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PARTNERING WITH PHAS TO END HOMELESSNESS



Overview

- Updates
 - Goals of *Opening Doors*
 - Progress from FY2013 to FY2014
- Brief description of PIH's programs
- Public Housing Authorities 101
- Overview of Notice PIH 2013-15
- Partnering to “Move the Needle”



Updates

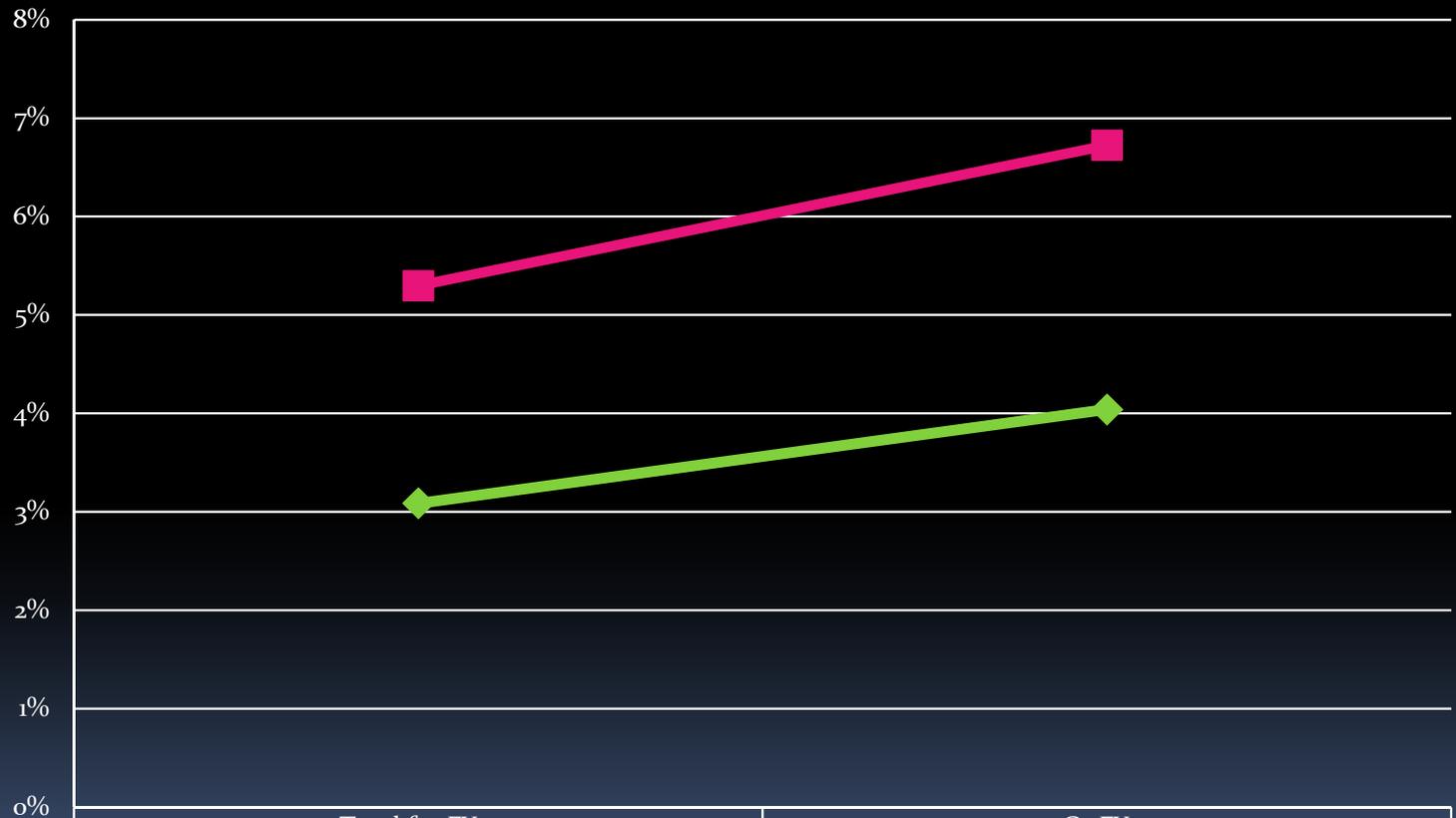


Update: *Opening Doors*

- United States Interagency Council on Homelessness (USICH) *Opening Doors*
 - Recently updated the goal of ending chronic homelessness by 2016
 - Goal to end Veteran homelessness by 2015 remains the same
 - [USICH 3-25-14 Newsletter](#)
- *Opening Doors* Annual Update
 - http://usich.gov/opening_doors/annual-update-2013/
- http://usich.gov/opening_doors/

Progress Continues

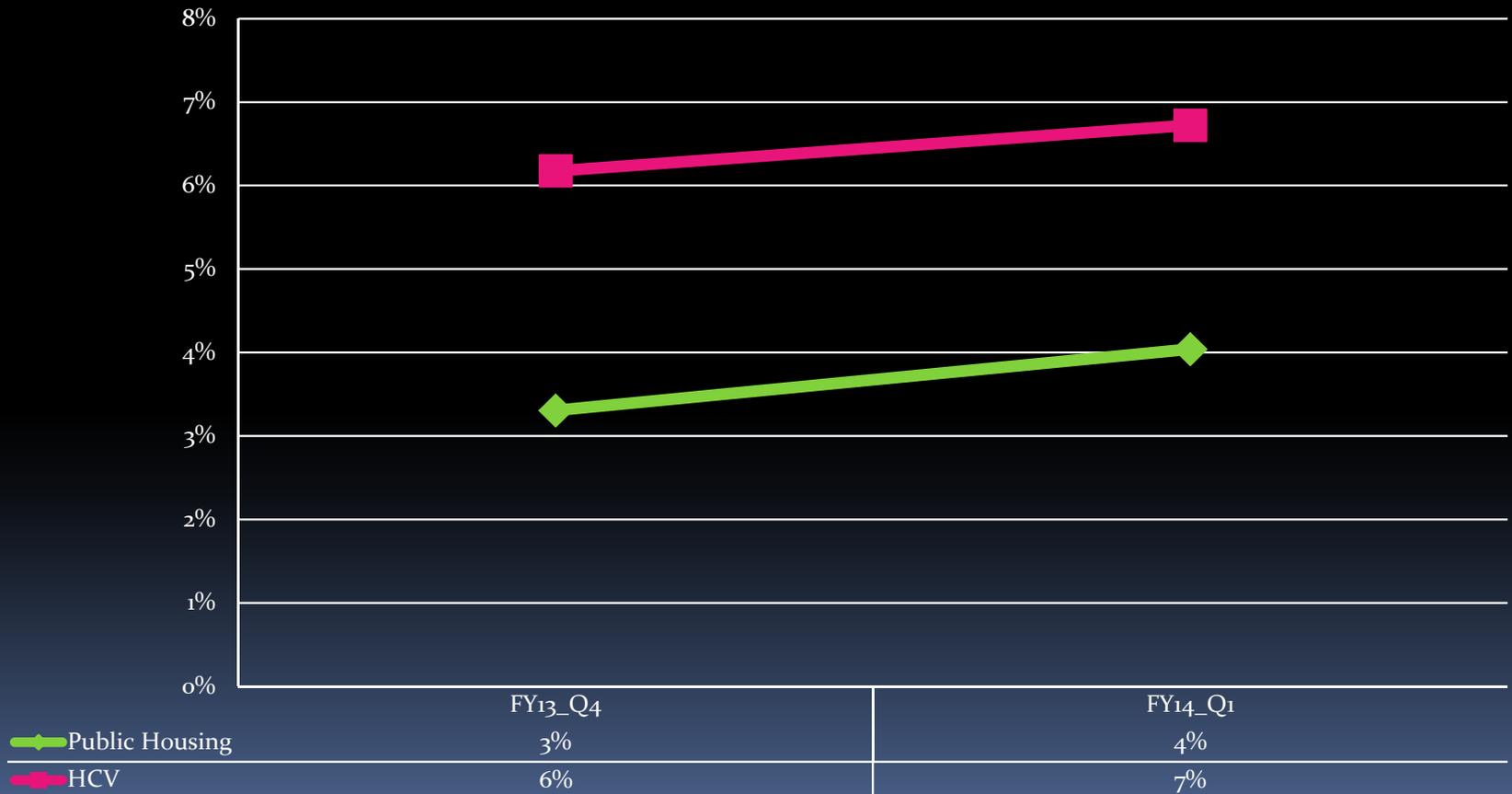
National Percentage of Homeless as New Admissions (Total for FY13 through FY14 Q1)



	Total for FY13	Q1 FY14
Public Housing	3%	4%
HCV	5%	7%

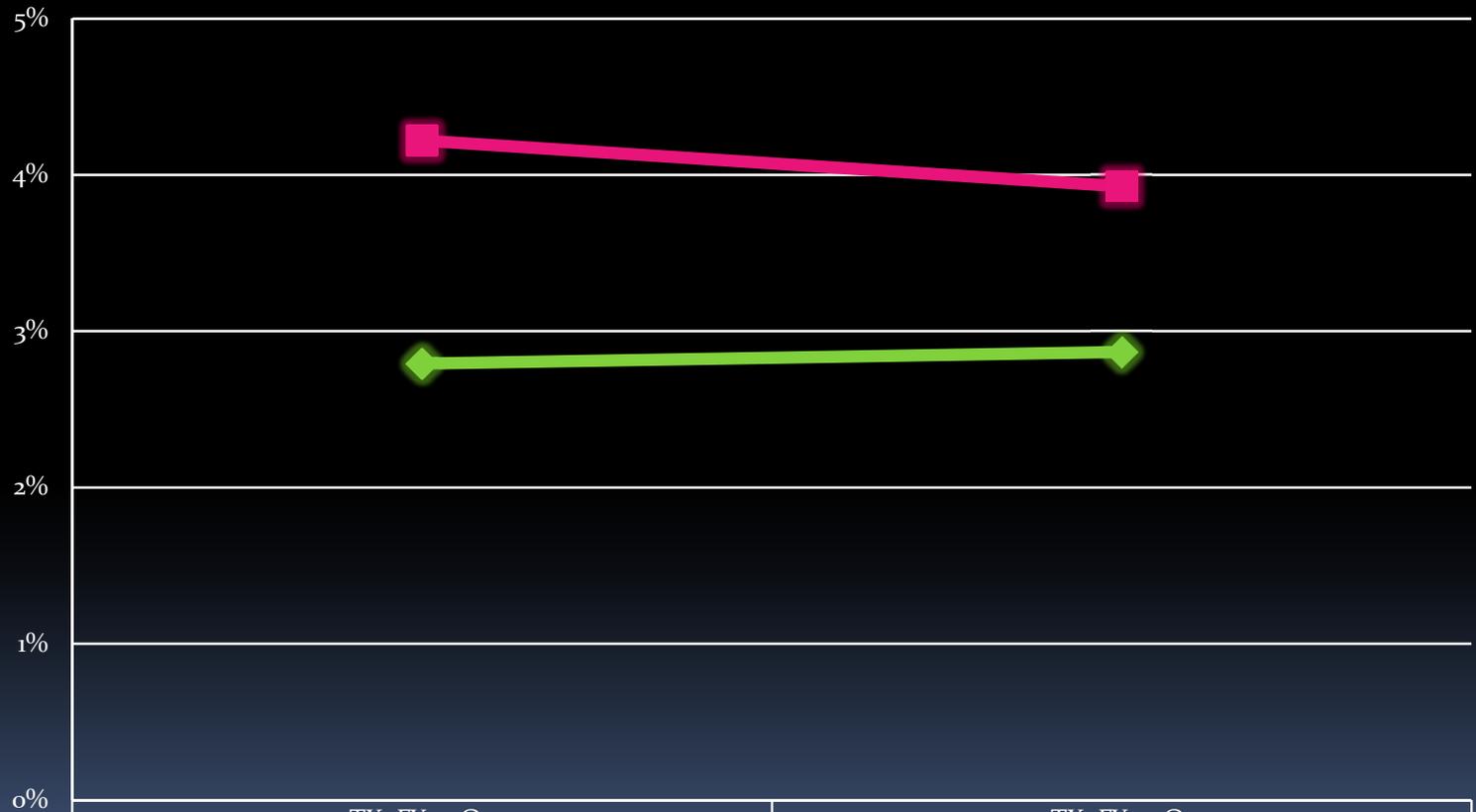
1% Increase in One Quarter

PIH FY13 Q4-FY14 Q1 Homeless as Percentage of New Admissions (National)



Texas Remains Steady

PIH FY13 Q4-FY14 Q1 Homeless as Percentage of New Admissions (Texas)



Public Housing	3%	3%
HCV	4%	4%



Brief Description of PIH's Programs

PIH's Programs

- Office of Public and Indian Housing offer two primary rental assistance programs
 - Public Housing
 - Housing Choice Voucher
- Each program is administered by local public housing authorities (PHAs)

Program Descriptions: PH and HCV

Public Housing

- Project-based rental assistance
- Participants reside in physical units owned and often operated by PHAs
- Range of housing types, e.g.:
 - Large developments
 - Garden style apartments
 - Scattered site single units

Section 8 Housing Choice Voucher

- Tenant-based rental assistance
- Participants are free to choose suitable dwelling units that meet program requirements and their housing needs in the private market
- Participants may exercise portability or move with the PHA's jurisdiction

Public Housing 101: How does it work?

■ General Process

- Applicants apply at the local PHA and are placed on waiting list(s)
 - Waiting list can be for a particular site or PHA-wide
- PHA determines eligibility and screens applicants for suitability of tenancy.
- Accepted applicants are offered a unit and sign lease with PHA
- PHA maintains housing, periodically reviews tenant income, and ensures tenants abide by lease terms
- Tenants pay rent (typically 30% of income) and abide by the PHA's lease terms

HCV 101: How does it work?

General Process:

- A household applies to the PHA's waiting list.
- The PHA selects the household from its waiting list and determines the household's eligibility for the program (e.g., income, criminal history).
- The PHA briefs the household about the program and issues the household a voucher to begin searching for a suitable unit.
- The household finds a unit. The PHA approves the unit **if** it passes a housing quality standards (HQS) inspection and the rent is determined reasonable. PHA calculates the housing assistance payment (HAP) and household's share towards rent.
- The PHA executes the HAP contract with the landlord. The household and landlord execute a lease agreement. **The PHA nor HUD is a party to the lease.** The household moves-in.
- At least annually, the unit must be inspected (HQS) and the household's composition and income are reexamined.



Public Housing Authorities 101

Role of a PHA

- Role of a PHA is to assist low-income families afford decent, safe, and sanitary homes.
- How do PHAs fulfill this role?
 - Provide subsidy on behalf of a family to the landlord (i.e., Housing Choice Voucher (HCV) program);
 - Own and operate subsidized housing projects (i.e., Public Housing (PH) program);
 - Develop subsidized housing projects or rehabilitate units to be used as subsidized housing (i.e., Project-based Voucher (PBV) program);
 - Administer other State or local housing or rental assistance programs.

Programs Administered by PHAs

- PHAs may administer--
 - HUD-funded housing programs, including:
 - Public Housing
 - Housing Choice Vouchers (HCV), including PBV
 - Housing Opportunities for Persons with AIDS (HOPWA)
 - Grants awarded for community revitalization, supportive services
 - State or local government funded housing programs
- **Not all PHAs administer all programs**
 - Contact the PHA to learn about the programs they administer.
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts

Types of PHAs

- **Public Housing Only PHAs**
 - These PHAs only administer the Public Housing (PH) program, and may administer other PH-related programs such as ROSS or HOPE VI. They do not administer the HCV program.
- **Section 8 HCV Only PHAs**
 - Only administer the Section 8 Housing Choice Voucher (HCV) program, and may administer other HCV-related programs such as FSS or PBV (a component of the HCV program). They do not administer the PH program.
- **Combined PHAs**
 - These PHAs administer both Public Housing and Section 8 HCV.

Moving to Work (MTW) PHAs

- MTW is a demonstration program for PHAs that provides them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.
- PHAs designated as MTW are allowed certain regulatory and fiscal flexibilities in how they administer their programs.
- 39 PHAs are currently designated as MTWs.
- http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/mtw

Admissions Basics: PH & HCV

- Applicants must be selected for admission from a PHA's waiting list.
- PHA must determine income eligibility and verify income.
 - An applicant's income may not be more than 80% of the Area Median Income
- If an applicant selects a preference, the PHA must verify that the applicant qualifies for the preference.

CFR 960.201 for PH; 24 CFR 982.201(b) for HCV

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Admissions Basics: HCV Only

- PHAs are not required to screen applicants for suitability for tenancy.
- Landlords/owners are responsible for screening and selecting the household to occupy the unit. Landlords may consider the following factors for screening (24 CFR 982.307) :
 - Credit history, tenancy or rental history
 - Caring for a unit and premises

Admissions Basics: PH & HCV

- Federal rules prohibit admission to federally assisted housing for:
 - Lifetime sex offender registrants
(24 CFR 960.204(a)(4) for PH; 24 CFR 982.553(a)(2)(i) for HCV)
 - Households ever convicted of methamphetamine production in federally assisted housing
(24 CFR 960.204(a)(3) for PH; 24 CFR 982.553(a)(1)(ii)(C) for HCV)
 - Households with a member who currently engages in illegal drug use or threatening activity
(24 CFR 960.204(a)(2) for PH; 24 CFR 982.553(a) for HCV)

Admissions Basics: PH & HCV

- Federal rules prohibit admission to federally assisted housing for:
 - Households evicted from federally assisted housing for drug-related crime within last 3 years
(24 CFR 960.204(a)(1) for PH; 24 CFR 982.553(a)(1)(i) for HCV)
 - The PHA may admit the household if the household member successfully completed a supervised drug rehabilitation program approved by the PHA, or if circumstances leading to the eviction no longer exist (e.g., culpable household member is no longer in the household)

Preferences Basics: PH & HCV

- **Preferences** (24 CFR 982.207 for HCV; 24 CFR 960.206 for PH)
 - Each PHA may establish a local system of preferences for selection for households to be admitted to the program. In establishing a local preference, a PHA must determine whether and to what extent a preference is needed based on local housing needs and priorities.
 - A preference allows an applicant to move ahead of other applicants on the waiting list. A PHA must verify that the applicant qualifies for a preference.
 - Preferences can include broad or narrow preferences for the homeless

- **PHAs must use generally accepted data sources like:**
 - The Community Plan to End Homelessness; Consolidated Plan
 - Point in Time (PIT) count data
 - Homeless Management Information System (HMIS) data
 - Census Data

PHA Admin Plan and ACOP

- The PHA Administrative Plan (Admin Plan) and the Admissions and Continued Occupancy (ACOP) Plan describe the PHA's discretionary policies for administering its programs.
- Topics covered in the Admin Plan and ACOP include:
 - Administration of the waiting list, participant selection, preferences, grievances, subsidy standards
- *Section 8 HCV program policies = Admin Plan*
- *Public Housing program policies = ACOP*





Overview of Notice PIH 2013-15

Highlighting admissions policies, waiting list management, preferences, and continued occupancy



Overview of Notice PIH 2013-15

- Notice PIH 2013-15: *Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher Programs*
- Published on June 10, 2013
- Encourages PHAs to:
 - **Review** discretionary admissions and termination/eviction policies to determine if any changes can be made to remove barriers for serving the homeless population.
 - **Manage** the waiting list to provide homeless populations increased access to the PHA's programs.
 - **Partner** with homeless service providers, Continuums of Care, and other organizations to serve the homeless population.

Admissions Criteria

- PHAs cannot establish separate admissions policies for households experiencing homelessness.
- PHAs may consider circumstances that would otherwise remove a family from consideration.
- Statutorily mandated prohibitions of admissions:
 - Lifetime sex offender registrant.
 - Methamphetamine production in federally assisted housing.
 - Within 3 years of federally assisted housing eviction for drug-related crime.
 - Currently engaged in illegal drug use or threatening activity.
- **Partnership Opportunity**--Provide PHA with input on which policies are hindering and helping homeless households.



Waiting List Management

- PHAs must manage the waiting list(s).
- PHA must select families from its waiting list.
- If a PHA establishes a new preference, the PHA must determine if families on its current waiting list qualify for the preference and move them up accordingly.
- PHAs are required to give notice in a local newspaper or general circulation when opening the waiting list.
 - Notice must comply with federal nondiscrimination laws.

Waiting List Preferences

- PHAs may:
 - Establish a system of local preferences in the HCV and PH programs.
 - Limit the number of applicants that qualify for a particular preference.
 - Open their waiting list for the purpose of administering a limited preference.
- Preferences must be included in the PHA's policy documents (PHA Plan, HCV Administrative Plan and/or ACOP).
- Preferences must comply for Fair Housing laws.

Waiting List Preferences

- PHAs must make decisions based on their community needs.
- PHAs must identify whether and to what extent there is a need for a preference, a change in discretionary policy, or a re-allocation or availability of resources.
- PHAs may use various data sources to make decisions such as:
 1. The Community Plan to End Homelessness
 2. Consolidated Plans
 3. Data from their jurisdiction's CoC Homeless Management Information Systems (HMIS) and Point in Time (PIT) Counts

Waiting List Preferences

- Preference must be based on local housing needs and priorities.

- **Partnership Opportunity**



- PHAs may need help connecting the dots between the Point-In-Time (PIT) count, Homeless Management Information Systems (HMIS), Community Plan to End Homelessness, Consolidated Plan, and the PHA Plan process.

Identifying Eligible Families

- Partnership Opportunity



- Revised outreach strategy to homeless families and to current and potential landlords.
- Flexible intake and briefing schedules.
- PHAs may require families to prove homeless status.
- PHAs may rely on a partnering homeless service organization verification.
- Families may need assistance assembling required documentation.
- PHAs may need assistance in contacting eligible families.

Continued Occupancy

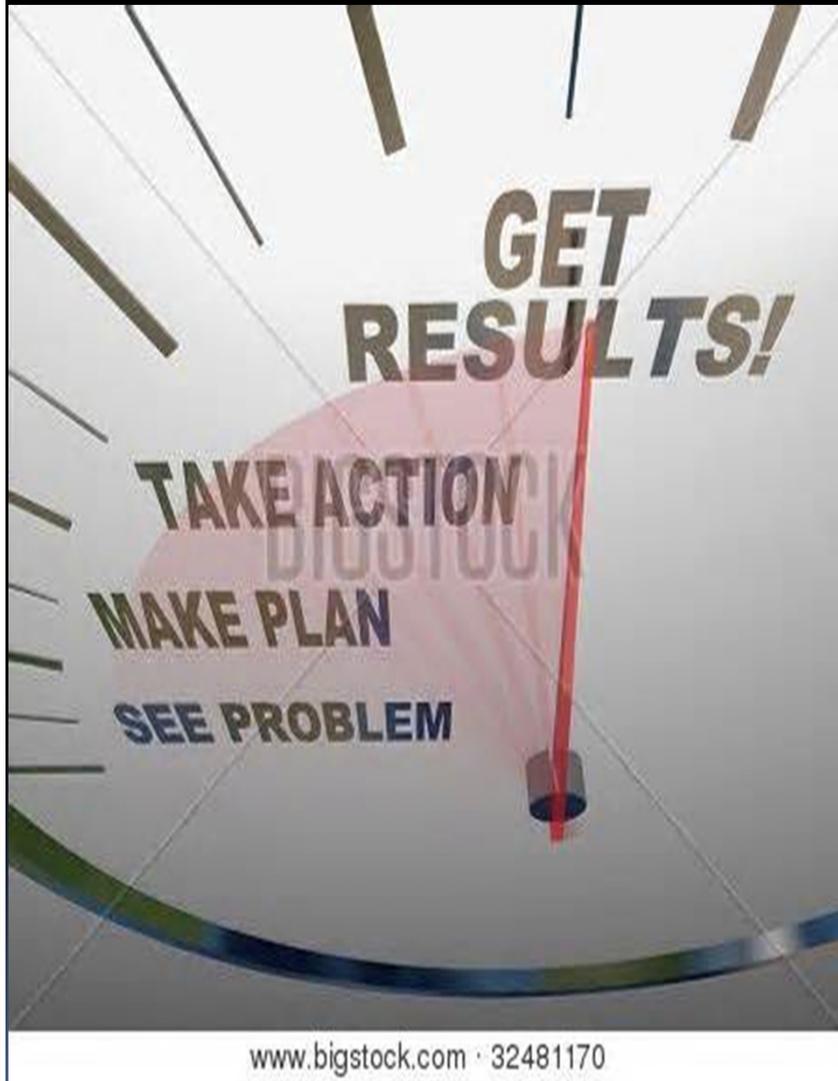


- PHAs may establish working relationships or service agreements with service providers.
- Service providers are an important resource in ensuring continued housing stability.
 - Compliance with program and family obligations and other program requirements.
- Service providers may act as liaisons between the family and property manager should issues arise.



Partnering to “Move the Needle”

Developing Partnerships



- **Partnership Objective:** Use each other's expertise to help families experiencing homelessness find and retain housing.
- PHAs can establish partnerships that leverage existing resources to help the PHA with the housing process.

Developing Partnerships

Get to know your PHA.

- Visit the PHA's website.
- Read the Admin Plan or ACOP.
- Contact the PHA(s) in your area.

Begin the dialogue.

- Identify each other's strengths and limitations.
- Identify the needs and "asks".
- Identify "win-win" opportunities.

Work together to define the partnership

- Define the goals of the partnership
- Define roles and responsibilities
- Maintain constant communication

Roles of PHA's Partners

- Help your PHA demonstrate local need to create a preference.
- Provide assistance with paperwork and briefings to expedite the process and alleviate administrative burden.
- Provide housing search assistance, including helping the family determine their housing needs.
- Establish a single point of contact for PHAs to call when someone's housing or subsidy is at risk.
- Assist PHAs in applying for special purpose vouchers when opportunities arise.
- Become an advocate for your PHA.

Service Providers and PHAs

- Rental Assistance + Supportive Services
 - Service providers may participate in a PHA's landlord outreach/orientations.
 - Service providers may be a point of contact for complaints from landlords.
 - Service providers may provide voluntary services to current participants and tenants.
 - Service providers may provide assistance to participant facing program termination.

Partnership in Action

- For example, community partners, like Continuums of Care, can help:
 - Pre-screen and refer homeless families and individuals.
 - Help families collect the necessary verifications.
 - Provide housing search and support.
 - Facilitate the move-in process.
 - Ensure housing stability, including compliance with program and family obligations and other program requirements.

Communicate and Share Expertise

- Clearly communicate issues and goals.
- Clearly communicate strengths and where you need help to achieve the goals.
 - *Example: PHA's goal is to reduce its voucher turnover rate for homeless individuals by 10%.*
 - *(Section 11 of PIH 2013-15) Service providers can help the individual make informed housing decisions, help ensure compliance with program requirements and family obligations, help PHAs identify and mitigate the reasons for the turnover.*

Potential Benefits of Partnering

What might you ask for?

- Preferences
- Flexible in-take procedures
- Wait-list management
- Reduced screening criteria
- Review of termination policies

What might your PHA Need?

- Good Utilization Rates
- Strong landlord relationships
- Reduced administrative burden
- Eviction prevention
- High score on NOFA applications

What might you offer?

- Referrals
- Help with paperwork/briefings
- Housing Search Assistance
- Case management or supportive services for tenant
- Liaisons between PHA, tenants, and landlords
- Super-NOFA credentials

Partnership in Practice

What are you asking for?

- Reduced screening criteria
- Flexible in-take procedures
- Preferences for chronically homeless households

What are you offering?

- Help with paperwork/briefings
- Grant-writers
- Services for tenants and landlords
- Housing Search Assistance
- Super-NOFA credentials
- Advocacy (for what?)

What does your PHA Need?

- Good Utilization Rates
- Strong landlord relationships
- High score on NOFA applications

Partnership in Practice

What are you asking for?

- Preferences (Set-asides)
- Preferences for homeless
- (Something else)

What does your PHA Need?

- Stable communities
- Services for senior & disabled tenants
- Eviction Prevention

What are you offering?

- On-site Activities
- Advocacy
- Mental health services

Partnership in Practice



- The Mendez family is one such household that benefited from the collaboration between Massachusetts's Department of Housing and Community Development's (DHCD) and Boston Housing Authority's *Leading the Way Home* program.
 - Created a homeless preference for up to 500 families referred from the local shelters and the State's "Home Based Voucher" program
 - As an added support for the families, the State provides the families with relocation assistance and up to 18 months of case management.

References

- HUD's Homelessness Webpage
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/homelessness
- Notice PIH 2013-15
<http://portal.hud.gov/hudportal/documents/huddoc?id=pih2013-15.pdf>
- CPD's Homelessness Webpage
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/homeless
- Interagency Resource
[USICH's PHA Guidebook to Ending Homelessness](#) - The USICH PHA Guidebook provides guidance and best practices PHAs can use to strengthen their collaborative efforts.

More References from HUD's Webpage

Presentations & Webinars

- **Study of PHA's Efforts to Serve the Homeless** (YouTube Video) - Presentation of the findings from the HUD-commissioned Study on PHA Efforts to Serve People Experiencing Homelessness in the Housing Choice Voucher and public housing programs.
 - **Abt's PowerPoint Presentation of Study Findings** (MS-PowerPoint)
- **Ending Homelessness through the Housing Choice Voucher and Public Housing Programs** - Staff from PIH present information related to the Notice.
- **PHA 101: A Guide for CoC's Understanding PHA Programs and Policies** - Staff from PIH give an overview of the basics about PHAs and the programs administered by HUD's PIH.
- **CoC 101: A Guide for PHA's Understanding of CoC Functions and Partnerships** - Staff from CPD and the Corporation for Supportive Housing (CSH) present information on the functions of CoCs and opportunities for partnerships.
- **Implementing a Move-Up Strategy** - Staff from PIH and CPD provide an overview of the basics about how to implement a move-up strategy as a joint effort between PHAs and CoCs.



QUESTIONS?

OPENINGDOORS@HUD.GOV