



Resource Session: PHAs, HCVs, and PBVs...

Oh My!

Housing Choice Voucher Rental Assistance

- HUD
- What are PHAs?
- What are HCVs?
- Idaho PHA (with vouchers) landscape
 - IHFA
 - BCACHA
 - SICHA
 - HACP

Project-Basing HCVs

- **What does project-basing mean?**
- **Why project-base HCVs?**
- **Examples**
 - Canyon Terrace- Nampa (SICHA)
 - New Path- Boise (BCACHA)
 - Valor Pointe- Boise (BCACHA)
 - CLUB Canyon House- Twin Falls (IHFA)



Project-Basing HCVs

- **Direct Award**
 - Interactive visioning
 - Demonstrate capacity, resources
 - Invitation to apply from PHA
 - MOU
 - Contract
 - All before or after construction
- **Competitive Award**
 - Respond to RFP
 - Meet specified parameters
 - Typically need to have project defined, resourced and ready
 - MOU
 - Contract
 - All before or after construction

PBV Considerations

- **Project/unit type**
- **Target population**
- **Services: types, delivery, programming**
- **Location**
- **Resources (layering of resources)**
- **Ownership**
- **Timing: PBV award, Davis Bacon, project creation and length of contract**
- **Approvals/processes: HUD, public hearing, subsidy layering review, environmental review, rent rates, inspections, etc.**

What Now?

- **Establish relationship with PHA ED or program director**
 - Understand the current lease-up challenges for HCV holders
 - I can make introduction
- **Define your project (location, population, size, cost, etc.)**
- **Date developer(s)**
- **Define resource sources and uses**
- **Evaluate project fit with PBV**
- **Maintain communication with PHA**
 - Determine interest, willingness to PBV
 - Ask lots of questions
 - If PHA is willing to PBV, understand their preferred process
- **Developer will typically take charge of the process (federal dev. resources drive the creation of most projects)**



QUESTIONS?

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