

TPV Training: Questions & Answers

Q1:	Can someone summarize what is in the Enhanced Voucher Final Rule? Or post the link for the proposed rule?
A1:	<p>The enhanced voucher proposed rule from 2016 is available here: https://www.govinfo.gov/content/pkg/FR-2016-10-26/pdf/2016-25520.pdf</p> <p>The final rule is anticipated to be published by the end of 2023.</p>
Q3:	Some MF conversion approvals don't get to PIH until very close to the target date. Can PHAs issue their own vouchers to residents to get TPVs if they have room in their baseline, available HAP reserves, and their policy permits it as a local preference?
A3:	PHAs may choose to use existing voucher authority to serve impacted families in lieu of TPVs, but TPVs cannot be used to "reimburse" the PHA for vouchers used from their own available program authority (there may be rare exceptions, but the PHA should confirm it is an exception with HUD prior to proceeding).
Q4:	Can you explain again the difference between a regular relocation TPV and regular replacement TPV? I understand they may be associated with different type of transactions but are there differences in where they can be used or the payment standard for those?
A4:	A relocation TPV can only be issued to the affected family and cannot be reissued when that family exits the program. A replacement TPV can be reissued to a family on the PHAs waiting list when the family initially assisted with the TPV exits the program.
Q6:	Where do we find the list of Low Vacancy areas?
A6:	There is a link to it in Notice H 2019-02, "Funding Availability for Set-Aside Tenant Protection Vouchers."
Q7:	What if all requirements are met (the expiration of 236, etc.) and the property is in HUD-defined, low-vacancy area, but there are no available vouchers?

A7:	TPVs are funded annually through appropriations. There has not been a situation to date where occupied units did not receive a TPV award. There was a temporary hold on TPVs for vacant units due to funding availability, which was resolved within a matter of months.
Q8:	Is the HA still required to follow the residents for 3 years who were not initially eligible for the TPV under the preservation TPV action?
A8:	The provision in PIH Notice 2001-41, p. 25, regarding family eligibility for enhanced voucher assistance in cases where there would be no initial housing assistance payment and the family wishes to stay in the project (the requirement to follow the family for three years) remains in effect.
Q9:	Can enhanced vouchers become project based?
A9:	An owner can offer a family project-based assistance in place of enhanced voucher assistance. The family relinquishes the enhanced voucher when they accept the project-based voucher. Refer to Notice PIH 2013–27 for additional requirements and procedures.
Q10:	Once a TPV request is submitted (i.e., once the PHA has submitted form HUD 52515 requesting voucher funding) about how long is it taking for the PHA to receive the funding?
A10:	<u>If everything is complete</u> , funding usually takes 10 to 15 business days to reach the PHA's bank account.
Q11:	Does a PHA have the option to offer either a relocation or replacement voucher to a family that is displaced due to a housing development project?
A11:	No. Whether a TPV is a relocation TPV or a replacement TPV is determined by HUD – specifically by the voucher policy office within the Office of Public and Indian Housing. The statute specifies the characteristics of “relocation” versus “replacement” TPVs, and the voucher office relies on these characteristics, paired with the circumstances of the eligibility event whether TPVs are “relocation” or “replacement.” Fundamentally, if the eligibility event results in a loss of affordable housing units, then the TPVs are “replacement” TPVs.

Q12:	Can a voucher be used at the same property if the voucher is issued due to a HUD enforcement action?
A12:	If the property meets voucher program requirements and the owner is willing to enter into a lease with the tenant, then the tenant may use their voucher at the property.
Q13:	Can you explain the portability of a TPV? Are the portability rules different from those that apply to a Housing Choice Voucher?
A13:	Portability rules are the same for TPV as for regular HCV.
Q14:	Are TPVs issued following a Choice Neighborhoods action enhanced relocation or regular relocation?
A14:	These TPVs are regular vouchers.
Q15:	For Choice Neighborhoods, under what circumstances is a replacement TPV available?
A15:	Replacement TPVs are available for all eligible units that are not being replaced by a similar subsidy type. For example, if public housing units are being replaced with Project-Based Voucher units, then the ACC subsidy is “lost” and is “replaced” by replacement TPVs. Eligible units include occupied units as well as vacant units that were occupied within the previous 24 months from the Choice Neighborhoods Award. After being offered to displaced families, any remaining TPVs can then be used as PBVs or offered to families on the Section 8 waitlist. Please note units converting from public housing to RAD only receive relocation TPVs, not replacement TPVs.
Q16:	How are relocation TPVs tracked? Do they convert to “replacement” after a certain amount of time?
A16:	Relocation vouchers are coded accordingly, and the PIH Financial Management Center (FMC) usually follows up with PHAs to ensure the families are still using the relocation TPVs. If the PHA confirms that the families have left the program, then the FMC proceeds to reduce the units from the PHA’s ACC.

Q17:	The relocation voucher is permanently part of the ACC but after the initial TPV family relinquishes the voucher, it becomes a regular TPV (loses TPV status) - correct?
A17:	Relocation TPVs are not reissued to wait-listed families. Only replacement TPVs can be reissued to wait-listed families.
Q18:	Can a RAD/Section 18 conversion close under RAD if the owner has not requested TPVs?
A18:	Yes, the project can close on construction financing with an AHAP in place. Typically the PBV HAP would be executed prior to the close of permanent financing.
Q19:	How long are vouchers good before it expires? How often can the PHA extend the voucher?
A19:	These policies are determined at the PHA level.