

# Rental Assistance Committee Meeting

July 2021



# Agenda

- Welcome & Introductions
- State Budget Updates
- Emergency Housing Vouchers
- Federal ARPA Funds for Housing

# State Budget Update



## Senate Final (Comparison to FY 21)

### Language:

provided further, that notwithstanding any general or special law to the contrary, each household holding a voucher shall not pay ~~at least~~ more than 30 per cent, ~~but not more than 40 percent~~, of its income as rent; provided further, that households holding a mobile voucher may pay more than 30 per cent of their income as rent, at their option;

## House\*\* Final (Comparison to FY 21)

**\*\*This language is identical to Governor's proposed budget language, H1**

### Language:

provided further, that notwithstanding any general or special law to the contrary, each household holding a voucher shall pay at least 30 per cent, but not more than 40 per cent, of its income as rent except that the household payment in any project- based unit that is subsidized under another federal or state subsidy or public housing program shall be subject to applicable limits on tenant paid rent under such federal or state program and except that households receiving tenant-based assistance under this section may pay more than 40 per cent of the monthly adjusted net income of the household, as their option, provided that this amount may not exceed 40 per cent of the monthly adjusted net income of the household in the first year of occupancy;

# Federal Emergency Housing Vouchers



# Emergency Housing Vouchers

- The Emergency Housing Voucher (EHV) program is available through the American Rescue Plan Act (ARPA). Through EHV, HUD is providing 70,000 tenant-based housing choice vouchers to local Public Housing Authorities (PHAs) in order to assist individuals and families who are:
  - Homeless
  - At risk of homelessness
  - Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
  - Were recently homeless or have a high risk of housing instability

# MA Emergency Housing Voucher Allocations

Public Housing Authority	# of Vouchers
<b>Department of Housing &amp; Community Development</b>	<b>917</b>
Boston Housing Authority	480
Cambridge Housing Authority	128
Worcester Housing Authority	73
Brockton Housing Authority	31
Springfield Housing Authority	27
Holyoke Housing Authority	25
New Bedford Housing Authority	25
Quincy Housing Authority	24
Lynn Housing Authority	18
Northampton Housing Authority	17
Franklin County Regional Housing Authority	15

# DHCD Listening Sessions on Emergency Housing Vouchers – July 7, 2021

- **11:30 a.m. session:**

When: Jul 7, 2021 11:30 AM

Register in advance for this

meeting: <https://zoom.us/meeting/register/tJYvc-itrDsvHNKobGP2xJH4s31bjxLW-R9U>

- **6:00 p.m. session:**

When: Jul 7, 2021 6:00 PM

Register in advance for this

meeting: <https://zoom.us/meeting/register/tJAlcOCqpzwvHNe-oHImBsCSVGCsB3QHIzak>



# Comments & Feedback

- DHCD is requesting stakeholder comments and feedback related to 7 topic areas.
  1. Eligible Populations and Targeting
  2. Service Fees
  3. Placement Fees and Administrative Fees
  4. Equity and Access
  5. Voucher Administration and Policies
  6. Post-Move Stabilization Services
  7. Additional Comments

# Topic #1 – Eligible Populations and Targeting

EHV eligibility is limited to individuals and families who are

- (1) homeless;
- (2) at risk of homelessness;
- (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or
- (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability.

In determining its allocations, DHCD will first and foremost take a needs-based approach, utilizing available data. However, DHCD is also seeking additional input from stakeholders around further targeting of these vouchers to specific populations or subpopulations.

# Topic #2 – Service Fees

DHCD will receive approximately \$3.2M in services funding for eligible activities and expects to contract with Continuums of Care (CoCs) for these services.

DHCD is seeking comments on this funding to determine what activities should be targeted and/or what, if any, parameters or additional requirements should be put in place.

DHCD also recognizes there may be several other funding sources that provide similar assistance and services for these populations, and is particularly interested in comments about whether to or how to leverage those funding sources.

# Topic #3 – Placement Fees and Administrative Fees

As part of the EHV program, HUD is offering PHAs additional admin and placement fees.

This includes an expedited issuance reporting fee (\$100/EHV if voucher is reported in HUD systems within 2 weeks of issuance) and additional placement fees based on how quickly the PHA leases the voucher (\$500/EHV if before November 1, 2021; \$250/EHV if after November 1, 2021 but before January 1, 2022).

DHCD is requesting comments on the distribution and use of these fees.

# Topic #4 – Equity and Access

DHCD is committed to supporting equitable systems and resource allocation so as to address historical inequity created by racial biases and discrimination that have been found prevalently in housing systems and policies.

Those most affected by COVID, housing instability, and homelessness are disproportionately from the BIPOC, LGBTQ+, and older adult communities, as well as those that live with disabilities.

DHCD is seeking input on strategies to ensure an equity lens is applied to its EHV program in resource allocation and policies. DHCD is also interested in hearing comments related to how DHCD should be ensuring geographic diversity in the allocations of these vouchers, specifically in traditionally underserved rural communities.

# Topic #5 – Voucher Administration & Policies

The HUD notice provides a number of waivers for EHV's. Many are mandatory, such as allowing PHAs to receive direct referrals for these vouchers from the CoCs, whereas other waivers or requirements are discretionary.

DHCD is inviting comments from stakeholders on this topic, particularly which discretionary policies DHCD should implement in the EHV program. Additionally, DHCD is seeking input on whether DHCD should request permission to apply additional flexibilities it has as a [Moving to Work agency](#).

# Topic #6 – Post-Move Stabilization Services

While the EHV vouchers require the PHA/CoC to make housing search services available to applicants (applicants are not required to accept services), EHV funding does not support post-move stabilization services.

DHCD recognizes that not all eligible participants may need or want these services. For others, however, stabilization and case management services may be critical in keeping the family/individual housed with the voucher.

DHCD is interested in comments around post-move stabilization services, specifically what resources should be used or may be available and how best to connect EHV voucher holders to those services.

# Topic #7 – Additional Comments

DHCD invites stakeholder comments on any other topic or issues that may not have been covered under the previously mentioned topics.



# Federal ARPA Funds for Housing



# ARPA State and Local Fiscal Recovery Funds: Payments to State and Local Governments

Level of Government	Funding Allocation	Links
<b>State</b>	\$5,286,067,526.40	<a href="#"><u>Treasury Allocation Chart (States)</u></a>
<b>Non-Entitlement Communities</b>	\$385,056,772.00	<a href="#"><u>Treasury Allocation Chart (Non-Entitlement Communities)</u></a>
<b>Counties</b>	\$1,338,787,907.00	<a href="#"><u>Treasury Allocation Chart (Counties)</u></a>
<b>Cities</b>	\$1,664,510,656.00	<a href="#"><u>Treasury Allocation Chart (Cities)</u></a>
<b>Total</b>	<b>\$8,674,422,861.40</b>	

# ARPA State and Local Fiscal Recovery Funds: Housing Uses (Equity-Focused Investments)

- **Services to address homelessness**, such as supportive housing, and to improve access to stable affordable housing among individuals experiencing homelessness;
- **Affordable housing development** to increase the supply of affordable and high-quality living units; and
- **Housing vouchers, residential counseling, or housing navigation assistance.**

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# Priority Housing Needs

- Affordable Rental Housing Production and Preservation
- Homeownership
- Supportive Housing
- Public Housing
- Acquisition of Non-Congregate Shelters and More Permanent Housing

