Affordable Housing Resources and Partnerships

2018 Rapid Rehousing Institute

Key Learning Objectives

- Develop an understanding on how to develop/sustain partnerships with the primary players in the mainstream affordable housing system – Public Housing Authorities (PHAs), State Housing Finance Agencies (HFAs), and Owners of existing affordable rental housing financed by HUD programs.
- Develop an understanding of Affordable Housing Resources in your State and Community
- Use publically available housing portals to conduct research on affordable housing projects and resources located in your community.

Agenda

- Best Practices and Innovations from the Field - Affordable Housing Partnerships Panel (75 minutes)
  - Opportunities for Affordable Housing Partnerships
  - Community Partner Presentations
  - Dialogue/Questions
- Affordable Housing Resources Session (45 minutes)
  - Presentation of Affordable Housing Resources (5 min)
  - Small Group Session (25 min/5 min report out)

Best Practices and Innovations from the Field - Affordable Housing Partnerships Panel

Agenda

- Opportunities for Affordable Housing Partnerships
- Community Partner Presentations
- Dialogue/Questions

Opportunities for Affordable Housing Presentation

James M. Yates
Technical Assistance Collaborative

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 for future NOFAs
- Minimum award $75,000; maximum award $5 million
- HUD Awards released on Sept. 4, 2018 for 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

Community Partner Presentations

Dialogue/Questions

Affordable Housing Resources: Overview of Key Affordable Housing Resources in Your Community

James M. Yates
Technical Assistance Collaborative (TAC)

Agenda

- **Understanding Affordable Housing Resources in Your Community**
- **Introduction of Housing Navigator Tool**
- **Small Group Session – Navigate Your Community's Housing Resources**

Categories of Existing Affordable Housing

- Set-asides for Homeless
- Mainstream Subsidized
- Special Population
- Set-asides for Veterans

Set-aside for Homeless

HUD CoC Supportive Housing (tenant-based)

- Your CoC's Housing Inventory Chart

HUD CoC Supportive Housing Programs (project/sponsor-based)

- Your CoC's Housing Inventory Chart

State Housing Assistance for Homeless in *(Some)* States

- State Housing Assistance List

Preferences for Homeless in Mainstream Housing

- Ask local Homelessness Advocacy Organization

Section 811 Project-based Rental Assistance (Section 811 PRA) – 27 states

Mainstream Subsidized

Local Housing Authority (LHA) Public Housing

- Multi-family Units (Sect 8) Housing Choice Vouchers Elderly/Disabled Units

Low Income Housing Tax Credit (LIHTC) Properties

- The Housing Finance Agency in Your State

State Funded Housing Assistance (*in Some States*)

- Directory of State Funded Housing Assistance

HOME Program Funded Properties

- Your City and County Housing Portfolio

Local Housing Trusts Funds in *(Some)* Cities

- Your City Department of Housing and Community Development

Special Population

Local Housing Authority (LHA) Public Housing

- Elderly/Disabled Units

Local Housing Authority (LHA) Specialized Vouchers

- Non-elderly Disabled (NED) Family Unification Program (FUP)

Section 202 Supportive Housing for Elderly

- Local 202 Sites

(Legacy) 811 Supportive Housing for Persons with Disabilities

- Local 811 Sites

State Funded Special Population Housing

- Depart of Mental Health Dept of Elder Affairs Depart of Rehabilitation

Set-asides for Veterans

Veterans Administration Supportive Housing (VASH)

- Local VA Medical Center VASH

Preferences for Vets in (*Some*) Mainstream Housing

- Public Housing State Funded Housing Assistance HUD Funded Multi-family

Preferences for Vets in *(Some)* Homeless Set-asides

- CoC Program Housing

State Veterans' Homes *(When not GPD)*

- State's Office of Veteran Affairs

VA Enhanced Use Lease

- VA List of Sites – Often PSH properties

Affordable Housing Can Get Complicated

- Housing Resources can be layered in one projects

  e.g. A PHA may be an owner of a LIHTC financed property
- What do you have to offer an Owner?
  - Move-in Assistance
  - Housing Contingency
  - Connection with Services and Tenancy Supports
- Don’t Overcomplicate Your Discussions
  - Focus on how you can benefit your Housing Partner in specific ways

Find the “Housing Navigator Tool ”

Practice Area 3

Navigating Community Resources: Affordable Housing Solutions for SSVF

Private, Market Rate

Housing Category	Access Points
Single Room Occupancy Units (SROs) Efficiency Units	Search Craigs List. Search Zillow. Search Apartment Guide. Search For Rent. Search Apartment Selector. Search Realtor.
1+Bedroom Units	Search online via classifieds of your local news outlets. Search classifieds in your local print media.
Property owners candidates to become your “SSVF Champions”	Use your local contacts and word of mouth. Inquire with your local Veteran Service Organizations.
Large property owners and management companies	Use your local contacts and real estate brokers.
Property owners eager to work with public programs	Search for owners on Go Section 8.
Units in lower cost regional housing markets	Compare price points by regions with Rent-o-Meter. Compare costs by region with local Fair Market Rents.
Shared Living/ Roommate Arrangements	Search Craigs List. Use local clearinghouses for roommate matching.
Family of Origin	Work with participant household.

Homeless Set-aside

Housing Category	Access Points
Local CoC Inventory of Housing	Search for your Local CoC Housing Inventories. Search for your Local CoC Contacts.
New 811 Demonstration Rental Assistance	Find out if you are in one of the 14 states awarded 811 PRA Demonstration Awards.
Homeless Preferences (in mainstream subsidized)	Inquire directly at your Local Housing Authorities and other mainstream affordable housing. Research locally via your state homeless advocacy organization.

Veteran Set-aside

Housing Category	Access Points
HUD VA Supportive Housing (VASH)	Find your HUD VASH Sites.
Veteran Preferences (in mainstream subsidized or CoC housing)	Explore local availability via See the Impact of the 100,000 Homes Campaign.
State Veterans Homes	Research via your home state’s Veteran Affairs Office.
VA Enhanced Use Lease Program	Explore the Enhanced Use Lease Projects List

Mainstream Subsidized

Housing Category	Access Points
Mainstream Housing	Search on Social Serve. Use the Low Rent Apartment Search. Search the Mapping Tool of the National Housing Preservation Database Search via your state’s online locator for affordable housing (if such exists).
Low Income Housing Tax Credit properties	Request a unit directory by contacting your home state’s Housing Finance Agency Directory.
Public Housing (LHAs)	Research ALL of your state’s Local Housing Authorities. Explore actual Unit Inventories of Local Housing Authorities.
Low Income Housing Trust Funds	Explore if your city has a trust fund and its purpose/ target population.
State Tax Dollar Funded Housing Assistance	Research your State Funded Housing Assistance Programs.
HOME funded housing	Research grantees in your region via HOME Program Portal.

Special Population

Housing Category	Access Points
LHA elderly and disabled units in public housing	Research your local LHA Inventory of Units for Elderly/Disabled.
Specialized vouchers for targeted subgroups	Explore availability in your region using this Database on LHA Managed Vouchers for People with Disabilities.
202 Supportive Housing for Elderly	Search for your local properties on the HUD Multi-family List of Units for Elderly and Disabled. Use the Low Rent Apartment Search.
811 Supportive Housing for Persons with Disabilities	
Housing Opportunities for Persons with AIDS (HOPWA)	Research grantees in your location via the HOPWA Portal.
State tax dollar funded housing for special populations	Research locally via your advocacy organizations for persons with disabilities.

Create a Map of Your Communities Resources

My Community

Homeless Set-Aside Housing	Veteran Set-Aside Housing

Mainstream Subsidized Housing	Special Populations Housing

Categories of Existing Affordable Housing

Small Group Session