Coordination with PHAs to Serve Vulnerable Populations

An Introduction to Public Housing Authorities

Subsidize

SUPPORT FINANCIALLY

PAY PART OF THE COST OF SOMETHING TO REDUCE THE PRICE FOR THE BUYER

PHA Housing Subsidies: Scattered Site

Housing Choice Voucher

(HCV)

Family Unification Program

(FUP)

Non-Elderly Disabled Vouchers

(NED)

HUD-Veteran Affairs Supportive Housing

(VASH)

How the Subsidy Works

Applicant eligibility determined by PHA

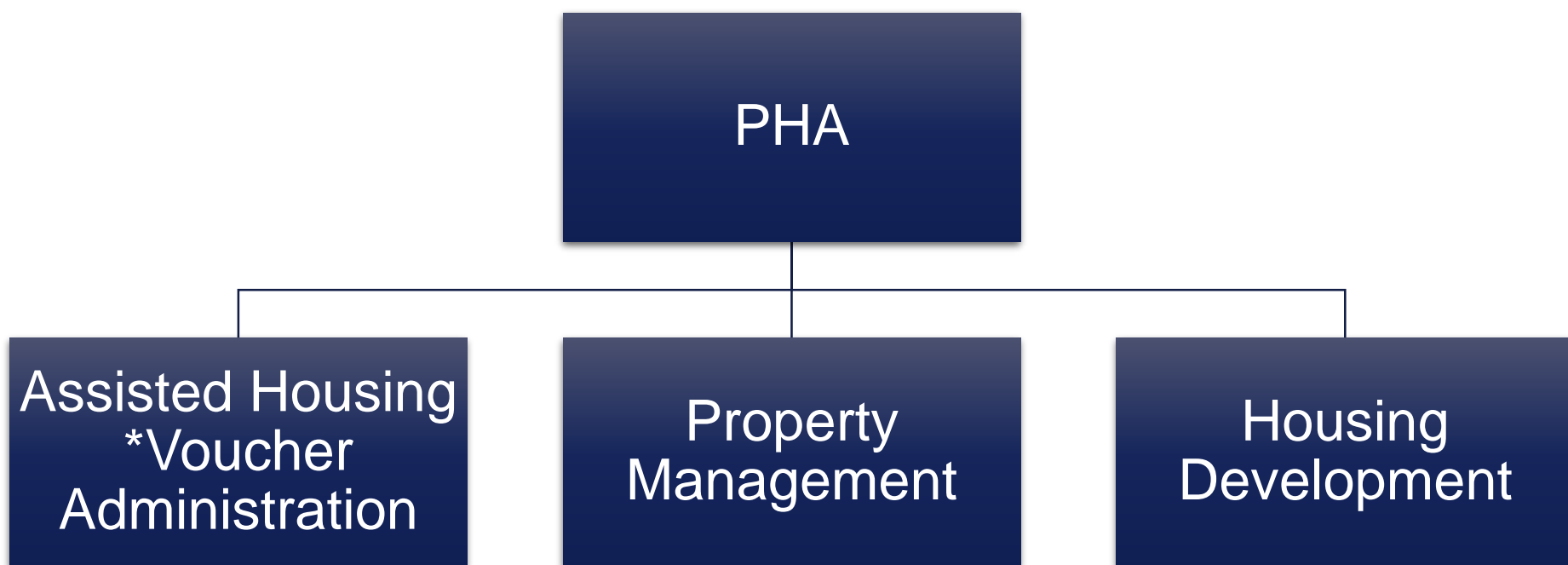- Detailed in PHA's Administrative Plan

Applicant identifies rental unit in the community

- Must meet Housing Quality Standards

PHA Determines Rent Portions

- Tenant pays 30% of income toward tenant rent
- PHA pays remaining rent to landlord as the Housing Assistance Payment
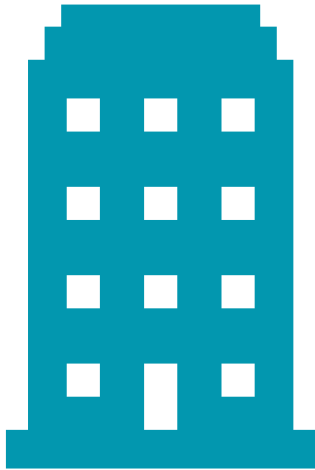
PHA Owned Properties

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                    │                  │
                    │       PHA        │
                    │                  │
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│ Assisted Housing│ │              │ │              │
│    *Voucher     │ │   Property   │ │   Housing    │
│ Administration  │ │  Management  │ │ Development  │
└─────────────────┘ └──────────────┘ └──────────────┘
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PHA Public Housing

Site-based subsidy	PHA owns, manages, and operates units
PHA is the landlord	Rent formula mirrors HCVs

THE FLORIDA HOUSING COALITION

PHA Affordable Housing Developments

- PHAs may have a separate LLC as an affordable housing developer
  - Can apply for Tax Credits (LIHTC)
  - May develop, own, and operate mixed income buildings
    - Braids market rent units with income-based rents
  - No subsidy, just affordable rent based on income limits
  - Can pair a voucher subsidy to rent a unit in the AH development

PHA Resources to Prevent and End Homelessness

Susan Pourciau, Policy Director

United States Interagency Council on Homelessness

August 26, 2019

Home, Together: The New Federal Plan

Home.

Because we know that the only true end to homelessness is a safe and stable place to call home.

Together.

Because the solutions are going to take all of us working together, doing our parts, strengthening our communities.

Home, Together:
THE FEDERAL STRATEGIC PLAN TO
PREVENT AND END HOMELESSNESS

UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS

Areas of Increased Focus

- **Increasing affordable housing opportunities**

- Strengthening **prevention and diversion** practices

- Creating solutions for **unsheltered homelessness**

- Tailoring strategies for **rural communities**

- Helping people who exit homelessness to find **career success and economic mobility**

- Learning from the **expertise of people with lived experiences of homelessness**

The "Homeless Preference"

- Notice **PIH 2013-15**: Guidance on Housing Individuals and Families Experiencing Homelessness Through the Public Housing and Housing Choice Voucher Programs

- Additional **HUD resources** on PHA-CoC collaboration

- **Waiting list** concerns

- **Fair housing** concerns

- Working with **Coordinated Entry**

- **Benefits** to the PHA

- Use with Special Purpose Vouchers (**SPV**s) and **Move-On** initiatives

PHA Special Purpose Vouchers

- **Mainstream** Housing Choice Vouchers (HCVs)

- Family Unification Program (**FUP**) HCVs

- Foster Youth to Independence (**FYI**) Tenant Protection Vouchers (TPVs)

- HUD-**VASH** (VA Supportive Housing) HCVs

Project-Basing HCVs

- See statutes, **regulations**, guidance on <u>HUD's Project Based Voucher</u> (PBV) landing page

- Generally, PHAs have flexibility to project-base up to **20%** of its authorized HCV units.

- This authorization can be increased by 10% - up to **30%** total – for certain types of projects, including those for households exiting homelessness.

- PBV **Pros and Cons**

Public Housing Authorities and
Their Role in Ending Homelessness

PHA PARTNERSHIPS

- Public Housing Authority Collaborations
  - **Hialeah**
    - Section 8 HCV (75)
    - 811 Mainstream Vouchers for Non-Elderly Disabled (50)
    - Family Unification Program (81)
    - Move-Up (10)

  - **Homestead**
    - Section 8 HCV (8) + another (10) committed
    - VASH (6)
    - Family Unification Program (28)

PHA PARTNERSHIPS

- Public Housing Authority Collaborations
  - **Miami-Dade**
    - Section 8 Veteran/Chronic Set-Asides (120)
    - Project Based Vouchers (113)
    - Public Housing Rehab (45)
    - 811 Mainstream Vouchers for Non-Elderly Disabled (44)
    - VASH (271)
    - Multifamily Homeless Preference (11)

  - **Miami Beach**
    - Move-Up (10)
    - VASH (236)

VETERAN & CHRONIC HOMELESS PHA PARTNERSHIP

- 120 Vouchers (Miami-Dade)

- CoC layers w/support services for CH referrals ($200K)

- Revised Orders of Priority:
  - 1st Priority – Individuals/couples with at least one veteran who has served on active duty, regardless of discharge, experiencing CH and not eligible for VASH
  - 2nd Priority – Individuals/couples with at least one member experiencing CH
  - 3rd Priority – Individuals/couples with a disability with longest period of continuous or episodic homelessness w/severe service needs

Effective End To Veteran Homelessness

July 18, 2018

Ronald L. Book, Chairman
Miami-Dade County Homeless Trust
111 NW 1st Street, 27th Floor
Miami, FL 33128

Dear Mr. Book:

Thank you for your commitment to ending Veteran homelessness. Your leadership—and that of your colleagues throughout the region—has been instrumental as we work together to ensure that every Veteran in our country has a safe and stable home.

The United States Interagency Council on Homelessness, Department of Housing and Urban Development, and Department of Veterans Affairs are pleased to confirm that Miami-Dade County has effectively ended homelessness among Veterans. We are also confident that the infrastructure and systems you have built will ensure that any Veteran who does experience homelessness in the region will get the support they need to quickly obtain a permanent home.

Along with our federal partners, we recognize and appreciate your extraordinary team and we look forward to continuing our collaboration as we work to end homelessness for everyone in our country.

Sincerely,
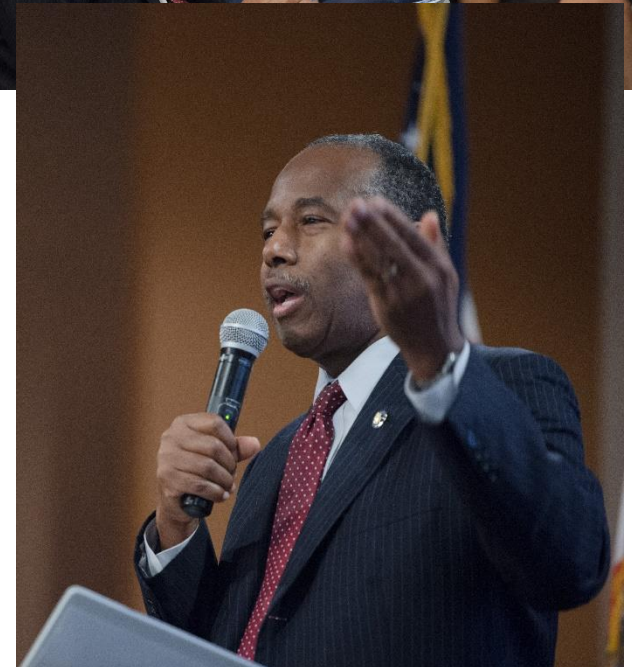
PUBLIC HOUSING REHAB PARTNERSHIP

- **45 Units** (Miami-Dade)

  - CoC renovates Public Housing units in need of serious repairs

  - Benefits:
    - CoC provides referrals of homeless households into renovated housing units
    - Public Housing Authority improves its utilization rates

  - CoC agreed to provide PHA $10K-11,500K per unit ($250K total)

  - CoC retains referrals rights

FAMILY UNIFICATION PROGRAM (FUP) PARTNERSHIP

- 109 vouchers – (81 Hialeah & 28 Homestead)

- Referrals made by Managing Entity for Public Child Welfare Agency, but informed by CoC Housing Specialist

- Prioritization for homeless singles, youth, and families

- Trust sits on FUP review team

MOVE-UP PARTNERSHIP

- 54 vouchers - 811 Mainstream (44) – Miami-Dade
                    - Section 8 HCV (10) – Miami Beach

- Exit Strategy for PSH

- MOU w/PHA

- Assessment Tool Development

- Orders of Priority for Move-Up
  - 1st <u>Priority</u> - PSH reallocated or rejected through the HUD NOFA
  - 2nd <u>Priority</u>- Formerly homeless households w/minor children
  - 3rd <u>Priority</u> – Formerly homeless households without children

Non-Elderly Disabled in CoC PSH
Household Type (Families vs. Singles)
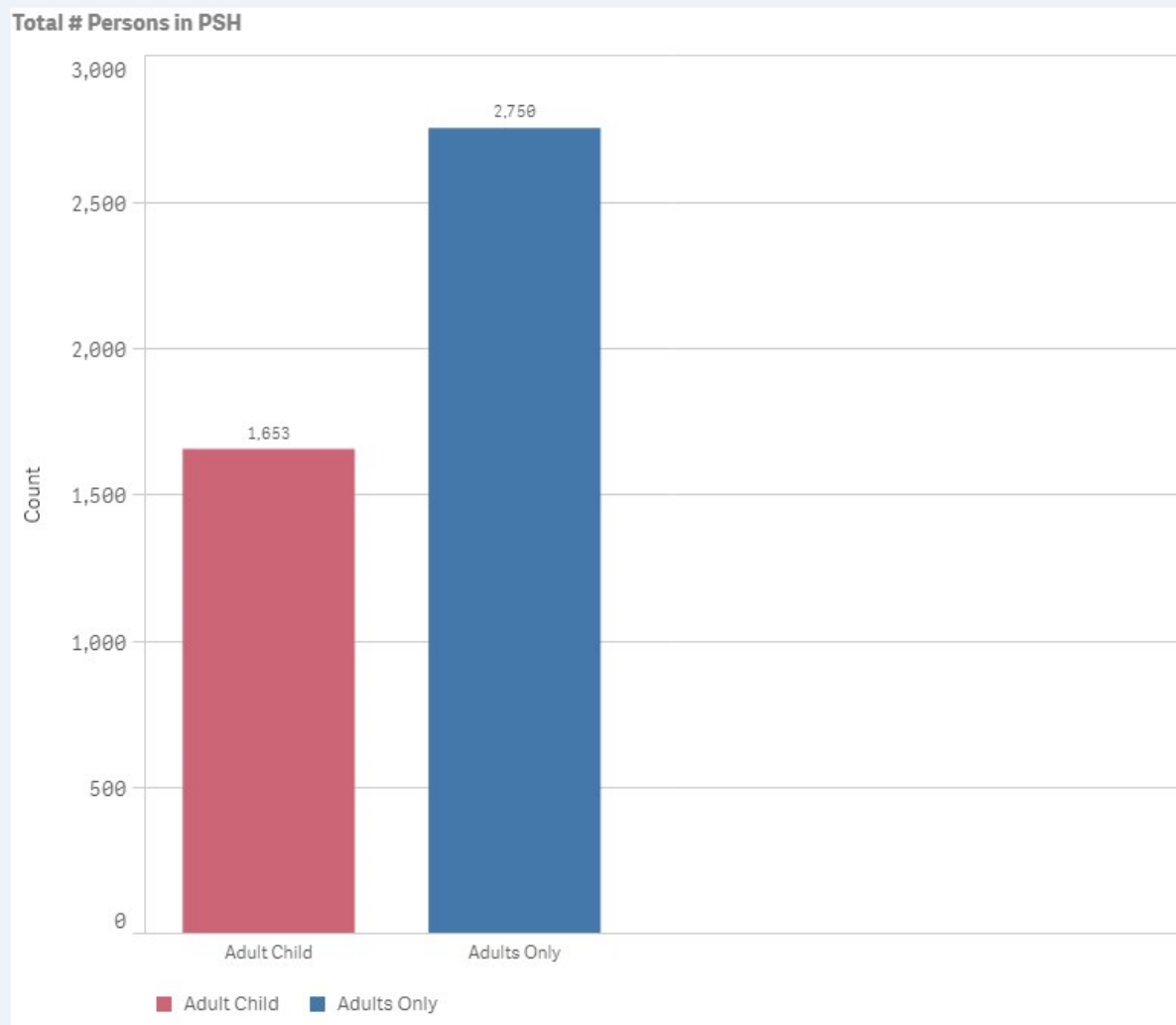
PHA PARTNERSHIPS

- **Know your PHA's**
    - Use HUD Field Office to make introductions
    - Understand portfolios, politics, needs & challenges

- **Be Proactive: Don't wait for PHA's to call you**
    - Seek Preferences & Set Asides
    - Partner on Solicitations
    - Take the lead on shaping MOU's
    - Ask to partner on landlord engagement events
    - Go back for more

- **Be Responsive**
    - Ensure timely referrals
    - Reaffirm supports for clients and landlords
    - Assist with troubleshooting

QUESTIONS?

MIAMI-DADE COUNTY
HOMELESS TRUST