



PIH

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Streamlined Voluntary Conversion

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Streamlined Voluntary Conversion

- Provides small PHAs with the ability to convert their remaining public housing inventory to vouchers AND end their public housing Annual Contributions Contract (ACC)
 - Small PHA defined as having 250 public housing units or less under ACC in PIC
 - PHA must confirm its intent to close-out its public housing program (voluntary transfer, consolidation, or ACC termination)
 - Residents receive Tenant Protection Vouchers (TPVs)
- Cost test waived
- Applications must demonstrate:
 - PHA Plan inclusion, future use, resident involvement, Board approval, local government review, environmental clearance, impact analysis, and compliance with relocation requirements



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Threshold Requirements

- Conversion principally benefits residents, the PHA and the community
- Conversion has no adverse impact on affordable housing in the community

PHA demonstrates these in its Conversion Plan through:

- Proposed Future Use of property
- Location of property and mobility options to families
- Availability of housing in the community for Housing Choice Voucher (HCV) tenant-based assistance (including success and utilization rate)
- Family access to schools, jobs, and transportation



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Resident Protections

- Conversion Plan developed with “significant participation” by residents
- Civil Rights Review
 - All Conversion Plans will undergo a civil rights review by HUD’s Office of Fair Housing and Equal Opportunity (FHEO)
- Resident Mobility
 - Residents must be able to use tenant-based HCV assistance to rent a unit in the private market, should they so choose
 - PHA is obligated to pay reasonable relocation costs and provide counseling for families that decide to leave
- Right to Remain
 - If a property will be used as housing after conversion, residents cannot be displaced



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Future Use of Property

- Local Discretion
- Retain or Dispose
- Method of Disposition
 - Fair Market Value or below?
- Attaching Project-Based Voucher (PBV) assistance
 - Permissible but separate process
 - All applicable PBV requirements apply
 - See [PIH Notice 2017-21](#) (and successor guidance)
 - Families must provide written consent to PBV assistance for their units



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Application to HUD

- **PIH Information Center (PIC)**

- PHAs submit a Conversion Plan in the PIC Inventory Removals Submodule under “Streamlined VC”
- PHAs upload completed Forms HUD-52860 and HUD-52860-E (question 2 only)

- **Sufficiency of Conversion Plan**

- PHA Plan: Include conversion in PHA Annual or Moving To Work (MTW) Plan
- Resident Involvement: Significant participation
- Local Government Review
- Future Use Description: Include any planned disposition or other transfer and whether property will be used as affordable housing after conversion
- Environmental Review Requirements
- Impact Analysis: Describe likely impact of the conversion, including the impact on the availability of affordable housing and the concentration of poverty
- Relocation Activities: Summary of relocation plan
- Close-Out Information: Include Form HUD-5837
- HCV Administrator Agency: Must obtain Field Office approval if different from Applicant PHA
- Board Approval (must be dated last in application)



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HUD Processing

- Special Applications Center (SAC)
 - Staff process conversion plans and applications, with assistance from FHEO (fair housing & civil rights review) and the Field Office (environmental review & PHA Plan)
- Timing
 - HUD will provide a preliminary response within 90 days of submission
 - Longer process may be required where further discussion with the PHA is necessary (See 24 CFR 972.236)
- HUD Approval Required
 - PHAs may not proceed with implementing a conversion plan, and HUD will not provide TPVs to the PHA, until HUD issues a written approval



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Tenant Protection Vouchers

- Eligibility
 - HUD will provide Replacement TPVs for all public housing units approved for conversion that were occupied within the previous 24 months (subject to change)
- Timing
 - PHA may apply for TPVs after SAC approves the conversion plan (in writing) and the PHA is ready to provide residents with tenant-based assistance
- HUD Approval Required



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Special Considerations

- Family Briefing Requirement
 - PHA must brief the family on their rights
 - HUD Field Office must participate in the briefing, could be via phone or online
 - PHA must contact the local Field Office when establishing a briefing schedule
- Public Housing Fund Restrictions
 - Once a unit converts, PHA may not use public housing funds (i.e., Capital or Operating Funds) to support the unit
- Only PHAs with less than 250 units are eligible
 - HUD will not accept applications for any PHA with more than 250 units in PIC



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Additional Resources

- Streamlined Voluntary Conversion Notice:
<https://www.hud.gov/sites/dfiles/OCHCO/documents/19-05pihn.pdf>
- Voluntary Transfers and Consolidations Notice:
<https://www.hud.gov/sites/documents/PIH2014-24.PDF>
- Public Housing Closeout Notice:
<https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2019-13.pdf>
- Inventory Removals Application: [HUD-52860](#)
- Special Applications Center: www.hud.gov/sac
- Local HUD Public Housing Field Office: Staff can provide technical assistance on Streamlined Voluntary Conversion, the application, and other repositioning options