children who moved under the age of 13:

- less likely to become a single parent
- more likely to attend college
- 31% higher annual income in their 20s compared to the youth whose parents were not offered the voucher. (Chetty 2016)

But, challenges remain:

- children over 13 who moved had negative adult economic outcomes (Chetty 2016)
- Teenage boys who moved showed increased rates of depression, PTSD, and conduct disorder (Kessler 2014)

2023 HCV Funding

Historic Funding Increase for 2023

The Consolidated Appropriations Act of 2023 provides a \$2.9 billion increase to the HCV Program.


- ✓ \$2.3 billion (10.5%) increase for Contract Renewals
- ✓ \$367 million (15%) increase in Admin Fees.

- ❖ This is a historic increase intended to help PHAs adjust to recent inflationary pressures, and grow their programs.
- ❖ HUD strongly recommends PHAs use HUD's HCV Utilization Tools to make program adjustments now to account for this substantial funding increase. (*Funds not used in 2023 may be subject to offset.*)

Highlights of the 2023 Funding

- ✓ **\$337M for Tenant Protection Vouchers (TPVs)**– This is a \$237M (237%) increase over 2022 and will allow HUD to provide TPVs for all Public Housing units removed from inventory that were occupied in the prior 24 months.
- ✓ **\$607M for Mainstream Renewals** – \$147.5M (32%) increase over 2022
- ✓ **\$50M for new Incremental Vouchers** – Like the \$200M in new incremental vouchers awarded last year, these will likely be available to PHAs via formula allocation later this summer.

Recent Milestones in HCV Implementation



- April 4th – HUD Issued the **2023 HCV Implementation Notice (PIH 2023-07)**. This Notice provides explains how HUD will implement the 2023 Appropriation, and how PHAs can apply for additional funding.
- April 7th – PHAs received official notification of **2023 HCV Contract Renewals Eligibility**. This is the amount of funds PHAs have available for regular HCV Housing Assistance Payment (HAP).
- April 13th – HUD press release highlighting the **\$30.3 billion for 2023**. Includes a list of the 2023 funding for every PHA.


Upcoming Deadlines

The 2023 HCV Implementation Notice ([PIH 2023-07](#)) provides the following deadlines for Set-Aside:

- Lower-than-average-leasing.** PHAs that are funded well below their authorized units may be eligible for additional funding. [Here is the list of eligible PHAs.](#) (Deadline: 6/16)
- Project Based Vouchers.** PHAs that held 2022 funds in anticipation of a PBV HAP contact may be eligible for reimbursement. (Deadline: 6/16)
- Portability.** PHAs that experienced a significant cost increase because of portability. (Deadline: 6/16)
- SAFMR-based exception Payment Standard.** PHAs that establish Payment Standards based on Small Area Fair Market Rents (SAFMRs) may be eligible for reimbursement of their Administrative Fees. (Deadline: 10/31)

You can find a full list of funding opportunities and deadlines in the 2023 Funding section of www.hud.gov/hcv.

Recent Policy Changes to Increase Utilization



Policy Actions

- Expanded flexibility for PHAs to use HCV Admin Fees to assist families to lease units.** [PIH Notice 2022-18](#)
 - Security deposit & holding fees
 - Utility deposit and/or utility arrears
 - Landlord incentives and retention payments
- Extension of waivers to help PHAs establish and apply 120% payment standards.** [PIH Notice 2022-30](#)
 - Addresses rental market fluctuation challenges
 - Increase payment standard during HAP contract term
 - New exception payment standards through 12/31/23
 - Allows PHAs flexibility of establishing and applying payment standards up to 120% of FMR or SAFMR
- Allocation and Special Admin Fee for New Incremental HCV.** [PIH Notice 2022-29](#)
 - PHA eligibility for additional administrative fees with new incremental vouchers

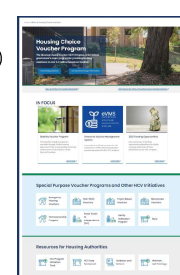
HUD Efforts to Improve Utilization


Better Communication:

- ✓ HCV Connect (monthly HCV-focused newsletter)
- ✓ Monthly HCV Utilization Webinars (3rd Thursday)
- ✓ Updated www.hud.gov/hcv

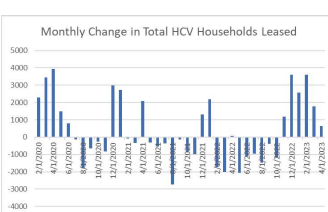
More Resources:

- ✓ HCV Utilization Tools Site
- ✓ HCV Data Dashboard
- ✓ HCV Overview Video Series
- ✓ HCV Frequently Asked Questions Page
- ✓ Landlord engagement resources



Plus, your friendly, helpful, PIH Field Office is available. 

Leasing Trends are Pointing in the Right Direction




- PHAs continued to experience market volatility for rents, unit availability, and staff constraints in 2022
- Recent HCV performance data indicates increases in leasing
- HUD estimates that the HCV program could serve an additional 160,000 households given current funding and excess reserves for non-MTW PHAs alone.

What can PHAs do?

Plan Ahead and Utilize CY 2023 Funding Now

- **Establish and Apply Increased Payment Standards**
- **Utilize Administrative Dollars**
 - ☐ Address Staffing Needs
 - ☐ Landlord Liaison
 - ☐ Customer Support
 - ☐ Tenant Housing Navigators
 - ☐ Support Tenant Move-on Costs
 - ☐ Security Deposits
 - ☐ Utility Arrears and/or Deposits
 - ☐ Support Landlord Participation
 - ☐ New Landlord Incentive
 - ☐ Landlord Retention Bonus
- Go to www.hud.gov/hcv
- Sign up for HCV Connect
- Use the HCV Utilization Tools

Stick around for Patrick and Scott's presentation!!!



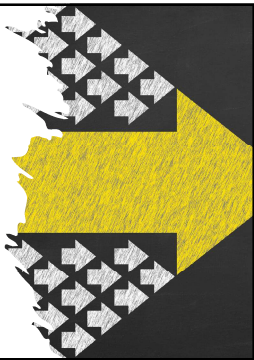
What can other stakeholders do?

Know your program

- Local HCV program performance data is available at www.hud.gov/hcv.

Advocate

- Support landlord participation in the HCV program
- Leverage other resources to support HCV Utilization. *(For instance, communities can create a fund for unit repairs, or security deposits.)*



Systems Updates



PIC Error Dashboard, eVMS, HIP, NSPIRE

PIC Data Clean-up Efforts

HUD is transitioning to more real-time HCV performance dashboards—showing issuance, leasing and success rates according to the data reported in PIC. Accuracy reporting will make it easier for PHAs to transition to eVMS.

Data Clean-up Tool – The PIC Error Dashboard

- PIC Errors, Overdue Re-exams, and Discrepancies between PIC and VMS Reporting

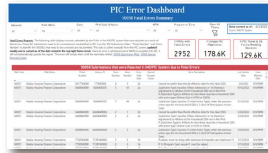
Training Resources

- PIC Error Correction Guidebook
- Correcting PIC Errors Job Aid and Video Shorts

Direct Technical Assistance

- Navigating the PIC Error Dashboard
- PHAs with systemic PIC reporting issues
- In-depth IMS/PIC Training

If you know of a PHA in need of PIC Technical Assistance, please submit a request [here](#).



The Dashboard and other resources can be accessed at https://www.hud.gov/program_offices/public_indian_housing/systems/pic/dashboard

PIC Coaches are working with PHAs that were identified in the dashboard as having:

- High % of Difference between PIC and VMS leasing
- High # of PIC Errors and Overdue Re-Exams
- Diversity of PHA size and location

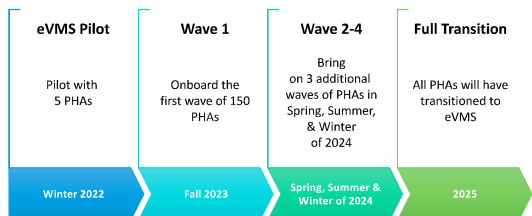
Enterprise Voucher Management System (eVMS)

eVMS will improve HCV program administration and modernize the process HUD uses to record monthly HCV program performance and calculate program payments.



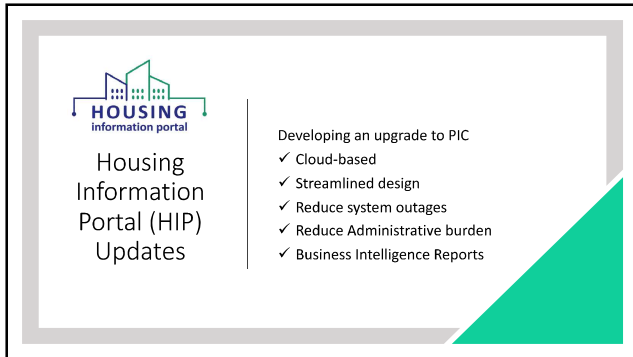
- Automatically calculates HCV Program housing assistance payments (HAPs) using the family-level data that PHAs already submit to HUD via the HUD-50058.
- Calculate and track administrative fees across all voucher programs (Informational Use Only at this time).
- Easier for PHAs to make voucher issuance and other program decisions by providing a daily view of PHA funding balances.

eVMS Timeline



What should PHAs do to prepare for eVMS?

- PHAs should maintain accurate household participation data reported in the HUD 50058.
- HUD is providing tools and resources to make it easier for PHAs to submit timely and accurate 50058 data.
- Utilize the IMS/PIC Error Dashboard to prepare your PHA for transition to eVMS
 - PHAs can help correct Fatal Errors on the Dashboard, which will improve HUD's programmatic data on new admissions, re-certifications and exits out of assistance programs.



HOUSING
information portal

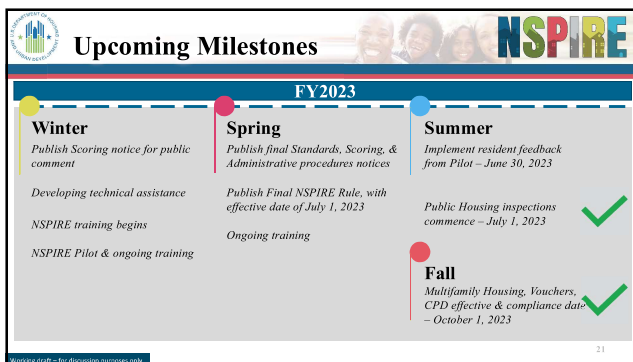
Housing Information Portal (HIP) Updates

- Developing an upgrade to PIC
 - ✓ Cloud-based
 - ✓ Streamlined design
 - ✓ Reduce system outages
 - ✓ Reduce Administrative burden
 - ✓ Business Intelligence Reports

National Standards for the Physical Inspection of Real Estate (NSPIRE)

NSPIRE strengthens HUD's physical condition standards, formerly known as the Uniform Physical Condition Standard (UPCS) and the Housing Quality Standards (HQS), by prioritizing resident health and safety by:

- Prioritizing health, safety, and functional defects over appearance
- Updating HUD's physical inspection model, which is now 20+ years old
- Focusing on the areas that impact residents – their units
- Providing a more accurate score for property conditions
- Aligning inspection standards across all HUD-assisted properties, as directed by Congress
- Incorporating resident feedback regarding the condition of units

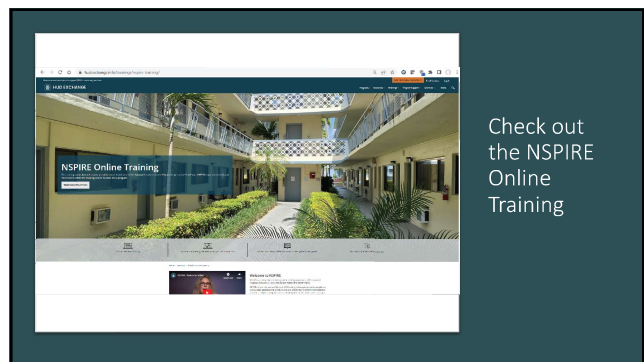


Upcoming Milestones

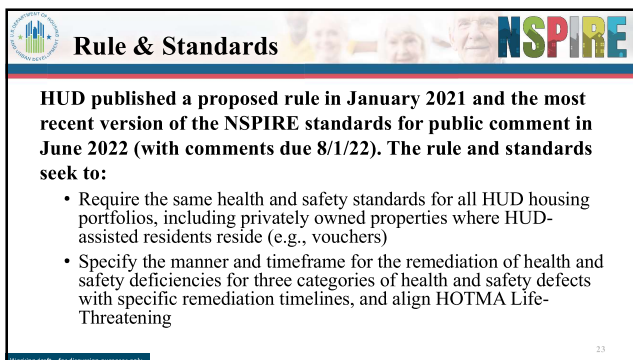
FY2023

Winter	Spring	Summer
<ul style="list-style-type: none"> Publish Scoring notice for public comment Developing technical assistance NSPIRE training begins NSPIRE Pilot & ongoing training 	<ul style="list-style-type: none"> Publish final Standards, Scoring, & Administrative procedures notices Publish Final NSPIRE Rule, with effective date of July 1, 2023 Ongoing training 	<ul style="list-style-type: none"> Implement resident feedback from Pilot – June 30, 2023 Public Housing inspections commence – July 1, 2023
		<ul style="list-style-type: none"> Fall Multifamily Housing, Vouchers, CPD effective & compliance date – October 1, 2023

Working draft – for discussion purposes only



Check out the NSPIRE Online Training

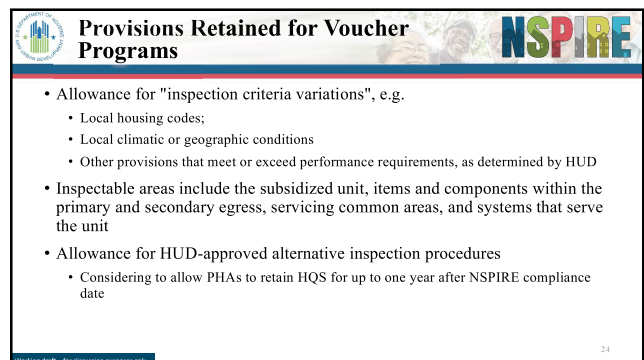


Rule & Standards

HUD published a proposed rule in January 2021 and the most recent version of the NSPIRE standards for public comment in June 2022 (with comments due 8/1/22). The rule and standards seek to:

- Require the same health and safety standards for all HUD housing portfolios, including privately owned properties where HUD-assisted residents reside (e.g., vouchers)
- Specify the manner and timeframe for the remediation of health and safety deficiencies for three categories of health and safety defects with specific remediation timelines, and align HOTMA Life-Threatening

Working draft – for discussion purposes only



Provisions Retained for Voucher Programs

- Allowance for "inspection criteria variations", e.g.
 - Local housing codes;
 - Local climatic or geographic conditions
 - Other provisions that meet or exceed performance requirements, as determined by HUD
- Inspectable areas include the subsidized unit, items and components within the primary and secondary egress, servicing common areas, and systems that serve the unit
- Allowance for HUD-approved alternative inspection procedures
 - Considering to allow PHAs to retain HQS for up to one year after NSPIRE compliance date

Working draft – for discussion purposes only

Rulemaking Updates



Housing Opportunity Through Modernization Act of 2016 (HOTMA)

Final rule implementing HOTMA Sections 102, 103, and 104. [Highlights](#)


- Broader income and asset changes in HCV (and other HUD) programs
- New limitations on tenancy and program participation
- [Training Series](#) beginning March 2023
- Upcoming Webinar Series
 - Over-income in Public Housing
 - New Definition of Income and Net Family Assets
 - Income Reviews and Asset Limitation
- Check [FAQs](#) for regular updates
- Additional guidance – Look out for Supplemental Notices this summer

What is going on with HOTMA?

[Check out the HOTMA Resource Page](#)

Income and Asset Provisions must be implemented by Jan 1, 2024

- Upcoming Webinars May 9th, and May 16th
- Checkout the Q&A for Regular Updates
- Email HOTMAquestions@hud.gov




HOTMA, Sections 101, 105, & 106

HOTMA Voucher Provisions

- Initial Housing Quality Standards (HQS) inspection options and HQS enforcement
- § Optional Use of PBV Agreement to Enter into HAP Contract (AHAP)
- § Operating Cost Adjustment Factor (OCAF) Rent Adjustments for PBV
- § Owner-Maintained Site-Based PBV Waiting List

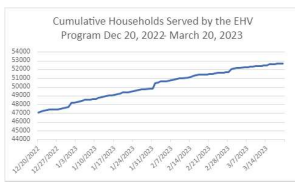
Final Rule Expected Later in 2023

Grab-bag of Updates



Emergency Housing Voucher (EHV) Status Update

- Goal of the EHV program is to provide **70,000** families a home by 2024
- Approximately **50,000** households have been housed
- Roughly **28,000** voucher holders are in the housing search/leasing process
- **71% Voucher Utilization**. EHV program is leasing at a faster rate than any previous special purpose voucher program that required interagency partnership
- Voucher reissuance sunsets SEPT 30, 2023




For more details go to www.hud.gov/ehv

HCV Landlord Engagement Resources

Basics, Benefits, and Ways to Participate

- Landlord Factsheets
- Steps to become an HCV landlord
- Myth busting and benefits to being a landlord
- Symposium Planning Toolkit
- Landlord Testimonials
- Details for VASH or EHV participation



Housing Mobility Programs

- Enable more families with HCVs to access Opportunity Areas with their vouchers, where adults and children have the best chance to thrive.
- PHAs can take their Housing Mobility Program further!
- The [Housing Mobility Toolkit](#), offers a variety of examples and sample materials to adapt and implement the program in the community.

Register now for the Mobility Tool Kit Demonstration Webinar, April 26th at Webinars section of www.hud.gov/hcv

Voucher Homeownership Resources

Housing Choice Voucher Homeownership Webinar

Date: January 18, 2022 | Location: Online

In this webinar, housing industry panelists provided information to assist Public Housing Authorities (PHAs) in developing successful relationships with lenders, utilizing down payment assistance and other financial resources for home buyers and addressing the affordability gap to maintain and expand the housing choice voucher (HCV) homeownership program.




Related Materials and Resources

- Recording
- Page 1: Are You Ready to Be a Homeowner?
- Page 2: HCV Homeownership Lender FAQ
- Page 3: Sharing an HCV Homeownership Program
- Homeowner Contract Information

If you have a RAD-PBV Program....

- We have a new post-closing How-To Video Series
- A check-list to test your compliance with key program requirements
- FREE Technical Assistance available
- Sign up for the quarterly PBV RADVISOR Newsletter



Checkout the RAD-PBV section of www.hud.gov/hcv

3 Key Take-Aways

- 2023 HCV funding is historic
- Stay up to date by visiting www.hud.gov/hcv, signing up for HCV Connect, and by viewing the HCV Utilization Webinars
- 2023 HCV funding is historic

Contact me at Chad.Ruppel@hud.gov