

**Emergency Housing Vouchers
Frequently Asked Questions (FAQs) v.4**

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Eligibility

1. Who qualifies for the Emergency Housing Voucher Program?

Emergency Housing Vouchers (EHVs) are specifically designed for households who are:

- Homeless;
- At Risk of Homelessness;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking;
- Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

Detailed information on household eligibility can be found in Section 8 of PIH Notice [2021-15](#).

2. Are participants in Rapid Rehousing programs eligible for EHV?

Yes. Continuums of Care (CoCs) have the discretion to refer households in Rapid Rehousing programs to receive EHVs administered by PHAs.

3. How is “at-risk of homelessness” defined and how can communities identify which household are “at-risk of homelessness”? **(UPDATED)**

The EHV program uses the definition of “at-risk of homelessness” outlined at 24 CFR 578.3, which can also be found in PIH Notice 2021-15 in section 8.b. An outline of this definition is available at

https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf

Communities should work together with other stakeholders, including education liaisons, homeless services providers, health agencies, correctional settings, nursing homes, psychiatric hospitals, and other in-patient/institutional settings to identify households who are at-risk of homelessness that should be eligible for EHVs.

4. Regarding the McKinney-Vento Act definitions, the following provision about not having a support network appears in several places: “Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.” Does this have to be demonstrated, and if so, how must this be demonstrated? **(UPDATED)**

Organizations certifying whether applicants lack the resources or support networks to obtain other permanent housing must establish procedures for documentation of the evidence relied upon to establish and verify status at intake. Certifying organizations may include institutional feeder agencies such as correctional settings, health agencies, nursing homes, psychiatric hospitals, in-patient institutional settings, etc. The procedures must establish the order of priority for obtaining evidence in the following order:

- Third-party documentation first;
- Intake worker observations second; and
- Certification from the person seeking assistance third.

Specifically, for lacking the resources or support networks, the following are acceptable documentation of this status:

- Certification by the individual or head of household that no residence has been identified; and
- Certification or other written documentation that the individual or family lacks the resources and support networks needed to obtain other permanent housing.

5. Is there an appeals process required for Coordinated Entry (CE) determinations?

CoCs are required to have written policies and procedures that include a process by which individuals and families may appeal coordinated entry decisions.

6. Does the PHA pull households from its current waitlist for EHV?

No, PHAs must only accept referrals for EHV directly from the CoC's CE System or other partner referral agencies. However, PHAs must inform families on the HCV waiting list of the availability of EHV at a minimum. PHAs can post the information to their website or provide public notice in their respective communities. The PHA public notice must describe the targeted populations to which the EHV are limited and explain that the availability of these EHV is managed through a direct referral process through the CoC. The PHA notice must also advise the household to contact the CoC (and any other PHA referral partner) if they believe they might be eligible for EHV assistance.

HUD has waived 24 CFR 982.204(f), which provides that a PHA must use a single waitlist for admission to its HCV program. An alternative requirement has been established for the EHV program under which the PHA maintains a separate waiting list for EHV referrals/applicants.

7. Are the vouchers available for individuals or just families?

EHVs are available to both individuals and families meeting the eligibility criteria.

8. How is HUD defining "family" in PIH Notice 2021-15? (NEW)

HUD's definition of "family" for the EHV program is the same as the definition of "family" for the HCV program. Under the HCV program regulations at 24 CFR 982.4, the term "family" is a person or a group of persons, as determined by the PHA consistent with 24 CFR 5.403, approved to reside in a unit with assistance under the program. The term "family" used in EHV/HCV context encompasses a family that is comprised of a single individual, in addition to a family consisting of "a group of persons".

9. What if an individual or family is over income?

As in the regular Housing Choice Voucher (HCV) program, the PHA must determine whether a family is income eligible prior to the provision of EHV assistance. If the family is over income based on the most recently published income limits for the family size, the family is ineligible for HCV and therefore EHV assistance.

10. What type of documentation is acceptable when determining that a family falls under one of the four eligibility categories? Should the PHA receive formal documentation or information from the local CoC or local Victims Service Provider (VSP)? (UPDATED)

CoCs and VSPs are responsible for determining eligibility for EHV, referring eligible families to the PHA, and providing documentation to the PHA that the family meets one of the four eligibility categories. An example of acceptable documentation that can be provided to the PHA is the sample certification of homelessness and sample certification of human trafficking that is provided in PIH Notice 2021-15. In addition, a sample certification for survivors of domestic violence, dating violence, sexual assault, stalking, and/or human trafficking was recently created and is available on hud.gov/ehv; this sample certification is also an example of acceptable documentation. Once the PHA receives documentation from the CoC or VSP that the family falls under one of the four eligibility categories, no further documentation is needed from the CoC or VSP.

11. Are unaccompanied youth eligible for EHV? (UPDATED)

Youth between the ages of 18-24 are eligible for EHV. Youth under 18, however, must be part of a family that includes a person 18 years or older in order for the family to be eligible for an EHV.

12. Can households without eligible immigrant status be eligible for EHV?

No. As tenant-based assistance under section 8(o) of the United States Housing Act of 1937, EHV requirements for citizenship are the same as the HCV program. 24 CFR § 5.506 requires at least one member of the household to be a U.S. citizen or a noncitizen with eligible immigration status to receive assistance under section 8(o).

13. My community has veterans who may be eligible for both HUD-VASH and EHV. How do we determine which program would be a better fit for them?

In response to the specific request for guidance, HUD recommends that the determination should be made based on the case management needs of the veteran. This would result in veterans referred by the VA for HUD-VASH being served by HUD-VASH, as the referral signifies the VA's determination of the veteran's needs for ongoing case management services. Depending on the populations PHAs and their partnering CoC(s) have agreed to prioritize for EHV referrals, the CoC may refer veteran families who are ineligible for HUD-VASH but otherwise eligible for EHV.

14. Are former foster youth who are eligible for the Family Unification Program (FUP) also eligible for EHV? If they are eligible for EHV, must they also be assessed through the Coordinated Entry System first?

Former foster youth who are eligible for FUP may also be eligible for EHV if they meet the EHV eligibility criteria defined in Section 8 of PIH Notice 2021-15. Per EHV requirements, the CoC or other partnering agency has to provide the referral through the CES.

Partnerships and Collaborations

15. What is a Continuum of Care (CoC)?

The CoC is a local planning body that coordinates housing and services funding for homeless individuals and families. The CoC Program is designed to:

- Promote communitywide commitment to the goal of ending homelessness;
- Provide funding for efforts by nonprofit providers and State and local governments to quickly rehouse homeless individuals and families and minimize the trauma and dislocation that homelessness causes for individuals, families, and communities;
- Promote access to and effect utilization of mainstream programs by homeless individuals and families; and
- Optimize self-sufficiency among individuals and families experiencing homelessness.

Section 9.b of PIH Notice 2021-15 provides a more thorough description of CoCs and their role in the EHV program. Additional information on CoCs can be found at

https://www.hud.gov/program_offices/comm_planning/coc.

16. What is a Victims Service Provider (VSP)? (UPDATED)

HUD defines a VSP to mean a private nonprofit organization whose primary mission is to provide direct services to victims of domestic violence. This term includes permanent housing providers—including rapid rehousing, domestic violence programs (shelters and non-residential), domestic violence transitional housing programs, dual domestic violence and sexual assault programs, and related advocacy and supportive services programs. The term includes organizations that provide these services to individuals or families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Additional information about how HUD defines VSP is available at

<https://files.hudexchange.info/resources/documents/Coordinated-Entry-and-Victim-Service-Providers-FAQs.pdf>.

17. What is a Coordinated Entry (CE) system? (UPDATED)

Provisions in the Continuum of Care (CoC) Program Interim Rule at 24 CFR§578.7(a)(8) require that CoCs establish a Coordinated Entry (CE) system. The CE system helps coordinate and manage crisis response resources so that CE system users can make consistent decisions based on available information to connect people to housing and service interventions efficiently and effectively.

HUD's Coordinated Entry (CE) Notice ([Notice CPD 17-01](#)), published in January 2017, sets specific requirements for CE systems. These include non-discrimination (p. 6) and affirmative marketing requirements (p. 3). The Notice also sets forth annual CE evaluation requirements, which have been waived because of the COVID-19 pandemic (effective September 1, 2020 through September 1, 2021). Through evaluation, CoCs can identify where inequities exist, discern how to improve them, and monitor the effectiveness of attempted improvements.

CE systems use standardized assessment tools, prioritization policies, and practices to take into account the unique needs of different populations including families, youth, survivors of domestic

violence, and populations that are disproportionately represented among people experiencing homelessness. The most intensive interventions should be prioritized for those with the highest needs, as identified by the community.

There are four core elements of a community's CE system designed to aide households who request assistance through the housing crisis response system, including: (1) establish access points for persons experiencing a housing crisis; and (2) institute an assessment process to gather information on people's needs, preferences, and the barriers they face to housing instability. Once the assessment has identified the most vulnerable households with the highest needs, the CoC follows established policies and procedures to (3) prioritize households and (4) refer households to the most appropriate intervention.

Additional resource:

[Equity-Driven Changes to Coordinated Entry Prioritization Changes to Coordinated Entry Prioritization to Support and Respond to COVID-19](#)

18. Who is responsible for establishing prioritization for EHV's?

PHAs are required to work with community partners to determine the best use and targeting for EHV's along with other resources available in the community. While the prioritization is primarily accomplished through the CoC's CE system (CE the PHA may choose to establish local preferences for EHV admissions, which would then prioritize the order that families are issued EHV's from the EHV waiting list when the number of referrals to the PHA exceeds the available EHV's. However, the establishment of EHV local preferences by the PHA must be done in coordination with the CoC and any other referral partners (PIH Notice 2021-15 Section 9f outlines the requirements for establishing local preferences for EHV's). HUD's expectation is that the prioritization of the EHV's through the CE system and any EHV local preferences will ultimately be a collaborative effort by the CoC, PHA, other referral partners (where applicable), and other stakeholders in the community.

19. Is HUD requiring a signed Memorandum of Understanding (MOU) with the CoC and Victim Service Providers for the administration of EHV's?

HUD has established an alternative requirement for the EHV program under which the PHA must enter into an MOU with all referring agencies to establish a partnership for the administration of EHV's. Communities may have a single MOU or multiple MOUs with referring agencies.

See Section 9.b of PIH Notice 2021-15 for more information regarding the MOU requirement and Attachment 2 of the same notice for a sample MOU template. Partners can update MOUs as the program progresses.

20. If the PHA is also the CoC, how should the MOU be structured? (NEW)

While this is a rare occurrence, if the PHA and the CoC are the same entity, the MOU is structured to reflect the understanding between the organizational component within the PHA that has the primary responsibility for administering the EHV program and the organizational component within the PHA that has primary responsibility for carrying out its CoC functions, including but not limited to the administration of the Coordinated Entry (CE) System. (An

organizational component could be a division, office, department, branch, etc., depending on how the PHA is organized and the terms that are used.) While the MOU in this case is being executed by representatives of two organizational components within the same agency, the MOU must still contain the minimum requirements of the MOU as provided in Section 9.b of PIH Notice 2021-15. In such a circumstance, the term “PHA” refers to the organizational component of the PHA that has the primary responsibility for administering the EHV program, and the term “CoC” refers to the organization component of the PHA that has the primary responsibility for carrying out its CoC functions. The fact that the PHA and the CoC are one and the same does not alter the EHV requirement that families must be referred to the program through the CoC’s CE System and are not pulled directly from the PHA’s HCV waiting list.

Note that if the PHA is partnering with another CoC and/or referral partnering agency in accordance with the requirements of PIH Notice 2021-15, the MOU must reflect the PHA’s responsibilities solely as the PHA with respect to referrals coming from the other CoC and/or referral partnering agencies.

21. What are the roles and responsibilities of CoCs, VSPs, and PHAs?

CoCs and VSPs are responsible for the following:

- Assessing eligible households for EHV and services, if needed.
- Referring eligible households to the PHA for EHV.
- CoCs may also assist referred households in completing and obtaining necessary documentation for the EHV application process.

PHAs are responsible for all the PHA administrative responsibilities for the EHV program in accordance with the EHV Operating Requirements Notice and the applicable HCV program regulations, including but not limited to:

- Reviewing applications for EHV, certify program eligibility, and conducting annual recertifications for continued eligibility.
- Determining that the unit meets Housing Quality Standards and approving units for leasing and contracts.
- Determining amounts and paying Housing Assistance Payments to landlords on behalf of the participants.
- Explaining and providing information about program policies and procedures to current and prospective landlords and participants.
- Monitoring program performance and compliance of participants and owners.

22. Are PHAs required to partner with more than one CoC? (UPDATED)

No, there is not a *requirement* to partner with more than one CoC. Rather, PHAs are required to partner with at least one CoC in the administration of EHV. HUD strongly encourages PHAs to partner with as many CoCs as possible to effectively administer EHV.

Refer to the [2020 CoC-PHA Crosswalk](#) report which shows PHAs operating HCV units within each CoC.

23. How should MOUs be structured if (a) a PHA’s jurisdiction includes more than one CoC or (b) a CoC catchment area requires work with multiple PHAs?

The intent of the Notice is to provide communities with the flexibilities needed to respond to the target population. HUD expects these vouchers to be deployed in a community-wide manner. PHAs are required to partner with at least one CoC in the administration of EHV. In instances where there are multiple CoCs within the PHA's jurisdiction, HUD strongly encourages PHAs to collaborate with as many CoCs as possible to effectively administer EHV. Regardless of how many CoCs a PHA is working with, they can enter into a single MOU or multiple MOUs as needed. The intent of these MOUs is to ensure that all parties are aware of the policies governing referrals and defining the roles and responsibilities of each involved entity. MOUs may additionally address local protocols and procedures that are consistent and equitable in designating clear EHV distribution criteria.

24. When does HUD expect PHAs to have executed MOUs with partnering agencies? (UPDATED)

HUD's expectation is that PHAs will enter into an MOU as soon as possible, ideally by July 1, 2021. All participating PHAs received their July 2021 EHV Housing Assistance Payment (HAP) amount initiating the timeline for placement fees. HUD is providing \$500 for each EHV family placed under contract no later than 4 months from the effective date of July 1, 2021, of the ACC funding increment, which is November 1, 2021. PHAs are required to enter into a MOU within 30 days of the effective date of the ACC funding increment; therefore, the MOU must be established no later than July 31, 2021.

A sample MOU has been included in the Notice to help communities start.

25. How do service providers outside of the CoC scope (e.g. victims of domestic violence, sexual assault, stalking, dating violence, and human trafficking) facilitate referrals to the PHA? With whom does the PHA enter into an MOU for this purpose? (UPDATED)

In some communities, Victim Service Providers may be a partner within the community's Coordinated Entry system. In such instances, VSPs will work with the CoC to refer qualified households to PHAs.

In communities where VSPs are not a partner within the CoC's Coordinated Entry process, PHAs must enter into a MOU with respective partners outlining each entity's roles and responsibilities while developing consistent and equitable protocols and procedures governing referrals to the PHA. HUD recognizes that each community is unique, and PIH Notice 2021-15 provides communities the flexibility to develop procedures that work best on a local level.

26. What happens if the PHA and CoC(s) cannot agree on the terms of an MOU?

If you are having difficulties entering into a MOU, please email EHV@hud.gov. The HUD EHV team regularly monitors this mailbox. HUD will be able to provide technical assistance to you and your community.

27. Can you clarify if or how the agencies partnering with PHAs on EHV are paid? If the CoC or VSP refers a family, or assists the family, does the PHA pay them by way of the services fee, or out of the admin fee? And if so, at what rate? Or are the partnering agencies paid some other way?

Paying a fee to a CoC, VSP, or other partnering agency for a referral is not an eligible use of the EHV funding. Section 6 of PIH Notice 2021-15 defines the administrative fees and funding for other eligible expenses a PHA administering EHV's may receive. The use of this funding is limited to the activities defined in the notice.

A PHA may enter into an agreement, through the MOU for the EHV program, to reimburse the CoC or other partnering service agencies for EHV eligible expenses. For example, housing search assistance is required to be made available to EHV families during their initial housing search. Housing search assistance may be provided directly by the PHA or through the CoC or another agency or entity. Where housing search assistance is being provided by the CoC or another agency or entity, the PHA may reimburse that entity for the eligible activities as defined in the agreement.

As a reminder, CoC funds may be used to cover many of the costs associated with the EHV Program. For example, Coordinated Entry (CE) grants can be used to cover the CE costs, and RRH funds can be used to assist with housing location etc. In addition, Homeless Emergency Solutions Grants (ESG)-CV funds may be used for referrals, housing location, and other costs, including outreach, essential services in emergency shelter, RRH, and homelessness prevention.

28. Can the CoC Governance Board Chair sign the MOU or should we use our Collaborative Applicant?

HUD is not requiring a specific entity from the CoC to sign the MOU for EHV's. The signatory must be a person or entity that has the authority of the CoC to sign documents on behalf of the CoC.

29. Are PHAs allowed to accept referrals outside the Coordinated Entry system if the CE system does not have anyone on the list from multiple eligible categories?

Per Section 9.c of PIH Notice 2021-15, if the CE system does not have a sufficient number of eligible households, the PHA must enter into a formal partnership with another entity, such as another homeless service provider and/or victim services provider, to receive referrals.

30. We are in the Balance of State CoC¹, but we have a local homeless coalition. Can we work with the local organization, or do we have to use a HUD recognized CoC?

No, the PHA's partnership must be with the CoC. HUD established an alternative requirement for the EHV Program under which the PHA must enter into an MOU with the CoC to establish a partnership for the administration of EHV's. The specific services that the CoC will provide to individuals/families referred to the EHV program must be outlined in the PHA's MOU with the CoC. PHAs that agree to accept an allocation must enter into an MOU with a partnering CoC within 30 days of the effective date of the ACC funding increment. See Section 9.b of PIH Notice 2021-15 for more information regarding the MOU requirement. Additionally, a sample MOU template is included as Attachment 2 of Notice 2021-15.

¹ Balance of State CoC is defined as a CoC that covers all jurisdictions within a given state.

HUD strongly encourages communities to involve as many stakeholders as possible during the planning and implementation process to ensure the EHV Initiative is successful. The MOU can be amended over time to reflect changes in how the program is implemented.

31. What should we do if our CoC does not have a functioning Coordinated Entry system?

Section 9.c of PIH Notice 2021-15, states that “[t]he PHA must also take direct referrals from outside the CoC CE system if: (1) the CE system does not have a sufficient number of eligible families to refer to the PHA, or (2) the CE system does not identify families that may be eligible for EHV assistance because they are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking.”

If there is no active CE system in the community or the PHA could not receive adequate referrals from a CE system, the CoC should work with the PHA to come up with an alternative referral system. This system should continue to allow for prioritization according to the standards set out in the MOU between the referring organization and the PHA and should be easy to transition to the CoC’s CE system when it comes online.

If you are having difficulties, please email EHV@hud.gov.

32. What are EHV permissive prohibition policies?

Under regular HCV rules, PHAs are allowed to use permissive prohibitions in their admissions policies, which means that PHA may prohibit admission of a household to the program if the PHA determines that any household member is currently engaged in, or has engaged in during a reasonable time before the admission, certain types of criminal activity. Per Section 9g of PIH Notice 2021-15, HUD has eliminated the PHA’s permissive prohibitions for EHV admissions related to drug-related criminal activity.

33. Are PHAs required to consult with the CoC prior to establishing permissive prohibition policies for EHV applicants?

Yes. If the PHA intends to establish grounds for denying admission to EHV applicants, Section 9g of PIH Notice 2021-15 states that the PHA must consult with its CoC partner to understand the impact that the proposed prohibitions may have on referrals and must take the CoC’s recommendations into consideration. The PHA policy on EHV permissive prohibitions must be described in the PHA’s administrative plan. Per Section 9g of PIH Notice 2021-15, “Determinations must be made based on an individualized assessment of relevant mitigating information.”

34. Does the completed MOU need to be sent to HUD? If not, where does it need to be sent?

HUD is not requiring submission of the MOU. A copy of the latest version of the MOU should be kept on file by the PHA and all partnering agencies. In the process of overseeing the EHV program, HUD may request the latest copy of the MOU from the PHA. At the time of the request, HUD will provide the email address for the requested copy of the MOU.

35. Where can I find additional resources and information on working with survivors of domestic violence, dating violence, sexual assault, and human trafficking? (NEW)

Additional resources include, but are not limited to:

Human trafficking organizations:

- Office for Victims of Crime (OVC) grantees: <https://ovc.ojp.gov/matrix-ovc-fundedhuman-trafficking-services-grantees-and-task-forces>
- OVC awards by state: <https://ovc.ojp.gov/states>
- Domestic Victims of Human Trafficking Program: <https://www.acf.hhs.gov/otip/map/domestic-victims-human-trafficking-program-grantees>
- Trafficking Victims Assistance Program: <https://www.acf.hhs.gov/otip/map/traffickingvictim-assistance-program>

Sexual assault organizations:

- National Sexual Violence Resource Center: <https://www.nsvrc.org/organizations>

Culturally specific communities of color organizations:

- Ujima, Inc.: National Center on Violence Against Women in the Black Community: www.ujimacommunity.org

Voucher Administration

36. Does acceptance of EHV require PHA Board approval?

No, not initially. PIH Notice 2021-15 includes waiver HCV-1 that allows PHAs to establish an alternative requirement that policies may be adopted without board approval until September 30, 2021. The waiver is referenced in the notice, including alternative requirement for PHAs adopting the waiver notice.

37. Can I request an increase for PUC? If so, to whom should it be submitted?

Yes. PIH Notice 2021-15, Section 7a states:

“The initial funding increment for the EHV allocation will be based on the PHA’s per unit cost (PUC) for the PHA’s HCV program, adjusted for inflation and taking into consideration that the initial term is longer than 12 months. However, if during the initial term a PHA can demonstrate based on actual leasing and costs that the HAP funding will be insufficient to cover its actual HAP costs for the EHV’s for the initial term, the PHA may request that HUD adjust the initial funding increment amount for the EHV’s during the initial funding term. If the PHA has demonstrated the need to do so, HUD will adjust the initial funding amount based on the actual costs incurred upon request by the PHA to ensure the PHA has sufficient funding during the initial funding term to lease all of its EHV’s and pay its EHV HAP costs through December 31, 2022. If the PHA believes that it needs an adjustment, it should contact its financial analyst in HUD’s Office of Housing Voucher Programs Financial Management Center (FMC).”

38. Can a PHA over-issue its allocation of EHV in recognition that not all families succeed under its program in leasing a unit? (NEW)

PHAs are not currently restricted from over-issuing EHV vouchers to account for success rates and/or potential attrition in its efforts to fully lease their allocation of EHV. As is the case with the regular HCV program, PHAs must exercise care to prevent over-leasing (where EHV's unit months leased (UMLs) will exceed unit months available (UMAs)) at the end of the initial funding term (12/31/22)), as PHAs will not receive additional EHV funding during the initial funding term to cover over-leased units and over-leased units are not taken into account when determining the PHA's EHV renewal funding eligibility for CY 2023. (See section 7 of PIH Notice 2021-15 regarding permissible funding adjustments during the initial funding term.) Also, given the unique partnerships, programmatic flexibilities, and service fees available with the EHV program, PHAs should account for the potential and realized impacts these advantages may have on EHV success rate in terms of managing the EHV issuance process.

39. What is a waiver and alternative requirement?

Per PIH Notice 2021-15, EHV's are tenant-based vouchers under Section 8(o) of the United States Housing Act of 1937. Therefore, all regulatory requirements and HUD directives regarding the HCV program are applicable to EHV's, including the use of all HUD-required contracts and other forms.

Waivers and alternative requirements, which are detailed in PIH Notice 2021-15, have been determined by the HUD Secretary to be needed to expedite and facilitate the use of the EHV funding. In the context of EHV, a "waiver" is where HUD is intentionally eliminating a normally applicable HCV program statutory or regulatory requirement. An "alternative requirement" is where HUD is creating a specific requirement that is not an existing HCV program requirement, such as an alternative requirement to an existing requirement that HUD has waived for the EHV program.

40. If, after September 30, 2023, a PHA cannot re-issue vouchers when a family leaves the EHV program, but can issue vouchers that were never leased, how should PHAs be tracking the vouchers?

The PHA must track the number of vouchers that have been leased and are not permitted to be re-issued. One way to do that is to number/identify EHV vouchers, but HUD is not requiring that specific approach to tracking.

41. Can we allow EHV holders to keep the security deposit we paid on behalf of the family when it is returned by the owner?

PHAs are encouraged to consult with their counsel to determine whether local and State statutes regarding unclaimed property may apply and take precedence over the Notice. The Notice states that the PHA, "...may place conditions on the security deposit assistance, such as requiring the owner or family to return the security deposit assistance to the PHA at the end of the family's tenancy (less any amounts retained by the owner in accordance with the lease.", or it may choose to not place those restrictions).

42. Can EHV's be utilized for individuals and families identified for the "Moving-On" Strategy?

Yes. Individuals and families identified for a Moving On strategy who currently reside in Permanent Supportive Housing (PSH) and were homeless at the time of admission to that program are eligible under Category 4 of the eligible populations for EHV as individuals or families who were recently homeless. PSH participants must also be referred for EHV through the CoC and all applicants must meet the statutory requirements under the ARP. HUD has made available resources to help communities with their Moving On strategies at the following webpage: <https://www.hudexchange.info/programs/coc/moving-on/>

43. Do Emergency Housing Vouchers come with supportive services? (UPDATED)

EHVs do not come with ongoing supportive services. Communities are encouraged to work with local stakeholders that have a vested interest in supporting services for vulnerable populations. HUD will be providing technical assistance to communities to aide in the design and implementation of EHVs including service delivery resources that may be paired with EHVs to ensure housing stability.

As HUD-VASH has shown, some people are more successful with wrap-around services. While EHVs do not come with the “automatic” services that HUD-VASH provides, HUD encourages communities to leverage existing relationships with partnering health and behavioral health agencies like community health centers, state and county behavioral health agencies, and state Medicaid agencies and managed care to explore funding opportunities and provide housing search/navigation and also ongoing tenancy and wrap-around supportive services for those that may benefit from such services to maintain housing stability.

44. Who is responsible for helping EHV recipients locate housing?

PHAs are required to ensure housing search assistance is made available to EHV families during their initial housing search. The PHA may use the services fee funding to provide this required housing search assistance to eligible EHV households. Housing search assistance can be provided by the PHA, the CoC or other entities, with these responsibilities outlined in the MOU. PHAs are encouraged to leverage housing location services offered by the CoC and VSPs. Housing Locators affiliated with CoCs and VSPs are often skilled negotiators and have existing relationships with landlords, which can provide opportunities for households with higher barriers to housing.

45. Can EHVs be utilized for project-based voucher (PBV) units?

No. PHAs may not project-base EHV but must administer these vouchers exclusively as tenant-based assistance. Section 4102(b)(1) of the American Rescue Plan Act provides that the EHVs "shall be tenant-based assistance under Section 8(o) of the United States Housing Act of 1937." In addition to the requirement that EHVs must be tenant-based voucher assistance, several provisions of Section 4102 are not compatible with project-based voucher assistance. In particular, the requirement with respect to the termination of vouchers upon turnover is clearly compatible with tenant-based voucher assistance, but it is not compatible with multi-year PBV contracts where assistance is tied to the project.

46. If a PHA has not obtained eligibility documentation from the CoC, can the PHA issue a voucher?

Yes. If the CoC determines that a family qualifies for an EHV, then the PHA may accept self-certifications in accordance with the waiver described in Sections 9.h, 9.i of PIH Notice 2021-15.

47. Can a PHA contract with another PHA to administer their EHV allocation?

In general, yes. A PHA may enter into an arrangement with another entity (including another PHA) to perform specific PHA administrative responsibilities with respect to EHV on behalf of the PHA. However, in such a circumstance, the entity is acting on behalf of the PHA, not as another independent PHA. The PHA to which HUD allocated the EHV and executed the ACC remains the PHA and is ultimately responsible for ensuring that its EHV program complies with all EHV and HCV requirements and all applicable PHA discretionary policies in accordance with its PHA administrative plan, regardless of whether some of the PHA functions are conducted on behalf of the PHA by a third party. If the third-party entity to which the PHA contracted some of its EHV administrative responsibilities is a PHA that also administers its own EHV allocation, that entity must maintain a clear separation between the administration of its own EHV allocation and any administrative functions it is performing on behalf of another PHA.

48. Are EHV's time-limited for the family?

No. However, EHV's cannot be reissued after September 23, 2023. After this date, PHAs cannot reissue vouchers that have turned over. This provision does not impact existing families and their continued assistance. The funds appropriated for the EHV program are available for obligation by HUD until September 30, 2030.

49. Are the waivers HUD has made available for EHV automatically applied or does each PHA need to request the specific ones they want to utilize?

PIH Notice 2021-15 provides waiver authority and alternative requirements to administer EHV's to all participating PHAs and communities. PHAs do not need to request HUD approval for these waivers. However, while some waivers and alternative requirements are at the discretion of the PHA, others are mandatory and required for EHV administration. With respect to those waivers that are discretionary, PHAs are highly encouraged to work with partners to select from a menu of waivers to aid eligible households to eliminate barriers to housing and ensure expedited leasing.

50. Are there any restrictions on families who may owe debts to a PHA?

No. As outlined in PIH Notice 2021-15, Section 9g., unlike regular HCV admissions, PHAs may not deny an EHV applicant admission regardless of whether:

- Any member of the family has been evicted from federally assisted housing in the last five years or a PHA has ever terminated assistance under the program for any member of the family.

- The family currently owes rent or other amounts to the PHA or to another PHA in connection with Section 8 or public housing assistance under the 1937 Act.
- The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.
- The family breached an agreement with the PHA to pay amounts owed to a PHA or amounts paid to an owner by a PHA.

EHV funding may not be used for the repayment of debts or any amounts owed to HUD by HUD program participants including, but not limited to, those resulting from Office of Inspector General (OIG), Quality Assurance Division (QAD) or other monitoring review findings.

51. What is the difference in end dates: September 30, 2030 vs September 30, 2035 under item 16 of the PIH notice?

The ARP provides that the \$5 billion appropriated for the EHV program remains available until September 30, 2030. This means HUD must obligate the funding by September 30, 2030. With respect to the September 30, 2035 date by which any remaining unexpended EHV obligations must then be cancelled as a matter of law, 31 U.S.C 1552 provides that on September 30th of the 5th fiscal year after the period of availability for obligation of a fixed appropriation account ends, the account shall be closed and any remaining balance (whether obligated or unobligated) in the account shall be canceled and thereafter shall not be available for obligation or expenditure for any purpose.

52. Can Emergency Solutions Grants (including ESG-CV) or CoC funding be used to pair support services/case management with EHV?

In general, yes. A community could braid ESG or CoC funding with EHV. Recipients must ensure an individual is eligible and prioritized for both EHV and the program providing services. Additionally, recipients must ensure that all program requirements are met and that the services or case management are eligible under the ESG or CoC program rules. If a community can meet those requirements, it may provide supportive services from either ESG or CoC with the voucher from EHV.

53. Will funding for EHV be available on a continuous basis?

The initial funding term expires on December 31, 2022, and HUD will provide renewal funding for EHV on a calendar basis moving forward after that, beginning in calendar year 2023. As stated in PIH Notice 2021-15, Section 16, the \$5 billion in funds appropriated for EHV are available until September 30, 2030.

54. Will EHV clients be able to sign a 6-month lease, or will it follow the HAP contract of 12 months?

Per PIH Notice 2021-15, Section 9n, HUD is waiving Section 8(o)(7)(A) of the United States Housing Act of 1937 and § 982.309(a)(2)(ii) so that the initial lease term for an EHV family may be less than 12 months regardless of whether the shorter term is a prevailing market practice.

55. For how long may a PHA extend the initial search term for an EHV?

HUD determined that an initial search term of 60 days may be inadequate. Consequently, HUD is waiving 24 CFR § 982.303(a), which provides that the initial search term must be at least 60 days and is establishing an alternative requirement that the initial term for an Emergency Housing Voucher must be at least 120 days per Section 9.m of Notice PIH 2021-15. After 120 days, the PHA's regular policies regarding extensions as established in the PHA's HCV Administrative Plan would apply. PHAs are encouraged to be reasonable in extending voucher search times; work closely with the family and partnering service providers; and provide the appropriate, required housing search assistance.

56. May PHAs establish a higher EHV payment standard for furnished units?

No. PHAs may not establish a higher payment standard for furnished units. HUD has waived 24 CFR § 982.502(a)(3) and established an alternative requirement permitting PHAs to establish separate higher payment standards for EHV's to increase the potential pool of available units for families as explained in Section 9.p of Notice PIH 2021-15. Through the alternative requirement, PHAs may establish a payment standard for the EHV program up to 120% of the applicable FMR/SAFMR. PHAs are reminded that EHV services fees may be used to purchase essential household items as determined by the PHA's policies. Further, PHAs are reminded that units selected by EHV participants must meet the rent reasonableness requirements at 24 CFR § 982.507, which requires PHAs to consider any amenities as part of its comparability analysis. PHAs may also negotiate the rent to the owner on behalf of the family as part of its required housing search assistance and in accordance with the regulations at 24 CFR § 982.506.

57. How are units approved for EHV tenancy?

EHVs follow the same procedures for tenancy as the regular HCV program. After an EHV family has submitted a Request for Tenancy Approval (RFTA), the PHA will contact the landlord to schedule an inspection. Please refer to the COVID-19 related waivers that the PHA may apply to EHV in Attachment 1 of PIH Notice 2021-15 with respect to inspections.

The procedure may differ for individual PHAs, but in general, an issuing PHA must:

- Confirm the unit is eligible.
- Determine the unit meets the Housing Quality Standards (HQS) set by HUD.
- Determine that the rent being charged is reasonable in accordance with the standards established for that area by the PHA.

58. If a household is already housed with a subsidy (ex. ESG-CV or CoC PSH) and is referred for an EHV through Coordinated Entry, how is their lease situation handled? Will their current lease need to be terminated so a new lease can be started with the EHV or can the EHV be placed on the unit using the existing lease?

A new HCV compliant lease should be executed for eligible EHV families.

59. When can communities begin leasing using EHV's?

PHAs cannot enter into a HAP contract (i.e., begin leasing) before the HAP effective date of the EHV ACC funding increment, which is July 1, 2021.

60. Are PHAs required to offer orientation for families referred for EHV's?

PHAs are responsible for all the administrative responsibilities outlined in PIH Notice 2021-15 and the applicable HCV program regulations. When the PHA selects a referred family to participate in the EHV program, the PHA must provide the family with an oral briefing. These requirements are found at 24 CFR 982.301. PIH Notice 2021-15 provides guidance for PHAs on the allowability of remote briefings. CoC and VSP partners may attend orientations with EHV families to assist families in keeping appointments and understanding program requirements.

61. If the CoC is certifying homeless status, will the PHA be held responsible for obtaining additional documentation other than a certification document to certify homelessness?

No. PHAs are not required to collect additional documentation to prove a family's homelessness. The referring agency must provide documentation to the PHA of the referring agency's verification that the family meets one of the four eligible categories for EHV assistance. The PHA must retain the certification as part of the family's file.

62. Can you over-lease EHV's as long as the CY allocation is not exceeded?

No. Over-leasing is not permitted.

63. If an applicant owes money to a Section 8 project-based property for nonpayment of rent due to COVID-19, can EHV services fees be used to pay that debt to receive the EHV and go to another property?

No, EHV fees cannot be used to pay HCV debts.

Administrative & Service Fees

64. What additional fees will PHAs qualify for under EHV's? (UPDATED)

PHAs that accept an allocation of EHV's will receive fees in addition to ongoing administrative fees to assist in the facilitation and leasing of EHV's. Additional fees include:

- Preliminary Fees – \$400 will be awarded per allocated EHV.
- Issuing Fees – Participating PHAs will earn \$100 once the voucher is initially leased, provided the PHA reports the issuance of the EHV in the IMS/PIC
- system within 14 days of the later of the effective date of the family's voucher or when the system becomes available for reporting.
- Placement Fees – PHAs will be awarded \$500 for each EHV family placed under a HAP contract no later than 4 months after the effective date of the ACC funding increment. For each EHV family placed under a HAP no later than 6 months after the effective date of the ACC funding increment, PHAs will receive \$250.
- Ongoing Admin Fees – PHAs will receive the full column A admin fee amount.
- Services Fee – For each allocated EHV, PHAs will receive \$3,500 that must initially be used for the services fee. Eligible uses are defined in PIH Notice 2021-15. The services fee can be used for:
 - Housing search assistance;

- Tenant fees including security and utility deposit assistance, rental application fees, and holding fees;
- Owner recruitment and outreach as well as incentive and retention payments; and
- Other eligible uses to help families successfully lease up, including moving expenses, tenant readiness services, essential household items, and renter's insurance if required by the family's lease.

65. In terms of expensing Administrative expenses to EHV, if our PHA has a Central Office Cost Center (COCC), do we charge the same fees to EHV that we do to HCV?

Yes, the COCC may charge the same fees to EHV as HCV.

66. Can CoC staff do the HQS inspection and be paid from our PHA administrative fees?

Yes, the PHA may contract with other qualified entities to perform HQS inspections, which may include the CoC. However, HQS inspections are ultimately the responsibility of the PHA, and the PHA is responsible for ensuring that the HQS inspection is performed accurately regardless of whether the PHA conducts the inspection or contracts the administrative function out to a third party.

67. Can PHAs use EHV services fees to hire staff?

Yes, PHAs may use the EHV services fees to hire staff to carry out required housing search assistance as described in Section 9d of PIH Notice 2021-15. PHAs utilizing staff to conduct these activities must ensure that financial records are maintained in such a way as to fully support the time that staff have spent on required housing search assistance. This would include position descriptions, allocations, and actual timecards in cases where staff are allocated less than 100% to the required housing search assistance.

PHAs are also reminded that EHV funds may not be used for any other program, including the regular HCV or Mainstream programs. As such, HUD recommends that PHAs create a separate subledger to record all transactions for this program.

68. Are we required to spend \$3,500 services administrative fee for each voucher tenant or is it a pool of funds and we can spend more or less on each voucher tenant, depending on the need?

The latter. The services fee amount is not tied to each voucher, but instead is the combined total of the services fees are available to the PHA to design a menu of services that will best address the leasing challenges faced by the EHV eligible families in the PHA's community. The \$3,500 services fee is a one-time amount provided per EHV allocated and the use of the funds will depend on the supportive services identified for participants, including consideration of services to be provided by partners. Because this is a one-time fee, communities will want to ensure that they are able to assist additional families with EHV should the voucher turn over within the allowed window.

69. Would an FMR rent study be categorized as an eligible expense under Section 6.d.iii.A. of PIH Notice 2021-15?

As in the HCV program, an FMR rent study would be an eligible EHV administrative expense if that FMR rent study is going to be used for EHV purposes (such as determining an appropriate EHV payment standard, for example). However, an FMR rent study has applicability beyond the EHV program to the PHA's regular HCV program. Since EHV funds may not be used for regular HCV administrative expenses, a PHA could not use EHV administrative fees to pay the entire cost of the FMR rent study. In such an instance, the PHA would need to allocate the cost of the FMR study proportionally between the EHV program and the regular HCV program. For example, if the PHA has 180 HCV authorized units and 20 EHV units, the PHA could not use EHV administrative funds to pay for more than 10 percent of the cost of the FMR rent study, since the EHV units represent 10 percent of the PHA's combined HCV and EHV units. (20 EHV units divided by 200 (180+20) total HCV and EHV units = 10 percent.)

70. Can services fees be used for landlord incentives?

Yes. Landlord incentives are an eligible use of the services fee per Section 6.d(3) of PIH Notice 2021-15.

71. Is there a cap on the amount that can be given as security deposit? For example, could a PHA do triple deposits as the landlord incentive? Or will it be up to each community?

Per Section 6.d(3) of PIH Notice 2021-15, "The amount of the security deposit assistance may not exceed the lesser of two months' rent to owner, the maximum security deposit allowed under applicable state and/or local law, or the actual security deposit required by the owner."

72. Is there an upper limit on the amount of incentive/retention payments or restrictions on the number or frequency of such payments?

Section 6.d(3) PIH Notice 2021-15 gives latitude to the PHA to design an owner incentive and/or retention payment structure in order to meet the needs of the housing supply challenges in their jurisdiction. The overall services fee is a one-time payment of \$3,500 per voucher allocated. As such, the PHA will want to weigh the owner incentive and/or retention payment amount among the other menu of services to be offered to EHV families to facilitate successful leasing.

In terms of limitations on the number or frequency of the owner incentive and/or retention payment, while PIH Notice 2021-15 (Section 6.d.iii.B, page 13) states that HUD anticipates the owner incentive/retention payments would typically be made as a single payment at the beginning of the assisted lease term (or lease renewal if a retention payment), PHAs may structure the incentive/retention payment in a manner in which the owner receives more than one payment. However, the incentive/retention payments cannot be made in a way that violates (or clearly circumvents) applicable statutory or regulatory requirements, so making owner incentive payments on an ongoing monthly basis would not be permissible.

Additionally, the PHA's Administrative Plan must clearly define the terms of the owner incentive and/or retention payments for the EHV program.

73. Can regular HCV admin fee reserves be used for EHV admin expenses?

Yes. PHAs may elect to use regular HCV admin fee reserves to supplement EHV administrative fees in covering EHV administrative costs. However, PHAs are reminded that EHV HAP and

administrative fee funding may not be used for regular HCV or special purpose voucher program expenses. Please see section 15 of PIH Notice 2021-15 for additional information on the use of EHV funds, reporting, and financial records.

74. Will admin fees be calculated at Column A & B Rates as per HCV Program or just Column A rates?

PHAs will be allocated the full Column A administrative fee amount for each EHV that is under HAP contract as of the first day of each month in accordance with Section 6c PIH Notice 2021-15. The Column A administrative fee rates for the HCV program are available on HUD's website:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv.

75. Notice PIH 2021-15 (Section 6c.) states that HUD will advance the administrative fee for the first three months. At month four, will administrative fees be based on actual vouchers leased? At what point does HUD intend to do reconciliation of paid versus leased?

HUD plans to advance regular administrative fees based on actual leasing starting at month four, and reconciliations are likely to start before or no later than calendar year end 2021.

76. From an accounting perspective, should separate accounting records be set up for EHV so that the PHA can keep track of the remaining EHV equity? Is it necessary to setup a separate accounting records for the EHV admin fees or can these be combined with HCV admin fees fund?

The EHV program should be treated as its own program like the Mainstream program. The PHA will need to account for HAP and Fee revenues, expenditures, and equity separately. Administrative Fees and expenditures must not be combined with the normal HCV Administrative Fee and expenditure accounting. EHV funds cannot be co-mingled with the regular HCV funds.

PIH's Real Estate Assessment Center (REAC) will provide accounting and reporting guidance separately.

77. Are PHAs required to open a new bank account to disburse the EHV HAP to landlords?

No. Funding will be deposited into the HCV bank account already on file with HUD. HUD does not have the ability through HUDCAPS to deposit EHV funds into a different bank account. The PHA at its discretion may transfer funding to a designated EHV bank account. Any account established for program administration must include a HUD General Depository Agreement. At minimum, the PHA must account for each fund separately including EHV HAP, EHV Administrative Fee, EHV services fees, and EHV Preliminary and Placement fees.

78. Notice PIH 2021-15 6. d. iv. B. states that services fee funding can be used for "tenant-readiness services," where the PHA may use funding to help create customized plans to address or mitigate barriers – does this include paying rent arrears or other debts owed by

participants to address debts from previous tenancies (i.e. rental arrears, charges in excess of security deposit after a move)? (UPDATED)

No. The services fee cannot be used to pay rental arrears, including debts owed to the PHA. However, PHAs, CoCs, and other service providers may choose to refer families to the Consumer Financial Protection Bureau (CFPB) or other state and local programs that may help tenant's credit history. Treasury's Emergency Rental Assistance (ERA) Program would also be a good resource for rental and utility arrearages. See HUD's FAQs on the ERA program, available [here](#).

79. What is the income limit for EHV's? (NEW)

Income limits for EHV's are the same as income limits for the Housing Choice Voucher (HCV) program. Please see 24 CFR 982.201(b)(1).

Portability

80. Will individuals and families be able to use vouchers outside the jurisdiction of the PHA that issued the voucher (i.e. port the voucher)?

Yes. EHV follows most of the normal portability rules of the HCV program with a few alternative requirements intended to be more permissive on moves, as outlined in PIH Notice 2021-15, Section 9o. Under HCV program rules, if neither the household head nor spouse of an assisted family already had a 'domicile' (legal residence) in the jurisdiction of the PHA at the time the family first submitted an application for participation in the HCV program, the family does not have any right to portability during the 12-month period from when the family is first admitted to the program, as the family is considered a "non-resident applicant" This means that the PHA has the discretion to restrict portability during this 12-month period in the HCV program. For EHV, the PHA may not restrict an EHV family from exercising portability as a non-resident applicant. Therefore, all EHV families may immediately move under portability.

81. On portability, will a receiving non-EHV PHA have to submit the new EHV-related 50058s?

Yes, the non-EHV receiving PHA will submit on an EHV-compliant 50058. More guidance will be issued on this topic. As stated in the Notice, "HUD expects to issue a streamlined Form 50058 in the near future that will allow HUD to pay monthly HAP and Administrative Fee disbursements based on that information".

82. When an EHV family ports, how does this impact the services fee?

Section 9.o of PIH Notice 20121-15 provides that if the portability move is in connection with the EHV family's initial lease-up, the receiving PHA and the initial PHA must consult and coordinate on the EHV services and assistance that will be made available to the family. The primary purpose of this communication is to ensure there is no duplication of EHV services and assistance provided to the family and that the receiving PHA is aware of the maximum amount of services fee funding that the initial PHA may provide to the receiving PHA on behalf of the family. If the receiving PHA, in consultation and coordination with the initial PHA, will provide eligible services or assistance to the incoming EHV family, the receiving PHA may be compensated for those costs by the initial PHA. However, the amount of the services fee provided by the initial

PHA may not exceed the lesser of the actual cost of the services and assistance provided to the family by the receiving PHA or \$1750, unless the initial PHA and receiving PHA mutually agree to change the \$1750 cap. If the EHV family has already leased a unit on the program and the portability move is a subsequent move, the family's portability move will have no impact on the initial PHA's services fee.

Reporting Requirements

83. Is there any guidance regarding PIC-NG? (UPDATED)

The EHV Operating Notice references that HUD will utilize the new Public Information Center – Next Generation (PIC-NG) system for EHV. Given delays in the implementation of the new PIC-NG platform, the Department will collect EHV tenant information using its existing IMS/PIC system in the same way it currently collects tenant information for the Housing Choice Voucher program.

Notice PIH 2021-20 outlines the updated EHV reporting requirements for PHAs using IMS-PIC. This notice can be found on HUD's website at:

<https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-20.pdf>

84. Will HMIS data entry be required for EHV's?

No, PHAs will not be required to enter EHV's into HMIS. However, if a family with an EHV receives services from a program that requires use of HMIS, the clients must be entered into the HMIS project from which they are receiving services. For example, if a family with an EHV is receiving case management services through ESG-CV, the family must be added to the ESG-CV project in HMIS.

Additionally, per the Notice, EHV's will be receiving referrals from the CoC's coordinated entry (CE) system. The CoC must have a way to record assessments and referrals from CE system and should track referrals to EHV. HUD recently updated the HMIS data standards to include a response option in the coordinated entry element (4.20) to record referrals to EHV's. While HUD is not requiring these elements to be programmed in HMIS until October 1, 2021, HUD encourages communities to begin collecting that data now whether in HMIS or otherwise and be prepared to provide information about referrals to the PHAs it is working with for the EHV program. HUD encourages CoCs to develop a report that they can regularly run that, in the very least, tracks information on the number of referrals to EHV. It would be ideal to not only include data on the number of referrals to EHV but to also include data on the characteristics of those being referred (e.g. race, ethnicity, gender).

85. Will the EHV program have its own CFDA number?

No. PHAs will report under 14.EHV in the Financial Data Schedule (FDS). PIH's REAC will provide accounting and FDS reporting guidance separately.

86. In terms of VMS Reporting, are EHV's considered MTW (HCV) or Special Purpose Vouchers?

EHVs will be treated as Special Purpose Vouchers. There will be designated VMS fields for EHV leasing and expenses.

**87. When will HUD provide additional guidance regarding EHV reporting requirements?
(NEW)**

HUD anticipates issuing a notice on EHV reporting requirements by mid-July 2021. Training on EHV reporting requirements will be provided on July 27, 2021. Please refer to the EHV website at <https://www.hud.gov/ehv> for additional information.

EHV Voucher Allocation

88. Why was my PHA not selected to receive EHV's?

HUD's allocation formula is designed to direct emergency vouchers to PHAs operating in areas where the EHV-eligible population has the greatest need while also considering PHA capacity and the requirement to ensure geographic diversity, including rural areas. The EHV Operating Notice includes a detailed description of the formula HUD used to determine whether and how much EHV a PHA was allocated.

If a PHA did not receive EHV funding, it is because of the minimum allocation size that is explained in the Notice. Note, because of the process for allocations to high need rural areas, it is possible smaller PHAs received an allocation in a state while a larger PHA does not.

EHV Voucher Acceptance/Rejection Process

89. Can I request fewer vouchers than the amount allocated to my PHA?

Yes. While PHAs are encouraged to accept the entire EHV allocation, the PHA may choose to accept a lower number of vouchers than the number offered by HUD in the notification but not fewer than the minimum allocation of 25 or 15, as applicable.

90. Can I request more EHV's than the amount outlined in my award?

Yes, the initial award letter provides an option where the PHA can select "Accept Full Allocation, Plus More." When a PHA selects this option, they will also be requested to respond to the question of how many additional EHV's the PHA would accept.

If PHAs fail to lease their authorized EHV's within a reasonable period of time, HUD may revoke (recapture) and redistribute any unleased vouchers and associated funds to other PHAs. See Section 14 of PIH Notice 2021-15 for additional information about EHV acceptance.

91. Upon a declining PHA's request, may HUD instead allocate the PHA's EHV allocation to a neighboring PHA or a PHA with an overlapping jurisdiction?

No. HUD will follow the EHV allocation formula outlined in PIH Notice 2021-15.

92. If a PHA does not accept the EHV vouchers, will there be any penalties?

No. There are no penalties for not accepting an EHV allocation or accepting less than the amount allocated. PHAs are encouraged to reach out to their HUD Field Office to discuss their concerns. There may be technical assistance available to address concerns.

MTW

93. How do MTW PHAs request approval to use MTW flexibilities as it relates to the administration of EHV? (UPDATED)

Section 10 of PIH Notice 2021-15 states that, “MTW agencies may request approval from HUD’s Office of Housing Voucher Programs to administer EHV’s in accordance with the HCV programmatic flexibilities approved under PHA’s Annual MTW Plan or MTW Supplement to the PHA Plan, as permitted by its MTW Agreement or the MTW Operations Notice. The Office of Housing Voucher Programs may approve the MTW PHA’s request provided it determines the requested MTW flexibility is not in direct conflict with an EHV waiver or alternative requirement, and its application would not have a detrimental impact on EHV families.”

MTW PHAs may submit such requests with supporting justification through their local Field Office.

To expedite processing, it is strongly recommended that for each MTW flexibility requested, the MTW PHA addresses how the MTW flexibility is not in conflict with an EHV waiver or alternative requirement and that its application would not have a detrimental impact on families.

Housing Location/Landlord Resources

94. What benefits are available to landlords who agree to accept an EHV tenant?

There are a variety of benefits available to participating landlords, including:

- Having a contracted monthly assistance payment deposited directly into an owner’s bank account.
- Reduced likelihood of tenants defaulting on their rent. If the tenant’s income decreases, the landlord’s Housing Assistance Payment (HAP) may increase.
- Minimal paperwork is required to get set up and landlords are allowed to use their own lease and screening process.
- Inspections are completed by the Public Housing Agency, or their designee, which will aide owners in identifying maintenance issues on the property.
- EHV Service Fees can cover security deposits, holding fees, application fees, and renter’s insurance (where necessary).

95. What is required to be an EHV or HCV eligible landlord?

The HCV program requirements at 24 CFR 982.306 set forth eligible housing requirements which landlords must meet for PHA approval of an assisted tenancy.

- Verification of property ownership.
- Property taxes must be current.
- Owners may not have any unpaid debt to the Public Housing Agency.
- A valid property management agreement if you are an agent for an owner.

96. How do I become a landlord for the EHV program?

When an applicant with an EHV applies for your unit, you are responsible for following your standard application screening process to determine suitability. Once you have approved the applicant to rent the unit, you will complete the request for tenancy (RFTA) provided by the applicant and return it to the Public Housing Agency with a copy of your unexecuted lease. If you are a contracted property management firm, you will also need to provide a copy of your management agreement with the property owner. Once your paperwork has been received, the Public Housing Agency will contact you with next steps.

Once the RFTA has been processed and initial determination of rent reasonableness has been conducted, an inspector will contact you to schedule an inspection of the unit. The inspection is followed by a final review of rent reasonableness. If your unit passes inspection and is determined rent reasonable, you will be notified that you can now proceed with signing a lease. If your unit does not pass the inspection, you will receive written notification of failed items and a follow-up inspection will be scheduled.

Once the unit has been approved and the lease signed, a representative from the Public Housing Agency will contact you with the Housing Assistance Payment (HAP) contract for signing.

Additional information on becoming a landlord for the Housing Choice Voucher program is available at [HUD's Landlord Resources](#) page, or you can view additional information about the voucher process [here](#).

97. Are EHV tenants screened by the PHA to ensure they are responsible tenants?

No. In accordance with CFR 24§ 983.307, the owner is responsible for screening and selection of the family to occupy the owner's unit. The PHA is responsible for screening families to determine eligibility for the HCV program.

98. Can a security deposit be required?

Yes. Landlords are permitted to collect a security deposit.

99. Who is responsible for ensuring that the tenant pays their required share of the rent?

The tenant is responsible for paying the family's share of the rent, and the owner is responsible for enforcing the lease if the tenant fails to do so. The landlord must also send any notices issued to the tenant for non-payment or noncompliance to the PHA.

100. What is the purpose of Housing Quality Standards (HQS)?

The goal of the Emergency Housing Voucher (EHV) program is to provide decent, safe, and sanitary housing at an affordable cost to low-income families experiencing or at risk of homelessness. Housing Quality Standards (HQS) help accomplish that goal by establishing the minimum quality criteria necessary for the health and safety of program participants. All housing units must meet HQS in order to participate in the EHV program.

101. What aspects of housing quality are covered in the HQS?

The HCV program requirements at 24 CFR 982.401 set forth basic housing quality standards which all units must meet before the PHA can pay assistance on behalf of a family. The key aspects of housing quality covered by HQS include:

- Sanitation facilities
- Food preparation and refuse disposal
- Space and security
- Thermal environment
- Illumination and electricity
- Structure and materials
- Interior air quality
- Water supply
- Lead-based paint
- Access
- Site and neighborhood
- Sanitary conditions
- Smoke detectors

102. Where can owners advertise units to EHV families?

Voucher holders search for available units on the open market. Owners can consider advertising their units online, including the following websites:

- GoSection8.com
- Apartments.com
- Craigslist.com
- ForRent.com
- Zillow.com