HOMELESS CONTINUUM OF CARE SYSTEMS: WORKING WITH PUBLIC HOUSING AUTHORITIES

Sponsored by the State of Florida
Department of Economic Opportunity
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WEBINAR LOGISTICS

• Participants are muted
• Enter your questions or success stories in the box in your webinar panel
• Handouts are available with this webinar
• This webinar is being recorded and will be available at www.flhousing.org
• A survey will be emailed following the webinar; please complete it. Thanks!
OVERVIEW OF WEBINAR

• Overview of CoC-PHA collaboration and benefits
• PHA 101 – types of PHA housing, funding, regulations and flexibility
• Strategies for increasing collaboration
• Your questions and success stories
BUT FIRST,
SOME QUESTIONS FOR YOU
PHA-CoC Collaboration Benefits

• Benefit to CoCs: HUD expects collaboration and rewards CoCs that have successful collaborations with PHAs
• Benefit to PHAs: HUD expects collaboration by PHAs (but doesn’t explicitly require or reward)
• Benefit to homeless households: Affordable housing is in short supply and PHAs control a large inventory of affordable housing
IDENTIFY YOUR PHA(s)

HUD provided this handy chart with last year’s CoC funding application.

RESOURCES AND GUIDANCE

• Notice PIH 2013-15, “Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher programs”

• USICH, “CoC and PHA Collaboration: Strategies for CoCs to Start the Partnership Conversation”

• Additional resources at:
PUBLIC HOUSING AUTHORITIES

• A total of 3,153 PHAs own public housing units.
• Slightly less than half of these agencies (1,495) administer both the public housing and Housing Choice voucher programs (Section 8).
• The remainder (1,658) do not have voucher programs.
• Another 912 PHAs administer voucher programs but do not own public housing.
• Housing Authorities are federally funded but administered locally.
STATISTICS

• There are approximately 1.2 million households living in public housing units

• More than 5 million people in 2.2 million low-income families use Housing Choice Vouchers

• Created in the 1970s, the “Section 8” Housing Choice Voucher Program has become the dominant form of federal housing assistance
Who Is Helped by Housing Choice Vouchers?

- Households with children: 38%
- Disabled adults with children: 8%
- Disabled adults: 20%
- Childless adults: 12%
- Elderly with children: 1%
- Elderly: 21%

Note: Childless adults are households headed by a person under 62 without disabilities, and without children in the home. Disabled adults are younger than 62. Elderly households are headed by a person age 62 or older.

Source: CBPP tabulation of 2014 HUD administrative data.
### Funding Flow

**Congress**
- Passes housing legislation
- Passes appropriations bills

**President**
- Signs legislation

**Department of HUD**
- Allocates funds
- Develops regulations and procedures
- Contracts with PHAs to carry them out
- Monitors PHA performance & compliance

**PHAs**
- Provides decent, affordable housing
- Administers funding according to ACC
- Assumes responsibility for day-to-day oversight of program performance and compliance
- Establishes local policies
- Complies with federal, state, local laws; HUD regulations
- Affirmatively furthers fair housing
HOUSING CHOICE VOUCHERS

• Every year Congress funds the program on a calendar year basis
• Funding for the payment of the vouchers has remained at a rate of 99-100% of dollars expensed in the previous year
• Funding for administration of the program has however, drastically declined throughout the last decade
ADMINISTRATIVE FEES

• For each unit under lease, the agency earns an administrative fee.
• HCV Administrative Fees have not been fully funded since 2007, with decreased funding also in 2004 and 2005.
• Starting in 2011, Administrative Fee appropriations began a steep decline.
• Pro-rations of the appropriated amounts fell from 90 percent to 83 percent to 74 percent to 70 percent under the fiscal year 2013 (FY13) continuing resolution and sequestration.
ADMINISTRATIVE FEES

• When housing authorities receive less Administrative Fees, they in turn may have decreased capacity and lease fewer vouchers.
• Basically, PHAs have to do the same amount of work with less funding and less people.
VOUCHER ISSUANCE

- All families assisted must come from the agency’s waitlist.
- Most waitlists for rental assistance are closed
  – THA list closed since 2006
- PHAs have the option of accepting applications by date and time or by preferences
- HUD regulations authorize PHAs to establish a system of local preferences for the selection of families admitted to the HCV program. Preferences are optional for PHAs.
- A PHA when adopting preferences, should do so based on local housing needs. The preference system must comply with fair housing and nondiscrimination laws.
LOCAL PHA DECISION MAKING

• Develop a relationship with the Housing Authority-HCV Director, CEO
• Coordinate a committee and request PHA participation
• Policy changes- public notice, revision of administrative plan, Board approval, open waitlist, develop system of referrals
STRATEGIES FOR COLLABORATION

• ASKS
  – Preferences for homeless households
  – “Move-Up” strategies to move folks from PSH to PHA units
  – Project-based vouchers for VASH or CH projects
  – Reducing admission requirements
  – Flexible intake processes
  – More lenient policies re evictions

• OFFERS
  – Housing search assistance
  – Gathering paperwork and completing applications
  – Move-in assistance
  – Landlord relationships and mediation
  – Support services
  – Grantwriting and leveraging resources
  – A seat on the CoC Governing Board
Collaboration

• Request attendance at COC meetings
• Open dialogue with the President/CEO of the agency regarding the need
• Understand the dynamics of the PHA and specific needs of the community
• Provide examples of other PHAs that have made changes
• Make it a city initiative
EXAMPLE: TAMPA HOUSING AUTHORITY

- THA administers 54 Permanent Supportive Housing vouchers through the COC
- 2 Project Based developments for homeless and chronically homeless-29 HCV vouchers
- Project Based 45 HUDVASH vouchers
- Administer an Emergency Solutions Grant Program- Rapid Rehousing
- Established preferences for the families that are chronically homeless capped at 60 vouchers per year
- Cross trained staff to provide case management and outreach
- Added a tracking system to the HUD 50058 to track all chronically homeless families
- FSS counselors assist in the case management of PSH families
- Conduct annual fund raisers and awareness campaigns
- Reviewing termination and admission policies to be less restrictive
EXAMPLE: TALLAHASSEE HOUSING AUTHORITY

- **Project-based**
  - 50 project-based VASH vouchers
  - Apartment complex operated by local nonprofit
  - Support services provided by VA
  - Facility donated by the City of Tallahassee

- **Move-up strategy**
  - 25 housing choice vouchers
  - Long-term stable residents of permanent supportive housing program for chronically homeless
  - Support services provided by local nonprofit
  - Opens up the PSH units for those with more need
YOUR QUESTIONS
AND
SUCCESS STORIES
Want to Know More?  
Have More Questions?  
Or  
Want a Site Visit or Training in your CoC?

Email: pourciau@flhousing.org

A list of upcoming webinars, workshops, and trainings is available online at www.flhousing.org