

Affordable Housing Partnerships

National Coalition for Homeless Veterans

Housing Institute

May 29, 2019

Agenda

- Introductions
- Opportunities for Affordable Housing Partnerships
- Community Partner Presentations on Best Practices/Innovations
- Dialogue/Questions

Opportunities for Affordable Housing Presentation

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Potential Focus Engagement Areas

- Public Housing Authorities
- State Housing Finance Agency
- HUD Multi-Family Homeless Preference
- Other Housing Strategies

PHA Engagement Opportunities

- Section 8 Housing Choice Voucher Program
- Homeless or Veterans Preference or Set-Aside
- Reasonable Accommodation Policy to Reduce Barrier to Apply/Access Housing
- “Move On” strategy to convert CoC supported PSH tenants to Section 8 vouchers in order to effectively target CoC funding
- For more information on PHA strategies go to:
 - HUD PIH Notice 2013-15, Individual and Family Homelessness:
 - <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2013-15.pdf>
 - CSH’s Public Housing Authority (PHA) Toolkit:
<https://www.csh.org/phatoolkit/>
 - TAC’s Section 8 Made Simple – Special Edition:
<http://www.tacinc.org/knowledge-resources/publications/e-books/section-8-made-simple/>

PHA Engagement Opportunities

- Section 8 Project Based Vouchers
- Many PHAs have utilized the PBV option to support integrated PSH in their community
- Housing Opportunities Through Modernization Act of 2016 (HOTMA) allows PHAs to commit up to 30% of vouchers to project-based assistance as long as the additional 10% goes to support housing serving the homeless, veterans or people with disabilities.
- See HOTMA's PBV guidance (PIH Notice 2017-21):
<http://nlihc.org/article/hud-provides-guidance-implementing-hotma-project-based-voucher-provisions>
- Two types of Section 8 PBV
 - “existing” housing (no rehabilitation required)
 - linked to new construction/rehabilitation
- After one year in a PBV unit, tenant can request a tenant based voucher and move (portability feature).
- No more than 25% of units in a building may receive PBV except for units targeted to the elderly, disabled or families receiving supportive services.

PHA Engagement Opportunities

- Mainstream/Non Elderly Disabled Vouchers – FY17/18 Funding
- \$100 million Available to PHAs
 - \$13 million - FY17 Funds
 - \$87 million of \$385 million - FY 18 Fund
- First new Mainstream/NED vouchers since 2011
- Nearly \$300 million remaining from FY 18 funds for future NOFAs
- It is expected that HUD will release at least two additional NOFAs
- HUD Awards released awards on Sept. 4, 2018 from the first competition
- For additional support and information to engage your PHA on this funding opportunity go to: <http://www.tacinc.org/knowledge-resources/2017-mainstream-voucher-nofa-resource-page/>

State HFA Engagement Opportunities

- Low Income Housing Tax Credit Program (LIHTC)
- Understand your Qualified Allocation Plan (QAP)
 - Homeless or Special Needs Set-asides
 - Extremely Low Income (ELI) Targeted Units at or below 30% of Area Median Income (AMI)
 - Permanent Supportive Housing Development or Set-asides
- Integrate funding from the National Housing Trust Fund to create ELI targeted affordable rental units
- Understanding your existing LIHTC financed portfolio
 - Where are the units located?
 - What is the range of affordability and Bedroom types at each location?
 - What is the mix of ELI units in the property – 20% or 30% AMI rents
 - Section 8 PBV supported units
 - % of 1BR units
 - What is the properties tenant selection plan? Understanding the process to apply and the wait list procedures

State HFA Engagement Opportunities

- Section 811 Project-Based Rental Assistance (Section 811 PRA)
- State Housing Agency policies create PRA units (i.e. using Low Income Housing Tax Credits (LIHTC), bond financing, existing housing, etc.)
- PRA tenants offered voluntary long-term care services (Medicaid and state-financed)
- States create referral and tracking system to link individuals in the PRA target population to PRA units and services offered by state Medicaid/HHS agency
- Services must include housing support/retention
- Section 811 PRA Resources
- FY 12 NOFA: 13 State awards and FY 13 NOFA: 25 State awards
- FY 18 Federal Budget included additional Section 811 PRA.
- HUD Exchange Link: <https://www.hudexchange.info/programs/811-pra/>

State HFA Engagement Opportunities

- State Funded Affordable Housing/PSH Initiatives
- Many HFAs have incorporated state capital and operating/rental funding resources to create permanent supportive housing
- State Housing Trust Funds
 - Often support PSH, special needs or ELI targeting
 - Funded by various mechanisms including a proportion of real estate transfer fees etc.
- Successful models include:
 - North Carolina's Targeting/Key Program
 - Pennsylvania's 20% AMI units supported by a Rent Subsidy Reserve
 - Maryland and Illinois using Private Philanthropy to support integrated PSH
 - Other States with significant state supported PSH include NJ, MN, and CA

HUD Multi-Family Engagement Opportunity

What is HUD Multifamily Housing?

- Privately-owned housing that receives HUD rental subsidy or mortgage insurance
- Prospective renters apply to each property separately
- Affordable and market-rate housing units for individuals, families, elders, and people with disabilities.
- It is not public housing or mobile housing vouchers

HUD Multi-Family Engagement Opportunity

- What is the Homeless Preference? HUD Multifamily Notice 2013-21
- What is the HUD Notice?



Approval of an optional owner-adopted **admissions preference** for households experiencing homelessness (per property)



Allowance to include a preference in tenant selection, allowing these households a **first shot at vacant units**.

Link to Notice

<http://portal.hud.gov/hudportal/documents/huddoc?id=13-21hsgn.pdf>

HUD Multi-Family Engagement Opportunity

Voluntary Preference for Owners

- Voluntary for Owners to Participate
- Owners may choose the definition of homelessness
- Common Concerns from Owners
 - Do the households come with supportive services?
 - Who do I call if there is a problem during the application process?
 - How fast will I get qualified referrals for my vacant units?
 - Who do I call if there are tenancy issues?
 - How will households pay for move-in costs?
- CoCs and Service Providers can help to address many of these concerns

Populations to Target

- Homeless
- Veterans
- Elderly (62+)



Successful Housing Partnerships

- Use “Bridge subsidy” to systematically link to PHAs willing to adopt a preference in their Section 8 HCV program
- Create “Master leasing” units with HUD CoC leasing assistance or State/Local housing resources
- Target HOME or HOPWA tenant based rental assistance to chronic homeless initiatives

Community Partner Presentations

- Tori Lyon, Executive Director, Jericho Project, NYC
- Jesse Vazzano, Nation Director, HUD VASH
- Michael Raposa, Executive Director, St. Vincent de Paul, Tampa/Pinellas County area

Community Partner Presentations

Dialogue/Questions