

Eastern PA CoC Move-On Strategy for PHAs

Welcome!!

June 2022



Presented by Helen Kelly
DMA, Inc.

Moving On Basics



Permanent Supportive Housing

Permanent Supportive Housing (PSH) is housing (site-based or tenant-based) without a designated length of stay that is paired with supportive services to assist individuals or families experiencing homelessness achieve housing stability. PSH requires that at least one member of the household has a disability.

- PSH is not a shelter or transitional housing program – tenants have a lease in their name and typically pay 30% of their income towards rent.
- PSH may be site-based (congregate) or tenant-based (scattered-site) and operating and services expenses can be covered by a variety of sources, including (but limited to) the CoC program, HOPWA, and state and local funds.

The Role of PHAs and Housing Operators in Moving On Initiatives



Moving On Alignment with PHA Goals

- Moving On programs employ screening processes to ensure that they only refer **stable tenants** with a history of paying rent and utilities on time
- Moving On providers can help tenants with applications and producing needed documentation, including for income determination, **reducing administrative burden** for PHA staff related to incomplete applications
- Transition and aftercare services provided help to promote tenant stability and timely recertification

Moving On Alignment with PHA Goals – Continued

- **Expediting lease up for HCVs.** Tenants that **transition in place** lease up very quickly, and tenants looking for a new unit benefit from housing navigation and other supports that can help them secure housing more quickly than unassisted voucher holders. In addition, providers can help work with landlords to make sure they complete required paperwork, schedule inspections, and address any issues that come up.
- **Expediting lease up for public housing units.** Moving On programs can refer tenants and help them complete all required applications to help PHAs quickly fill vacant public housing units.

PHA Benefits

PHAs and other Housing Providers have often responded positively to the following aspects of a well-functioning Moving On Initiative:

- Referring stable participants
- Application/Income Determination
- Reducing time between HCV being issued and lease up, especially if transitioning in place.
- Filling vacant Public Housing units quickly
- Promoting Tenant Stability and Recertification (for PHAs)

Addressing Stigmas

- Individuals leaving PSH programs have typically demonstrated years of housing stability.
- Moving On services help tenants with the transition. Other individuals moving into your housing may not have that support.
- Moving On tenants are not more likely than other tenants to violate the terms of their lease.

Housing Destinations for Moving On Tenants

Factors influencing the housing destination for a Moving On tenant include resources available, current living situation, income, preferences, and more. Possible destinations include:

- Tenant remains in current housing with new subsidy (transition in place)
- Tenant moves to private-market unit with or without a subsidy
- Tenant moves to site-based affordable housing (Public Housing, Multifamily property, Low Income Housing Tax Credit building, etc.)
- Tenant moves to their own home (possibly supported by a homeownership program)

Housing Resources for Moving On

Resources that can be used:

- Regular HCVs
- Mainstream vouchers
- Low Income Housing Tax Credit (LIHTC) units
- Public Housing
- Multifamily Housing (e.g. Section 202 or 811 buildings)

PHA Housing Preferences

*“A PHA may also have a preference for individuals and families transitioning, or “moving up,” from Permanent Supportive Housing (PSH) units. These are persons that were previously homeless prior to entry into the PSH program but who no longer need that level of supportive services. While these persons would not be considered homeless for reporting purposes on the Form HUD 50058, **creating such a “move up” preference will contribute significantly to the community’s overall efforts to end homelessness by freeing up units for currently homeless families and individuals with disabilities who need housing combined with services.**”*

- [Notice PIH 2013-15 \(HA\)](#): Guidance on Housing Individuals and Families Experiencing Homelessness Through the Public Housing and Housing Choice Voucher Programs.

Housing Preferences

Types of Preferences:

- Limited preference for a Moving On program, with referrals coming through pre-designated providers or agencies.
- Include Moving On as a priority group under a broader homeless preference (note: individuals who move on from PSH are not considered homeless for reporting purposes on the form HUD-50058)
- Create a 'conversion' preference for tenants in certain types of housing, such as CoC-funded PSH

How To: Housing Preferences

PHAs can establish preferences for their HCV and public housing programs to address local needs; public comment requirements apply.

Mechanisms to create a new Housing Preference:

- Collaborate with CoC, community providers, and other local stakeholders to identify target groups
- Write/Amend Annual Administrative Plan or ACOP – purpose of the preference; identify the intended set-aside population; eligibility; number or percentage of vouchers or units the preference applies to
- Jointly prepare the referral process

How Housing Operators Can Advance Racial Equity

Closely consider your admissions policies.

- PHA eligibility and admissions criteria that discriminate against people with justice histories can perpetuate racial inequity. PHAs should consider implementing only those requirements that are mandated by statute. For more information:

[Notice PIH 2015-19: Guidance for Public Housing Agencies \(PHAs\) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions](#)

[FAQs: Excluding the Use of Arrest Records in Housing Decisions](#)

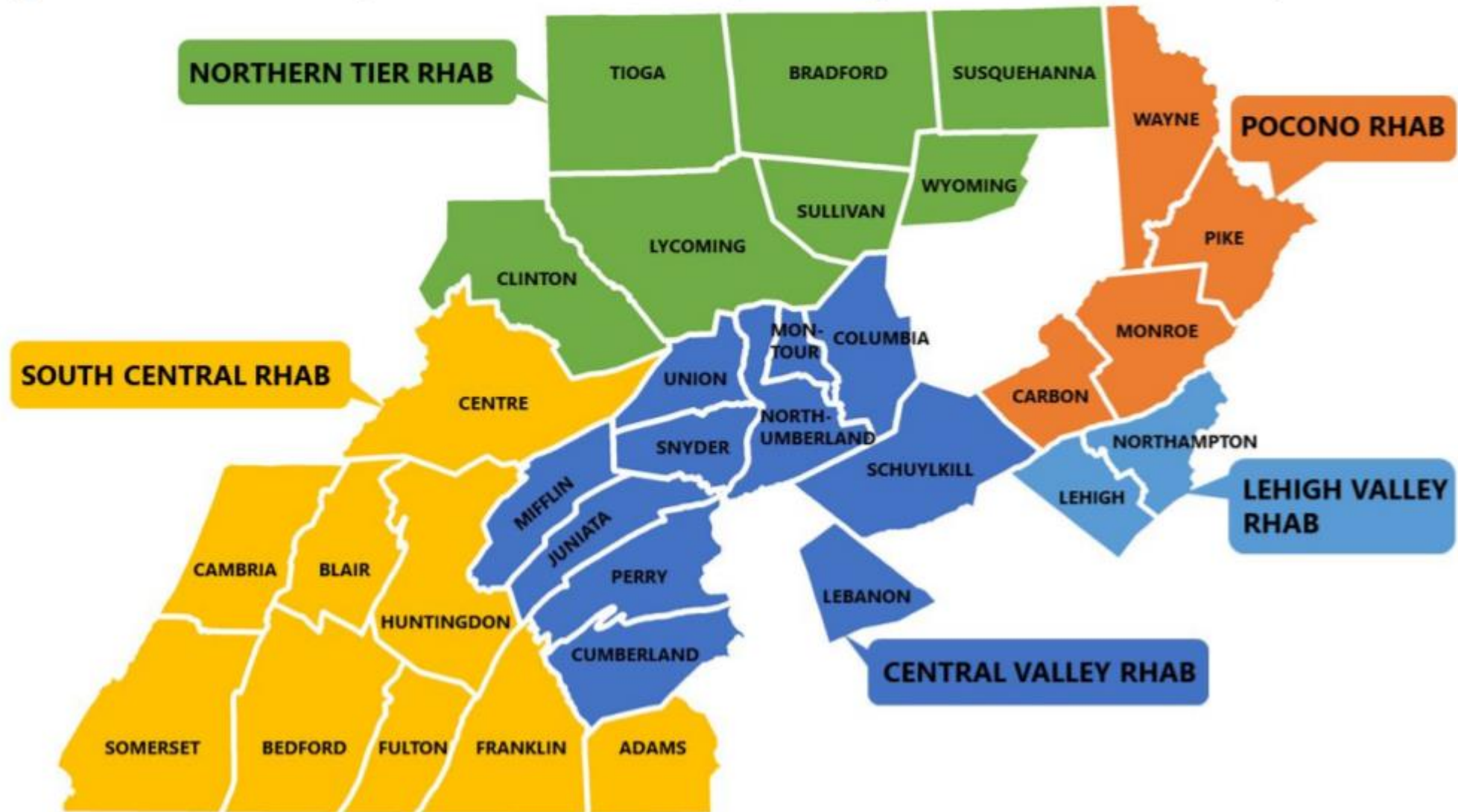
Building & Formalizing Partnerships with Key Stakeholders for Moving On



Key Stakeholders and Partnerships - CoCs

- A **Continuum of Care (CoC)** is a local body responsible for coordinating efforts to end homelessness.
- The nature of their role in the community positions CoCs to convene partners and lead Moving On initiative design, implementation, and monitoring.

Key Stakeholders: Eastern PA CoC



Key Stakeholders and Partnerships – PSH Providers

- **Permanent Supportive Housing (PSH) providers** are typically the partners that PHAs and other housing operators will work most closely with in the implementation of Moving On.
- PSH case managers and other staff help Moving On participants complete applications for HCVs or other housing, search for housing, negotiate with landlords, prepare for the transition, and settle in to their new living situation. PSH providers will offer to complete Self-Determination Housing of PA's Prepared Renter Education (PREP) Curriculum, with everyone moving on.
- PHAs should work to build strong relationships with these providers and develop plans for cross-training of staff.

Housing Operator Role: Initiative Design and Launch

- Identify resources and take necessary steps to make them available (e.g. amend Admin Plan, etc.)
- Provide input, as appropriate, on the development of the assessment and screening process for Moving On participants
- Agree on key roles and responsibilities of the PHA/housing operator and other stakeholders; formalize through an MOU as appropriate
- Identify key point(s) of contact for the PSH providers, CoC, and other relevant stakeholders and establish workflow for implementation.
DMA can assist with this identification.
Just email easterncoc@pennsylvaniacoc.org!

Roles of Key Partners in Implementation

CoC or Other Coordinating Entity

- Training; interagency coordination
- Certify tenant eligibility for Moving On according to local criteria
- Outcomes and reporting
- Data tracking

PSH Provider

- Support with documentation and housing application
- Housing Search Support; Landlord engagement
- Transition Supports and aftercare to promote stabilization & housing/voucher retention
- Data tracking

***Read [PIH Notice 2013-15 \(HA\)](#), in which HUD provides guidance to PHAs on housing individuals and families experiencing homelessness**

Moving On in Practice: A PHA Case Study



PHA
Spotlight:
Housing
Authority of
New Orleans



<https://youtu.be/5EPScXLQSwI>

How the Preference and Partnership Work

- Housing Choice Vouchers for up to 130 individuals and families
- HANO opened the waiting list only to applicants referred by the CoC
- CoC screens and assesses families for readiness to move on
- CoC sends referrals and completed eligibility packets to HANO
- HANO adds referred households to its HCVP waiting list
- HANO determines eligibility and issues vouchers or sends denial letters
- CoC assists in housing search and HANO expedites leasing process
- HANO has the discretion to renew the preference annually

General Reference

SNAPS In Focus:

Moving On Strategies to Support Stable Transitions from Permanent Supportive Housing

Contact Info

easterncoc@pennsylvaniacoc.org

