

# **HOMELESS CONTINUUM OF CARE SYSTEMS: WORKING WITH PUBLIC HOUSING AUTHORITIES**

Sponsored by the State of Florida  
Department of Economic Opportunity



# PRESENTERS

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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](http://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.

<https://www.hudexchange.info/resources/documents/CoC-PHA-Crosswalk-Report.pdf>



# RESOURCES AND GUIDANCE

- Notice PIH 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>
- USICH, “CoC and PHA Collaboration: Strategies for CoCs to Start the Partnership Conversation”  
<https://www.hudexchange.info/resources/documents/CoC-and-PHA-Collaboration-Strategies-for-CoCs-to-Start-the-Partnership-Conversation.pdf>
- Additional resources at:  
[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/homelessness](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/homelessness)





# 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



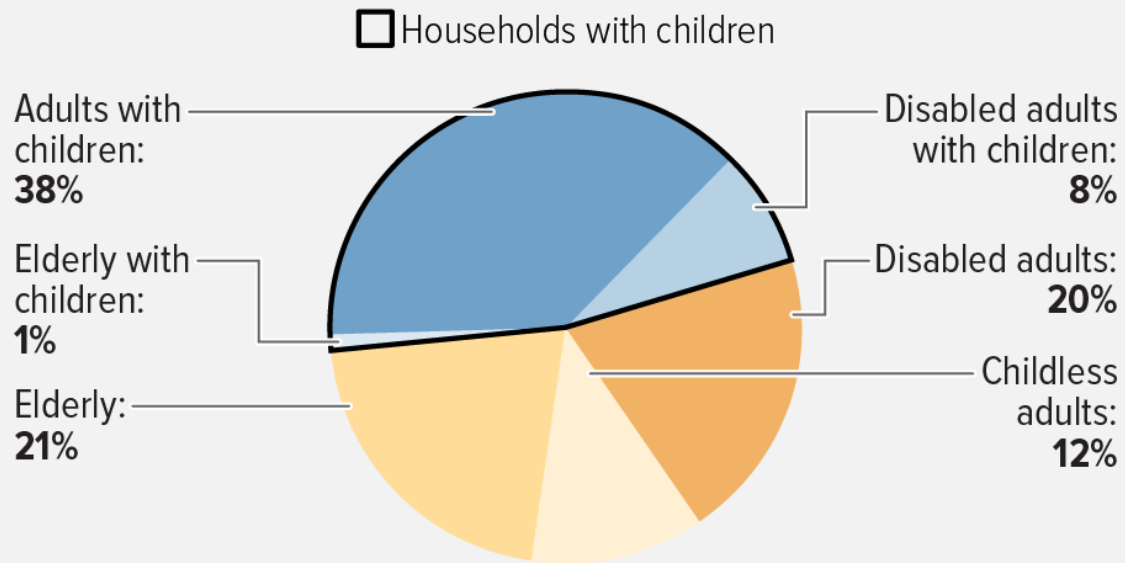
# STATISTICS

- 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



# STATISTICS

## Who Is Helped by Housing Choice Vouchers?



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



# 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](mailto:pourciau@flhousing.org)

A list of upcoming webinars, workshops, and trainings is available online at [www.flhousing.org](http://www.flhousing.org)

