

Overview of Project Based Vouchers:

(1) Max available per HUD policy,

The exact calculation of the 20% limit on PBVs is left to the PHA. We could get very precise in determining the cap but we would be in the ball park if we say the cap is 20% of the current year average utilization. In 2014, that would be **320 PBVs**, (20% of 1600.) The calculation only needs to be done at the point of making each new commitment to a project.

Here are the regulations...

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Federal Register / Vol. 70, No. 197 / Thursday, October 13, 2005 / Rules and Regulations
Section 983.6

In paragraphs (a) and (c) of this section dealing with the amount of project-based assistance available to a PHA, the phrase “baseline units” is removed. Instead, the amount of project based funding is expressed as a **percentage of the amount of budget authority** allocated to the PHA.

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Federal Register / Vol. 70, No. 197 / Thursday, October 13, 2005 / Rules and Regulations
§ 983.6 Maximum amount of PBV assistance.

(a) The PHA may select owner proposals to provide project-based assistance for up to 20 percent of the amount of budget authority allocated to the PHA by HUD in the PHA voucher program. PHAs are not required to reduce the number of PBV units selected under an Agreement or HAP contract if the amount of budget authority is subsequently reduced.

(b) All PBC and project-based voucher units for which the PHA has issued a notice of proposal selection or which are under an Agreement or HAP contract for PBC or project-based voucher assistance count against the 20 percent maximum.

(c) The PHA is responsible for determining the amount of budget authority that is available for project based vouchers and for ensuring that the amount of assistance that is attached to units is within the amounts available under the ACC.

(2) # already outstanding and to whom,

Current HAP contracts		Commitments	
Burr Oaks	30	Heartland (Rethke)	27
Housing Initiatives	5	Mirus	8
Independent Living	6	Movin' Out	8
Project Home	20	Truax Park phase 2	8
Porchlight	8		
Revival Ridge	36		
Truax Park phase 1	24		
YWCA	8		
TOTAL Contract	137	Outstanding Commitments	51

The limit is approximately **320**

Total commitments are **188**

That leaves about **132**

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: **April 3, 2011**
To: Agustin Olvera
From: Tom Conrad
Subject: Project Based Voucher priorities from the Subcommittee
With notes and discussion from the 5/11/2011 Subcommittee meeting.

At its March 2011 meeting, the Housing Operations Subcommittee discussed potential policy recommendations for the CDA Board regarding Project-based Vouchers. These priorities emerged from the discussion.

The Subcommittee recommends using PBVs to:

- Leverage the rehabilitation of CDA Public Housing with the minimum commitment of PBVs,
- Leverage the development of additional affordable housing units beyond any units that would have Section 8 vouchers attached. This is not meant to preclude the use of project-based vouchers in mixed-income developments.
- Encourage the development of housing that includes services for populations with special needs.

The Subcommittee also recommends that the CDA board:

- Give preference to proposals that will attract long-term tenants rather than tenants who are likely to seek to exchange their project-based subsidy for a tenant-based voucher,
- Diversify CDA's portfolio of PBV projects in terms of bedroom size,
- Petition HUD and the Wisconsin congressional delegation to change the federal statutes to reform the "family right to move" provision that creates a back door to the regular section 8 wait list.

The Subcommittee would forward these recommendations to the CDA Board with the understanding that emerging opportunities to develop or redevelop affordable housing may cause the CDA to occasionally select projects that will not match these priorities.

Tom Conrad

There also was discussion about capping the percentage of CDA's vouchers to allocate to project-basing. The regulatory limit is 20%. CDA has committed 8% or 138 vouchers so far.

Subcommittee members who are not on the CDA board expressed an interest in reviewing proposed PBV commitments as early as possible in the process.