

Eastern PA CoC Move-On Strategy General Overview

Welcome!!

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Overview

- We will define what is meant by “Move On”
- Today’s webinar will guide participants in developing or strengthening a culture in **Permanent Supportive Housing (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 is a high-level overview and deeper dives on concepts explored are found in other topic-specific webinars also available.

Moving On Basics



Definitions

Continuum of Care (CoC)	A local planning body responsible for coordinating the full range of homelessness services in a geographic area, which may cover a city, county, metropolitan area, or an entire state. The Eastern PA CoC covers 33 counties in Eastern and Central PA. AND A HUD funding source, dedicated to addressing homelessness.
Permanent Supportive Housing (PSH)	Non-time limited housing (site-based or tenant-based) that is paired with supportive services to assist individuals or families who are experiencing homelessness achieve housing stability. PSH requires that at least one member of the household has a disability.
Moving On	A program that assists tenants who are ready and wish to leave PSH by connecting them with affordable housing, financial assistance, and transition supports (services to help tenants prepare for, navigate & adjust to their transition out of PSH).
Public Housing Authority (PHA)	A state, county, municipality, or other governmental entity or public body authorized under State law to administer a housing or rental assistance program.

Moving On Basics

Moving On programs connect tenants with affordable housing and other financial resources and provide transition supports for success post-PSH and long-term stability.

The primary goals of Moving On are to:

- Support independence and choice for those no longer require the intensive supportive services associated with PSH.
- Free up units and create capacity in PSH for people experiencing homelessness who would benefit from intensive, long-term services and rental support.

Guiding Principles

- **Voluntary:** Tenants can stay in PSH as long as they want to (and remain eligible). Participation in Move On should be optional/voluntary.
- **Collaboration:** To be successful, Moving On strategies require commitments from mainstream housing and services agencies, and close collaboration between CoCs/PSH providers and these community partners. Helping PSH tenants connect to these supports will ensure long-term housing stability.
- **Robust transition supports:** Tenants who are ready to move on are stable and independent, but typically still want and need affordable housing, financial assistance to help with the security deposit and other transition costs, and services to help them navigate the transition period as they get ready to move on and adjust to their new living situation.

Core Components of a Moving On Strategy or Program

- **Sustainable affordable housing**, such as Housing Choice Voucher (HCV) or public housing unit from a PHA, a unit in a HUD Multifamily property (e.g., Section 202/811), or a unit in another kind affordable housing building/subsidy (e.g., LIHTC, reinvestment, etc.)
- **Transition Supports**: help with applying for the housing subsidy; housing navigation (when the tenant is moving to a new home-transitioning in place may be an option); budgeting and credit building/repair assistance; logistical and mental preparation for the transition; follow-up services once a tenant moves; etc.
- **Flexible financial resources**, which could include funds for expenses such as a security deposit, housing application/background fees charged by landlords, furniture, a moving van or service, etc.

Barriers That Prevent Tenants from Moving On

- Accessibility or eligibility of other affordable housing
- Lack of awareness that moving on is an option
- Lack of support to help tenant's transition
- Fear of leaving PSH
- Financial health

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)

Benefits

- Continued rental assistance and housing stability
- Increased privacy and independence
- Opportunity to grow and further pursue personal goals
- Take rental subsidy to a new town, county or state after one year
- Add other people to household (family, significant other)
- Move to a new unit, and in some cases, transition in place
- Support to ensure a successful transition

How is Moving On Different from the Status Quo?

Change happens at the systems, program, and individual level.

Culture Shifts

- **Systems level:** PSH units become available to move households currently experiencing homelessness into housing.
- **Program level:** Tenants successfully exit program for other permanent housing opportunities.
- **Individual level:** Tenants have more choices, are able to thrive in independent settings.

Why Should I Care About Moving On?

- **For PHAs, Multifamily Properties, and Other Affordable Housing Operators:** Serving Moving On clients will support your community's efforts to end homelessness, while also providing you with stable tenants. Moving On program screening and assessment processes will ensure that referrals are for tenants who have demonstrated housing stability, have a track record of paying rent and utilities on time, and will be able to live independently without the need for intensive services. A Moving On Initiative can help you reduce time to lease up and increase your utilization for HCVs or quickly fill vacancies in Public Housing.
- **For those living in PSH** - Provides more options and supports tenants who wish to move on.

Planning for a Moving On Initiative



Phases of Moving On

- Assessment and Pre-Work
- Preparation
- Transition Supports
- Aftercare Supports

Stages of Planning

Components of the Project Plan (Assessment and Pre-Work):

- Identify Leadership Team
- Prepare an inventory of housing and other resources
- Conduct local assessment to inform project design including an identification of barriers
- Develop actions steps, goals, and timelines
- Develop outcomes measures and targets

Key Partners for a Moving On Leadership Team

- CoC Leadership
- Public Housing Agencies (PHAs)
- Local government
- PSH providers
- People with lived expertise (current & former PSH tenants)
- Affordable housing developers, owners, and operators
- Community resources and services providers
- Funders
- Landlords

Memoranda of Understanding (MOUs)

Key Partners: PHA or other housing partner; PSH providers; CoC

Memorandum of Understanding (MOU) Components:

- Roles and Responsibilities: Referral & Eligibility
- Data sharing and reporting expectations: What are partners trying to measure? Measure and source?
- Timeframe
- Transition/post-transition services

The Moving On Project Plan Template

(Insert Community Name) Moving On Project Plan Tracking				
<p>This template is intended to help communities navigate the early stages of design and planning for a Moving On initiative. Before beginning to fill it out, please see the Moving On Project Plan Tracking Template User Guide. The guide provides details on this template document, including how to complete it and helpful resources.</p> <p>Note about this tab: This is a cover tab. Each of the items listed in Column A corresponds with one of the other tabs in this workbook, which you can scroll through using the arrows at the bottom left corner of the document. Adding information on this tab in the yellow sections will automatically populate the first rows of each tab in the workbook.</p>				
Task/Tab:	Individual/organization Leading Work on Completing the Tab:	Estimated Date of Completion:	Notes:	Status:
Identify leadership team	Enter name here	Enter date here	Enter notes here	Not started
Prepare for an inventory of housing and other resources	Enter name here	Enter date here	Enter notes here	Not started
Conduct local assessment to inform project design	Enter name here	Enter date here	Enter notes here	Not started
Develop action steps , goals, and timelines	Enter name here	Enter date here	Enter notes here	Not started
Develop outcomes measures and targets	Enter name here	Enter date here	Enter notes here	Not started

HUD Tool: Housing Resources Inventory

Moving On Housing Resources Inventory							
Housing Resource	Available in our community for Moving On?	Resource holder	Steps required to secure resource	Status of Engagement /	Number of Units for Moving	Person Responsible for follow up	Local Notes
Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV)	Select from dropdown	Public Housing Agency (PHA)	Public Housing Agency (PHA) Administrative Plan change	Commitment Select from dropdown			
Preference HUD Housing Choice Project-Based Vouchers (PBV)	Select from dropdown	PHA	None - tenants eligible to move with continued assistance after one year	Select from dropdown			
Preference for Public Housing Units	Select from dropdown	PHA	Admissions and Continued Occupancy Policy (ACOP)	Select from dropdown			

Screenshot of the Housing Resources Inventory Tool

Change

Available here: [Moving On Resources Inventory Overview](#); [Moving On Resources Inventory Tool](#)

Resources Inventory Preparation

- How many site-based and scattered-site PSH units does our community have?
- How many tenant-based PSH units do we have? Are any LIHTC?
- How many public housing units?
- How many Housing Choice Vouchers are there in our community?
- Are there any homeless and/or Moving On preferences at the local PHA?
- What other affordable housing buildings/units exist in the community?

Housing Operators and Moving On

- PHAs play a fundamental role in Moving On, providing access to Housing Choice Vouchers and Public Housing for PSH tenants that want to move on.
- Multifamily building operators also provide access to critical affordable housing options.
- Affordable housing operators provide access to units that may be ideal for tenants within certain income bands – for example, a tenant may be income ineligible for a HCV, but could be an ideal fit for a subsidized unit in a LIHTC building.

Moving On Partnerships: Keys to Success

- Gather partners and resources from multiple systems to break down barriers and help tenants move on from PSH
- Build strong cross-agency partnerships and ensure coordination in planning, implementation, and outcomes tracking
- Use data (which can be disaggregated by race and ethnicity) to measure progress and make changes as needed
- Center input from people with lived expertise in **all** stages of the process

Roles of Key Partners

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 (as needed); Landlord engagement
- Transition Supports and aftercare to promote stabilization & housing/voucher retention
- Data tracking

PHA

- Voucher Application/Intake
- Dedicated staff to expedite processing, when possible
- Data tracking

Referral Process Example: Detroit

With the goal of moving **families or Individuals** Living in Permanent Supportive Housing (PSH) via **CoC Programs** into a **new housing path/resource**:

Step 1: Assessment

PSH providers assess client readiness
PSH providers submit certified Referrals

Step 2: Referrals

CoC receives / pre-screens
CoC validates Service Provider MOUs
CoC sends qualified referrals to PHA
PSH Case Manager gives client support during intake & search process

Consider the Roles:

PHA: Housing Choice Voucher

Service Provider: Supportive Services

Continuum of Care: Coordination and Monitoring

General Reference

SNAPS In Focus:

Moving On Strategies to Support Stable Transitions from Permanent Supportive Housing

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