

HAP Set-Aside Funding for Additional Leasing

The FY 2009 appropriations for the Department provide a \$100 million set-aside for additional Housing Assistance Payments renewal funding to public housing agencies (PHA) under certain circumstances. The details are provided in PIH Notice 2009-13. One of the categories provides additional funding for PHAs who experienced an increase in voucher leasing during the final quarter or final month of calendar year (CY) 2008, because this increased leasing is not captured in the costs for the rebenchmark period. The Department has completed preliminary calculations of eligibility for funding under this category. The list that accompanies this narrative identifies those PHAs that are apparently eligible. The calculations were based on the re-validated Voucher Management System (VMS) data for CY 2008, and are summarized as follows:

1. Determine the higher of the December 2008 leasing or the average leasing for the 3 month period of October through December 2008, not to exceed the PHA's baseline unit count.
2. Determine the units funded monthly in the CY 2009 renewal funding calculations and multiply by 103 percent.
3. If the value from step 1 exceeds the value from step 2, the PHA has increased leasing eligible to be considered for additional funding; otherwise the PHA does not.
4. For PHAs with eligible leasing, calculate the additional units months of funding required to support the increased leasing (step 1 value minus step 2 value) and multiply the result by the PHAs FFY 2008 actual per unit cost, inflated to CY 2009.
5. Calculate the NRA funds available to support this increased leasing, by deducting from the March 31, 2009 NRA balance (after offset) an amount equal to two weeks of 2009 funding (pro-rated eligibility); the balance is considered available.
6. If the funding required from step 4 exceeds the NRA funds available from step 5, the PHA is eligible to receive the difference; if the funding required is less than the NRA funds available, the PHA is not eligible for additional funding.

PHAs should be guided by the list of apparent eligible PHAs that is provided with this narrative. An apparently eligible PHA must submit a request in order to be funded. If a PHA is not on this list but the PHA thinks it may be eligible, the PHA should still submit a request.