

PHAS AND COCS: PARTNERING TO END HOMELESSNESS

NC CONFERENCE ON ENDING HOMELESSNESS

MAY 8, 2017

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GREENSBORO OFFICE OF PUBLIC HOUSING (HUD)

OVERVIEW

- Introduction: Opening Doors; why HUD thinks these partnerships and preferences are important
- Beginning the Conversation with your PHA
- The Case for Partnering
- PIH Notice 2013-15 “Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher programs”
- Survey data on veteran homeless preferences in NC
- PHA-CoC Resources
- Contact Information

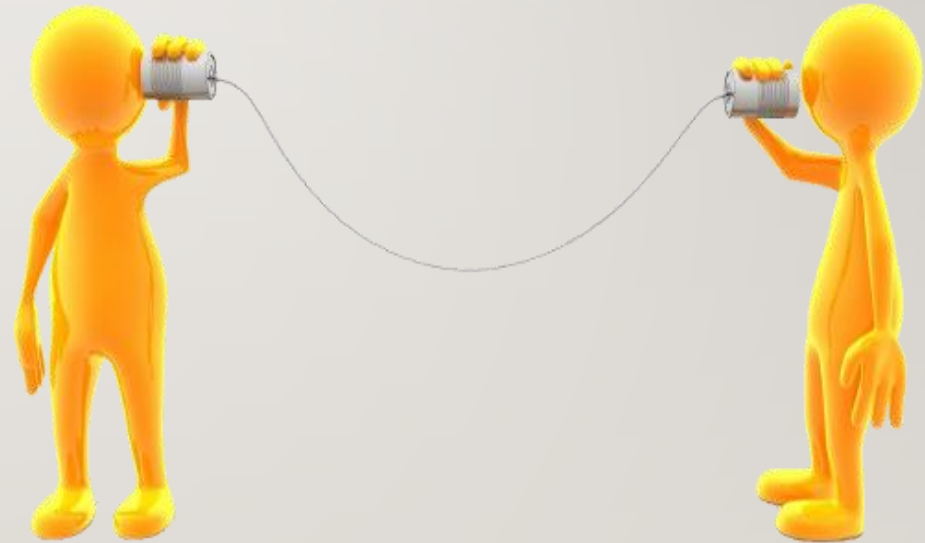
A photograph of a light-colored wooden door with a glass insert. The glass insert has a decorative arched top and is divided into several rectangular panes. The door is set against a white wall. In the foreground, a wooden floor with a natural wood grain is visible. The right side of the image is overlaid with a dark grey semi-transparent box containing text.

OPENING DOORS

- Opening Doors is the nation's first comprehensive federal strategy to prevent and end homelessness. It was presented to Congress on June 22, 2010, and updated and amended in 2012 and 2015 to reflect what we have learned.
- The HUD Office of Public and Indian Housing (PIH) is committed to working with our PHA partners to expand opportunities for individuals and families to access quality affordable rental homes, thereby achieving HUD's goal of utilizing housing as a platform for improving quality of life.
- There have been PIH and CPD collaborations at the national and local level. At the Greensboro Field Office, our internal working group between PIH and CPD organized a "PHAs and CoCs: Building Partnerships to End Homelessness in NC" event in September of 2016., which featured a panel discussion of PHA and CoC best practices for ending homelessness.

BEGINNING THE CONVERSATION WITH YOUR PHA

- Get to know your PHA's website, PHA Plan, Admin Plan and/or ACOP, other programs administered, etc. Become familiar with PHA operations and language. Know what housing resources PHAs offer (i.e. what *type* of PHA are they? PH only, HCV only, or combined?)
- Identify each other's strengths and limitations, needs, and "asks." Identify win-win opportunities. Acknowledge and address each other's concerns. Use data to demonstrate needs and to support the development of clear "asks."
- Work together to define the goals of the partnership, define roles and responsibilities, and commit to maintaining regular communication.
- Don't get frustrated or give up if things don't go smoothly, commit to working things out.



THE CASE FOR PARTNERING



What might the CoC be asking for?

- Preferences (ex: for chronically homeless households, “move-up” strategy)
- Reduced screening criteria
- Wait-list management
- Flexible in-take procedures
- Review of termination policies

What does the PHA need?

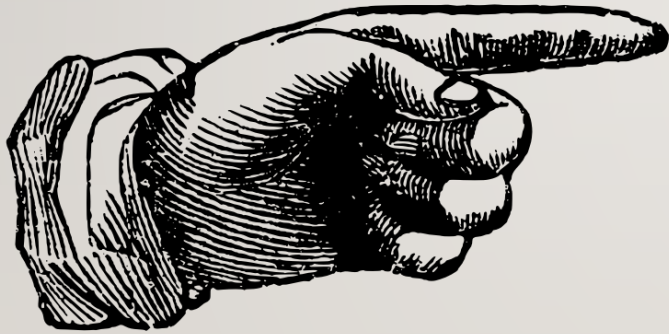
- Good utilization rates
- Strong landlord relationships
- Reduced administrative burden
- Eviction prevention
- Stable communities

What can the CoC offer the PHA?

- Referrals
- Help with paperwork/briefings
- Housing Search Assistance
- Case management or supportive services for tenant
- Liaisons between PHA, tenants, and landlords
- Services for tenants and landlords
- Advocacy
- Grant-writers

PIH NOTICE 2013-15

Please Notice This



- PIH Notice 2013-15 “Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher programs” was issued on June 10, 2013
- Highlights:
 - Provides strategies that PHAs can pursue to expand housing opportunities for individuals and families experiencing homelessness through the PH and HCV programs
 - Clarifies the definition of homelessness for reporting purposes
 - Provides guidance on HUD policies and program regulations related to waiting list management and preferences; admissions policies regarding criminal activity, substance use/abuse, and rental history; program termination and eviction policies; and project-basing vouchers for Permanent Supportive Housing (PSH)

PIH NOTICE 2013-15 CONTINUED...

- **Waiting List Management** - PHAs can establish a strong outreach strategy through service providers, strengthen their process for contacting applicants on their waiting list, establish flexible intake and briefing schedules, etc.
- **Homeless Admissions Preferences** – PHA’s greatest tool for increasing program access is establishing a homeless preference in their admissions policies.
 - PHAs should assess local housing needs when adopting preferences
 - PHAs may apply limited preferences for admissions (ex. set number of units within a development, set percentage of vouchers, set number of applicants that may qualify for a preference, etc.)
 - Preferences must be in a PHA’s ACOP, Admin Plan, and/or PHA Plan if it is considered a significant amendment.
 - PHAs may open waiting list strictly to people to whom a preference applies and must give public notice. PHAs are encouraged to reach out to homeless shelters, service providers, and other groups to assist with outreach efforts.
 - When adopting a new preference in the PH program, PHAs must offer the opportunity for current applicants on the waiting list who qualify for the preference to receive the benefit of the preference and move up on the waiting list accordingly, this is also strongly encouraged for the HCV program. Again, public notice is required.
 - PHAs may limit preferences to people referred by a partnering organization.
 - PHAs must ensure fair housing compliance.
 - PHAs may require documentation to prove the individual or family qualifies for the preference or may rely on a partnering organization to verify qualification for the preference.

PIH NOTICE 2013-15 CONTINUED...

- A **PHA's admissions policies** often exceed the federally mandated prohibitions of admissions regarding criminal activity and substance use/abuse to the HCV and PH programs. This can be an obstacle to accessing these programs for homeless and other vulnerable populations.
- Only 4 statutorily mandated prohibitions of admissions to the PH and HCV programs:
 1. Lifetime sex offender registrant
 2. Methamphetamine production in federally assisted housing
 3. Within 3 years of federally assisted housing eviction for drug-related crime (*PHA can admit with mitigating/special circumstances)
 4. Currently engaged in illegal drug use or threatening activity
- When conduct falls outside of the above scope, PHAs have wide discretion whether to admit or deny admissions. NOTE: All discretionary admission and termination policies must be applied to all applicants broadly.
- See also PIH Notice 2015-19 "Guidance for PHAs and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions" for more guidance and best practices regarding criminal activity screening and termination and eviction policies.

PIH NOTICE 2013-15 CONTINUED...

- **Program Termination and Eviction Policies:** Again, there are only limited instances where a PHA must terminate assistance or evict a family, and other than those limited instances, PHAs or owners have wide discretion in these matters.
 - HUD recommends that PHAs partner with service providers to establish discretionary termination and eviction policies best suited to the community and implement effective eviction prevention strategies.
 - PHAs should ensure VAWA requirements are followed.
 - PHAs encouraged to consider relevant, mitigating circumstances when considering the termination or eviction of any family.
 - Service providers are important resources in ensuring housing stability, compliance with program and family obligations, etc.
- **Project-Based Vouchers:** PBVs can be leveraged to develop more affordable housing coupled with supportive services for homeless or other low-income families.
 - PHAs can project-base up to 20% of their voucher budget authority.
 - PHAs that make units in a project available specifically to elderly, families with disabilities, or families receiving supportive services may project-base up to 100% of the units in the project.

NC VETERAN PREFERENCE SURVEY RESULTS

- We surveyed **122** PHAs in NC on if they had a veterans preference, if they would consider adopting one if they didn't have one, and if they were experiencing any challenges with housing veterans. We had a **68%** response rate.
- Of the **83** PHAs that responded, **32** stated they have a veterans preference (**39%**).
- Of the **51** PHAs that responded that they *didn't* have a veterans preference, **38** said they would consider adopting one (**75%**).
- Of the **83** PHAs that responded, **15** stated they are experiencing challenges or obstacles with housing veterans (**18%**).



PHA-COC RESOURCES

- HUD's PIH: Preventing and Ending Homelessness website: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/homelessness
- HUD Exchange Homelessness Assistance website: <https://www.hudexchange.info/homelessness-assistance/>
- PIH Notice 2013-15 "Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher programs": <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2013-15.pdf>
- Decriminalizing Homelessness: <https://www.hudexchange.info/homelessness-assistance/alternatives-to-criminalizing-homelessness>
- PIH Notice 2015-19 "Guidance for Public Housing Agencies (PHAs) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions": <http://portal.hud.gov/hudportal/documents/huddoc?id=PIH2015-19.pdf>
- [*CoC and PHA Collaboration: Strategies for CoCs to Start the Partnership Conversation*](#)
- [*The Business Case for Partnering with Public Housing Agencies to Serve People Who Are Homeless*](#)
- [*Corporation for Supportive Housing Toolkit*](#)
- Slides and handouts from September 2016 "PHAs and COCs: Building Partnerships to End Homelessness in NC" event: <https://www.dropbox.com/sh/dwvk2ain4orql0u/AAB7b0dEnVhJ7p7VMym-U4Fma?dl=0>



CONTACT INFORMATION

- NC PHA contact information:
https://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts/nc
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