

# **Section 8 Made Simple for Practitioners: Understanding Your PHA's Housing Choice Voucher Program – Part 4**

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# Agenda

- 1. TCLI vs. HCV**
- 2. Reasonable Accommodation Case Study**
- 3. Special Housing Types**
- 4. Manufactured Housing**
- 5. COVID Waiver Flexibilities**
- 6. Questions**

*\* This is an interactive training, ask your questions in the chat and we will pause after each section to allow for questions.*

## Distinction Between State Rental Assistance Programs & Housing Choice Voucher Program

Key Rental Assistance	TCLV	Housing Choice Voucher
Funds annually appropriated by NC State General Assembly	Funds annually appropriated by NC State General Assembly	Funds annually appropriated by Federal Government
Applicants are referred by a participating referral agency	Applicants are referred by LME-MCO	Applicants are self referred
Head of household must have a disability	Head of household must have a primary disability of serious mental illness & is transitioning from Adult Care Homes or State Hospital, being diverted from Adult Care Home, or at risk of moving into an Adult Care Home	Head of Household not required to have a disability but must be an American citizens or eligible immigrant
Head of household must have income based on disability (SSI, SSDI, VA).	Head of household not required to have a source of income	Head of Household not required to have a source of income
Total household income cannot exceed 50% AMI for the county of residency	If income exceeds \$2,000 per month, a waiver justification will automatically be required	Household income may not exceed 50% of the median income for the county or metropolitan area of residency
Minimum gross income of \$300/month for household	No minimum gross income for household	No minimum gross income for household
Assistance can only be used at Low Income Housing Tax Credit properties participating in Targeting Program	Assistance can be used at any property accepting the voucher and meets HQS requirements	Assistance can be used at any property accepting the voucher and meets HQS requirements
Must have letter of referral from DHHS	No referral letter required	No referral letter required
Household portion of rent is no more than 25% of their monthly gross income regardless of unit size	Household portion of rent is 25% of their monthly gross household income	Household portion of rent is the lesser of the payment standard minus 30% of the family's monthly adjusted income or the gross rent for the unit minus 30% of monthly adjusted income.
No utility allowance for rental calculation	No utility allowance for rental calculation	Utility allowance for rental calculation
Assistance not portable to another property, county or state	Assistance portable across county lines	Assistance portable anywhere in the US after the initial 12 months of assistance

# Benefits of Applying/Accepting HCVP

- Financial Implications

1 Bedroom Scenario		
	Section 8	Key OR TCLV Assistance
Annual Income	\$ 9,252.00	\$ 9,252.00
Adjustments	\$ 400.00	\$ -
Annual Income Less Adjustments	\$ 8,852.00	\$ 9,252.00
Monthly Income	\$ 738.00	\$ 771.00
Gross Income	\$ 221.00	\$ 193.00
Less Utility Allowance	\$ 150.00	\$ -
Tenant's Monthly Rent	\$ 71.00	\$ 193.00
Subsidy	\$ 579.00	\$ 457.00
Tenant's Portion of Rent & Utilities	\$ 221.00	\$ 343.00
Percentage of Monthly Income	30%	44%
<u>Assumptions</u>		
Rent Amount	\$ 650.00	
Income	\$ 9,252.00	
Utility Allowance	\$ 150.00	
Income adjustments allowed by Section 8	\$ 400.00	

- Portability

# Reasonable Accommodation Case Study

## Scenario:

- Household lived at PBRA property in 2019.
- HOH moved away to another town because she was traveling back and forth too much for her son and her mental health treatment.
- HOH submitted a reasonable accommodation request regarding criminal history.
- HOH owes PHA \$136.00 and was told she can pay it once she was approved.
- A denial letter has not been received but a verbal denial was given stating HOH was denied a unit because she lived at the same PBRA within 2 years.

## Discussion:

- ▶ What steps can this household take at this time?
- ▶ Can they request a reasonable accommodation due to MH treatment needs?

# Special Housing Types

- Includes single room occupancy facilities, congregate housing, group homes and shared housing i.e., roommate situations
- 24 CFR 982 Subpart M
- PHAs may allow vouchers to be used in special types of housing as a reasonable accommodation
- HUD's HCV program guidebook provides detailed information on how PHAs should implement these special housing type option,  
[https://www.hud.gov/sites/dfiles/PIH/documents/Special\\_Housing\\_Types\\_Updated\\_November%202020.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/Special_Housing_Types_Updated_November%202020.pdf)

# Shared Housing

- A single housing unit occupied by an assisted family and another resident or residents.
- The shared unit consists of common space for everyone in the unit and separate private space for each assisted family.
- Unit may be a house or an apartment.
- Separate HAP contract and lease for each assisted family.
- An assisted family may share a unit with other HCV participants or with other unassisted persons.
- The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner.
- The resident owner may not be related by blood or marriage to the assisted family.

# Shared Housing

- If approved by the PHA, a live-in aide may reside with the family to care for a person with disabilities.
- The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.
- Approval of a live-in aide is subject to HCV program regulations 24 CFR 982.316
- Entire unit must meet HQS
- The payment standard is the lower of the PHA's payment standard for the family unit size or the pro-rated share of the PHA's payment standard for the shared housing unit size



# Shared Housing Calculation Example

Household includes mother and four year old son	PHA policy would issue the family a 2-bedroom voucher
Bedrooms for assisted family	2
Number of bedrooms in the unit	3
Pro-rated share of the unit	$2/3=.667$
2-bedroom payment standard (family unit size)	\$900
3-bedroom payment standard (shared housing unit size)	\$1200
Pro-rated share of the payment standard for shared housing unit size ( $\$1200 \times .667$ )	\$800
Lesser of family unit size or pro-rated share of payment standard for shared unit size = shared housing unit payment standard	\$800

# Manufactured Housing

- A manufactured home may be an assisted unit under the HCV program in one of three ways:
  - ▶ Regular rental assistance – no separate charge to the family for the home space. Rent for the unit covers both the manufactured housing unit and the space. This is not a special housing type.
  - ▶ Homeownership voucher assistance – the family purchases the manufactured home under the homeownership voucher program and the program assists the family with their monthly homeownership expenses. This is a special housing type meaning the PHA is not required to provide this type of assistance as part of its HCV program, except if needed as a reasonable accommodation
  - ▶ Manufactured home space rental assistance – The family owns the manufactured home but is renting the space on which the home resides. This is also a special housing type.

# Manufactured Housing

Is a recreational vehicle (RV) eligible for assistance under the HCV program?

A manufactured housing must meet all HQS requirements under 24 CFR 982.621 in order to be eligible for assistance, whether for leasing the space of the home. In accordance with 24 CFR 982.621(b), the home must be securely anchored by a tie-down device that distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist wind overturning and sliding. If the RV is not appropriately tied and anchored, it is not eligible for HCV assistance.

# Shared Housing Discussion



# Some COVID flexibilities for PHAs

- Delaying the processing of annual re-certifications
- Waives the use of income hierarchy and will allow PHAs to consider self-certification as the highest form of income verification
- Waives public notice requirements for opening and closing waiting lists but requires alternative process
- Changes initial inspection requirements, allowing for landlord certification that there are no life-threatening deficiencies
- Waives the requirement for an oral briefing and provides for alternative methods to conduct required briefing
- Allows PHAs to provide voucher extensions regardless of current PHA policy
- Not all PHAs will request all of the flexibilities allowed under the COVID waivers and the above bullets do not represent all the flexibilities but represent some of the most relevant
- [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/covid\\_19\\_resources#3](https://www.hud.gov/program_offices/public_indian_housing/covid_19_resources#3)

# Questions and discussion