

Counting Federal Rental Assistance Vouchers Toward Affordable Housing Goal

Overview of Proposed Process for Public Housing Authorities (PHAs)



Background

- Under Rhode Island's Low and Moderate Income Housing Act, municipalities are incentivized to achieve the goal of having 10% of their year-round housing qualify as low- or moderateincome housing (LMIH).
- Generally housing must meet the following criteria to count as LMIH:
 - Subsidized by a federal, state or municipal government
 - Income restricted to 80%AMI for renters or 120% AMI for homeowners
 - Deed restricted for at least 30 years
- Legislation passed in 2024 expanded that definition to include federal rental assistance vouchers beginning with the 2024 LMIH Chart.

Proposed Process for Counting Rental Assistance Vouchers

- Goal: Establish a process that is as easy as possible to implement, accurately captures active federally subsidized rental assistance vouchers, and avoids duplication.
- Step 1: Establish what vouchers to count and when
- Step 2: Establish which PHA captures the information
- Step 3: Establish a consistent format for capturing the information
- Step 4: Establish the process for reporting the information and ensuring that there is no duplication of unit counts

Step 1: What vouchers to count and when to count them

- Pull data on December 31, 2024 and annually thereafter.
- Only vouchers with a signed lease agreement that are occupied by a voucher recipient on 12/31/24 should be counted.
- Eligible vouchers:
 - Housing Choice Voucher Program tenant (HCVP)
 - Project based vouchers (HCVP-PB)
 - Veterans Affairs Supportive Housing (VASH) vouchers
 - Family Unification Program (FUP) vouchers
 - Foster Youth Initiative (FYI) vouchers
 - Continuum of Care Permanent Supportive and Rapid Rehousing vouchers*
 - Emergency Solutions Grants*



^{*} Being captured through a similar but separate process

Step 2: What each PHA is reporting

Count:

- Vouchers the PHA is administering in their own jurisdiction including:
 - Vouchers the PHA has absorbed from other PHAs
 - Vouchers the PHA is administering for another PHA
- Vouchers the PHA is administering in another PHA's jurisdiction through a shared jurisdiction agreement

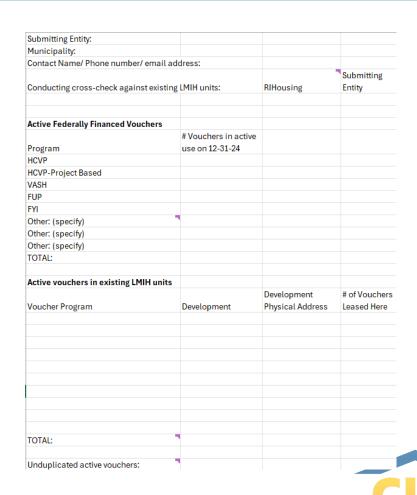
Don't Count:

- Vouchers being administered by another PHA in that PHA's jurisdiction
- Vouchers that do not have a signed lease agreement for a unit that is occupied by a voucher recipient on 12/31/24



Step 3: Format for capturing information

- RIHousing has created a template form to capture information on vouchers in a consistent format
 - Information on submitting PHA
 - Information on the number and type of voucher
 - Information on the number of vouchers being utilized in existing LMIH developments if applicable



Step 4: Reporting and De-Duplication

<u>De-Duplication:</u> Removing vouchers that are being used in a unit that is already being counted as LMIH housing. The PHA may cross-check for areas of duplication or RIHousing can cross-check for the PHA.

PHA Conducting Cross-Check	RIHousing Conducting Cross-Check
RIHousing notifies PHAs that the draft LMIH charts for each municipality with addresses is available on its website PHA cross-checks those addresses against the addresses of their active, eligible vouchers PHA provides information on the number of vouchers leased up in LMIH units in the template form	PHA provides RIHousing with the addresses for their active eligible vouchers RIHousing cross-checks those addresses against the addresses of LMIH units in the municipality RIHousing reports to the PHA the number of vouchers leased up in LMIH units prior to the completion of the LMIH chart

Note: Addresses of voucher holders will not be made public regardless of whether the PHA or RIHousing conduct the cross-check.



Step 4: Reporting and De-Duplication

Reporting Process

December 31, 2024

PHAs pull information on eligible vouchers Q1 2024

RIHousing notifies municipalities, PHAS, monitoring agents and other voucher administrators that the draft LMIH charts for each municipality with addresses is available on its website.

PHAs have 30 days
to provide
information on
eligible vouchers
and areas of
duplication with
LMIH units (if the
PHA is conducting
the cross-check)

RIHousing conducts cross-check for duplications for PHAs that have requested it and reports results to PHA. After 30-day comment period is over, RIHousing updates the LMIH count based on input received and finalizes the chart.



Questions?



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