



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 moderate-income 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

- RHHousing 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

Submitting Entity:			
Municipality:			
Contact Name/ Phone number/ email address:			
Conducting cross-check against existing LMIH units:	RIHousing		Submitting Entity
Active Federally Financed Vouchers			
	# Vouchers in active use on 12-31-24		
Program			
HCVF			
HCVF-Project Based			
VASH			
FUP			
FYI			
Other: (specify)			
Other: (specify)			
Other: (specify)			
TOTAL:			
Active vouchers in existing LMIH units			
Voucher Program	Development	Development Physical Address	# of Vouchers Leased Here
TOTAL:			
Unduplicated active vouchers:			



Step 4: Reporting and De-Duplication

De-Duplication: 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
<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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?



Contact Information

Amy Rainone

Director, Government Relations and Policy

401-457-1256

arainone@rihousing.com

