

Eastern PA CoC Move-On Strategy For PSH & RRH Providers

Welcome!!

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Overview

- Today's webinar will guide participants in developing or strengthening a culture in PSH and the homeless assistance system that is supportive of Moving On principles and values, including tenant choice and a focus on long-term stability and success.
- This builds on the overview webinar and is specifically geared toward PSH providers (although this can also be relevant to RRH providers implementing Move on)

Today's Session: Learner Objectives

- Learners will be able to outline the key types of resources used in Moving On initiatives and the most common sources of funding
- Learners will be equipped to use the HUD Resources Inventory to assess potential sources of funding they can put together locally to get a Moving On initiative off the ground
- Learners will be prepared to engage PHAs and other key housing resource holders around potential partnerships for Moving On programs

Peer Support

“One element that is essential is peer support. Having people with lived experience available for people to get information from is so important. Testimony, experience of someone who has gone through this is so valuable and so important.”

“It would be a good idea to assign a peer specialist or peer leader to help people who are moving on. Important to have someone who has moved on before – a battle buddy. Someone who has been through this. Someone to go to appointments, someone I could relate to.”

– Moving On Focus Group Participants

Peer Support (Cont.)

- Peer support can complement the work of case managers, help participants navigate all the steps of Moving On, and provide inspiration, guidance, and support.

Racial Equity Considerations

- **Build a program with adequate resources.** Work in partnership with people with lived expertise, including BIPOC, to identify key barriers to moving on and what resources are needed to help tenants in your community move on from PSH into stable, financially secure situations.
- **Tracking and Outcomes:** Monitor and analyze the demographics of people applying for resources, accessing them, and utilizing resources. Pay close attention to any inequities that may arise and work to understand and address any contributing issues.

Racial Equity Considerations and Moving On Resources

- **Address Housing Discrimination.**

- At a structural level, housing policies that discriminate against people with previous evictions, people with justice histories, and people utilizing HCVs disproportionately impact people of color. Work with PHAs, other housing operators, and landlords to reduce barriers as much as possible to advance equity.
- At an individual level, people of color may face discrimination from landlords. Secure resources to help tenants with housing navigation and ensure that tenants receive education on discrimination laws and support preparing for interviews.

Key Resources



Multifamily Housing

- **Subsidized Multifamily Housing:** A type of affordable housing in which a private property receives HUD funds in exchange for making some or all of their units affordable for low- or moderate-income households and in some cases for the elderly or people with disabilities.
- Examples: Section 202 and Section 811, which provide affordable housing and light-touch support services for the elderly and people with disabilities, respectively.
- Multifamily property owners can amend their Tenant Selection Plan to include a preference for Moving On tenants, and/or people experiencing homelessness.
- [For more information, see: Opening Doors Through Multifamily Housing: Toolkit for Implementing a Homeless Preference](#)

Low Income Housing Tax Credit Properties

- The **Low Income Housing Tax Credit (LIHTC)** program incentivizes the creation of affordable housing by providing tax credits to housing developers in exchange for ensuring that a portion of the units are dedicated to, and affordable for, for low- and/or moderate-income households.
- LIHTC properties can create set-asides for tenants moving on from PSH and/or people experiencing homelessness.
- In addition, Moving On tenants (including those with Housing Choice Vouchers) who are eligible for LIHTC units can apply directly to the properties.
- [LIHTC properties by county](#)

Public Housing Agencies

Public Housing Agencies (PHAs) are state, county, municipality, or other governmental entity or public body authorized under State law to administer a housing or rental assistance program.

- There are 39 PHAs in the Eastern PA CoC. Your county may share a PHA with another county or may have several PHAs within in it.
- Key resources for Moving On that your local PHA may administer include **Housing Choice Vouchers (HCVs)** and **public housing**.

Housing Preferences

- PHAs can create a local preferences to address community needs, including Moving On. Mechanisms to create a preference:
 - PHA collaborates with the CoC and other stakeholders to identify target groups
 - PHA writes or amends the Annual Admin Plan (for HCVs) or Admissions and Continued Occupancy Policy (for public housing)
 - PHA and CoC, with input from PSH providers and other relevant stakeholders, prepare the referral process
- Consider initial capacity for the PHA, CoC, and PSH providers as you think about scale and scope of the preference
- Multifamily operators can create waiting list preferences by modifying their Tenant Selection Plan (TSP).

PHA Resources

- The Housing Choice Voucher (HCV) program provides rental assistance for low-income families, who typically pay 30% of their income.
 - **Regular HCVs** are for low-income households
 - **Mainstream vouchers** are a special type of HCV; households consist of one or more non-elderly persons (18-61 years) with a disability.
- Public Housing, operated by PHAs, offer site-based affordable housing for low-income families, who typically pay 30% of their income for rent.
- There are 39 PHA's in the Eastern PA CoC

Eligibility for PHA Resources

- **Income Limit** : typically households must be under 50% Area Median Income (AMI) for household size for HCVs or 80% for public housing, but PHA may set thresholds lower (e.g. no more than 30% AMI)
- **US Citizenship**: At least one household member must be a United States citizen or an eligible immigrant, regardless of age.
- **Background Screening**: Must meet criminal screening criteria. Two mandatory federal exclusionary criteria; other criteria as set forth by the PHA's policies.
- **Debt**: Household must not owe a debt to another PHA. If the tenant pay off the debt the application can proceed.
- **Required Applicant Documentation**: Birth Certificate, Social Security, Income Verification

Building Partnerships



Key PHA Engagement Strategies

**Emphasize how new units may
not need to be found!!**

Key PHA Engagement Strategies

Know your PHAs

- Become familiar with PHA language & geography (see [PHA 101 A Guide for CoCs](#))
- Read [PIH Notice 2013-15 \(HA\)](#), in which HUD provides guidance to PHAs on housing individuals and families experiencing homelessness
- Review the Local PHA Plan (Annual and 5-Year), Administrative Plan, Admission and Continued Occupancy Policy.
- Use HUD Field Office, PA DCED and DMA to make introductions
 - Understand portfolios, politics, needs & challenges

Key PHA Engagement Strategies (continued)

Be Proactive: Don't wait for PHAs to call you

- Seek Preferences & Set Asides
- Partner on Solicitations
- Take the lead on shaping MOU's
- Ask to partner on landlord engagement event
- Go back for more

Be Responsive

- Ensure timely referrals
- Track client progress
- Reaffirm supports for clients and landlords
- Assist with troubleshooting

Tips for Engaging PHAs

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
- Inspections
- Filling vacant Public Housing units quickly
- Promoting Tenant Stability and Recertification (for PHAs)

Moving On Services Basics



Why Moving On Services Are Important

“I wish there was a [Moving On] program in place. It would have relieved a lot of stress... It was a journey, and especially with COVID having to see virtual visits of apartments that all look the same is difficult.”

-Move On Participant quoted by HUD

Why Moving On Services Are Important

“Once you leave supportive housing you feel like you’re lost and you don’t have anyone to turn to... I don’t want to lose what I have and have to go back to shelter. My rent is always paid, and my utilities are always paid, but it’s still scary to be out there on my own.”

-Move On Participant quoted by HUD

Effective Moving On Services Are:

- Flexible
- Person-centered
- Trauma-informed
- Consistent
- Practical
- Coordinated
- Centered in Racial and LGBTQ+ Equity

General Reference

SNAPS In Focus:

Moving On Strategies to Support Stable Transitions from Permanent Supportive Housing

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