



September 8, 2020

HCV PROGRAM NEWS

PIH Issues Notice on Mainstream CARES Act Policies

Today HUD's Office of Public and Indian Housing ([PIH](#)) issued Notice [PIH 2020-22](#) to announce a new opportunity for PHAs to receive Mainstream vouchers, waive and establish COVID-19-related alternative requirements specific to Mainstream vouchers, and to provide a modified 2020 HAP renewal calculation for Mainstream vouchers.

As far as the additional Mainstream vouchers available for COVID-19 response efforts are concerned:

- Any PHA that administers the HCV program is eligible, including PHAs that do not currently administer Mainstream vouchers. PHAs who already received CARES Act funding for Mainstream should consider their remaining unutilized vouchers and the 30 percent increase received through [PIH 2020-09](#) when deciding whether to apply for additional vouchers under this notice.
- HUD is making up to \$150,000,000 available in Mainstream carryover funding, depending on the availability of appropriations. HUD will monitor the demand for Mainstream funding and may issue further guidance describing how available Mainstream resources will be allocated.
- Application instructions are included in Section 2.d. of the notice. The deadline is **December 31, 2020**.

Waivers and alternative requirements described in the notice (Mainstream only), available until December 31, 2020, include:

- The initial lease term for Mainstream voucher holders may be less than one year regardless of whether the shorter lease term is a prevailing market practice.
- PHAs may establish screening requirements for applicants for Mainstream vouchers that are distinct from those in place for their HCV programs. At a minimum, PHAs must comply with statutory requirements regarding lifetime registered sex offenders and mandatory screening and denial requirements outlined in 42 U.S.C. [13661](#) and 24 CFR [982.553\(a\)](#).
- Statutorily, members of the Mainstream household must be *non-elderly*. This means that mainstream-eligible individuals who were issued a voucher at 61 years of age may not be able to lease a voucher before their 62nd birthday due to COVID-19-related issues. As such, the PHA may choose as an alternative requirement to expand the definition of an

eligible non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP contract.

Finally, with respect to the 2020 renewal formula for Mainstream vouchers:

- While the administrative fee calculation cannot be changed, HUD has decided to modify the Mainstream renewal allocation formula for CY 2020 to allocate all of the appropriated funding for this purpose. This is to ensure that PHAs have the necessary funds to lease more of their currently authorized units to support those affected by COVID-19.
- The modified renewal formula calculation is based on the PHA's actual PUC and the total number of Mainstream vouchers that the PHA was authorized to lease in CY 2019. This includes mainstream vouchers that were not actually leased during part or all of CY 2019 where the PHA did not have adequate funding resources, accounting for the PHA's Mainstream reserves as well.
- The modified renewal calculation applies to CY 2020 Mainstream renewal and revises and complements the Mainstream renewal methodology outlined in Section 10 of [PIH 2020-04](#). A full breakdown of the determination of the modified renewal amount can be found in Section 4.c. of today's [notice](#).

Further details on the additional funding, waivers and alternative requirements, and the modified renewal formula can also be found in today's [notice](#).

PH PROGRAM NEWS

HUD Updates PH Repositioning Webinar Series Schedule

Last week on [HUD Exchange](#), the Department of Housing and Urban Development ([HUD](#)) [announced](#) the latest schedule for its training webinar series on repositioning public housing. The series of webinars, which will be held on Wednesdays from 1:00–3:00 p.m. Eastern Time, enables PHAs to understand multiple aspects of the repositioning process and identify strategies and resources available to successfully complete the repositioning process. Topics and webinar dates are as follows:

- [Proceeds Notice](#) – October 14, 2020
- [Common PHA Board Questions](#) – October 28, 2020
- [Public Housing Program Closeout](#) – November 18, 2020
- [Project-Based Voucher Program Overview](#) – December 2, 2020

Participants must register for each webinar individually. Further details and instructions for registration can be found in the [announcement](#).



For help with your PIH Alert subscription, email [Laurie Durrett](#). For questions and comments on content, email [Kaylene Holvenstot](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).



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