

Outreach to Public Housing Authorities (PHAs) Applying for 2017 Mainstream Voucher Program

Technical Assistance Collaborative (TAC) and
National Association of Housing and Redevelopment
Officials (NAHRO)

May 1, 2018

Housekeeping

- All lines will be muted
- Please do not put your line on hold
- To participate in a polling question, exit out of “full screen” mode
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Disclaimer

- We are not from HUD nor are we representatives of HUD.
- HUD has not endorsed or reviewed this presentation.
- The goal of this presentation is to encourage successful applications to the 2017 Mainstream Voucher notice of funding availability (NOFA).
- The presentation is in no way a substitute for a careful review of the NOFA itself.
- https://www.hud.gov/program_offices/public_indian_housing/programs/hcv

Agenda

- Introductions — Lisa Sloane, TAC and Tushar Gurjal, NAHRO
- Mainstream Voucher NOFA Overview
- Getting Started: Four Steps
 - Identifying Target Population
 - Identifying Partners
 - Deciding How Many Vouchers
 - Mapping Roles and Responsibilities
- Lanita Hillen, Housing Commission of Anne Arundel County, MD
- Steve Berg, National Alliance to End Homelessness
- TJ Sutcliffe, Consortium for Citizens with Disabilities Housing Task Force/The Arc
- Questions and Resources

Technical Assistance Collaborative (TAC)

A national nonprofit organization based in Boston, Massachusetts, TAC advances **proven solutions** to the housing and community support services needs of **low-income people with disabilities** and people who are **experiencing or at risk of homelessness**.

TAC Focus Areas

- Adult, Youth, & Family Homelessness
- Housing First
- Permanent Supportive Housing
- Rapid Re-Housing
- Affordable Housing
- Community Integration
- Mental Health & Substance Use
- Medicaid
- Children & Transition-Age Youth
- Health Care Integration
- Housing & Supportive Services for Veterans

TAC Services

- Strategic Planning
- Policy & Systems Design
- Financing & Reimbursement Optimization
- Program Development
- Evaluation & Quality Improvement
- Customized Technical Assistance & Training

National Association of Housing and Redevelopment Officials (NAHRO)

- Formed in 1933.
- We represent over 20,000 housing and community development individuals and groups and represent the following:
 - 970,000 public housing units;
 - 1.7 million housing choice vouchers; and
 - Over \$1.5 billion in CDBG and HOME program funding.
- NAHRO is unique in our ability to represent PHAs, local redevelopment agencies, and other HUD grantees of all sizes and geography.



Overview of 2017 Mainstream Voucher Program NOFA

Available Funding

- \$100 million
 - \$13 million — FY 17 Funds
 - \$87 million of \$385 million — FY 18 Funds
- Nearly \$300 million remaining from FY 18 for future NOFAs
- Minimum award \$75,000; maximum award \$5 million
- HUD expects to make 40 awards
- **June 18 application deadline!**

Who Can Apply for these Funds?

- See FAQs
https://www.hud.gov/sites/dfiles/PIH/documents/MainstreamVoucherNOFAFAQs_updated.pdf
- Only **PHAs** that administer housing choice voucher (HCV) assistance and **nonprofits** that already administer HCV mainstream assistance are eligible to apply.
- Indian Housing Authorities are not eligible to apply.

Who is eligible for the vouchers?

- ***Eligible household:*** A household composed of one or more non-elderly persons with disabilities, which may include additional household members who are not non-elderly persons with disabilities. A household whose sole member is an emancipated minor is not an eligible household.
- ***Non-elderly person with disabilities (for purposes of determining eligibility):*** A person 18 years of age or older and less than 62 years of age, and who:
 - (i) Has a disability, as defined in 42 U.S.C. 423;
 - (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
 - (A) Is expected to be of long-continued and indefinite duration;
 - (B) Substantially impedes his or her ability to live independently, and
 - (C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
 - (iii) Has a developmental disability as defined in 42 U.S.C. 6001.

HUD Partnership, Goals and Target Populations

- HUD partnered with the Department of Health and Human Services to design this NOFA with representatives from the Center for Medicaid and CHIP Services (CMCS), the Administration for Community Living (ACL), and the Assistant Secretary for Planning and Evaluation (ASPE).
- Helps further the goals of the Americans with Disabilities Act (ADA) by helping persons with disabilities live in the most integrated setting.
- Encourages partnerships with health and human service agencies with a demonstrated capacity to coordinate voluntary services and supports to enable individuals to live independently in the community.
- Incentivizes PHAs to assist non-elderly persons with disabilities who are:
 - **Transitioning out of an institution or other segregated setting,**
 - **At serious risk of institutionalization,**
 - **Homeless, or**
 - **At risk of becoming homeless**

Competitive NOFA

Scoring Criteria – 100 points

- Capacity and Experience: Up to 60 points
 - PHA Capacity and Demonstrated Commitment to Provide Housing for Persons with Disabilities (Up to 25 points)
 - Partner Agency Capacity (Up to 15 points)
 - Geographic Jurisdiction (Up to 10 points)
 - Admission Preference for target populations (10 points)
- Leveraging Resources: 30 points
- Achieving Results and Program Evaluation: Up to 10 points

ASPE Evaluation– Conclusions and Lessons Learned

- Rating criteria are largely based on findings from a study on the Non-Elderly Disabled Category 2 Voucher Program (NED 2)
<https://aspe.hhs.gov/system/files/pdf/76986/Cat2Housing.pdf>.

Study Conclusions:

- Ensure good communication and strong partnerships between PHA and service partners.
- PHA assign dedicated program staff to track and monitor program.
- Service partner assign staff with housing knowledge.
- Relax rules governing voucher portability.

Capacity and Experience

PHA Capacity and Demonstrated Commitment to Provide Housing for Persons with Disabilities (Up to 25 points)

- Up to 10 points for each: Section 811 PRA, NED2 Vouchers, or similar
- Up to 5 points for each: System to track/monitor referrals
- Up to 5 points for each: Leveraged resources for home modifications, rent deposit, move in costs, furniture
- Up to 3 points each: Incentives for accessible housing
- Up to 3 points each: Partner with accessible housing registry, housing search for accessible units
- Up to 5 points each: Other similar experience

Capacity and Experience

Partner Agency Capacity (Up to 15 points)

- Up to 5 points each: Securing accommodations
- Up to 5 points each: Transitioning people from institutions to community
- Up to 5 points: Coordinating voluntary services
- Up to 5 points: Other similar assistance

Capacity and Experience

Geographic Jurisdiction (Up to 10 points)

- 10 points: Portability allowed prior to leasing; or
- 10 points: Statewide program; or
- 5 points: Consortium, cooperative agreement, or other

Capacity and Experience

Admission Preference for Target Populations (10 points)

- PHA/nonprofit will provide a certification statement agreeing to grant a preference in their administrative plan for persons with disabilities who are transitioning out of institutions and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.
- Update to administrative plan must be completed within one calendar year of award date.

Leveraging Resources (30 points)

- 10 points: Coordinating outreach and referral
- 10 points: Craining and coordination of program implementation
- 4 points: Housing search assistance
- 3 points: Move-in assistance
- 3 points: Referring, coordinating or providing Home and Community Based Services

Achieving Results and Program Evaluation (Up to 10 points)

- 5 points: Detailed program evaluation plan provided
- 10 points: Detailed program evaluation provided and centralized tracking will be used by PHA and partners

Four Steps: Getting Started

Step One: Determine Target Population(s)

- Is your state or local system seeking to have people with disabilities live in more integrated community-based settings?
- Is your state helping people with disabilities move into the community as part of a Transition Plan related to Home and Community Based Services?
- Is your state administering the Money Follows the Person Program? Are there people with disabilities living in nursing homes who want to move back to their community?
- Are there local service providers in your area seeking affordable housing for people with disabilities who may be living in institutional or other segregated settings or who are homeless?
- Are there state or county waiting lists for community-based housing and services for people with mental illness, developmental or other disabilities? People being newly served off these waiting lists – such as, a person with a disability living with an aging parent who dies – may be “at risk” of institutionalization.

One: Determine Target Population(s)

- Does your community have a chronically homeless population?
- Does your community have another homeless population of people with disabilities?
- Does your community have a state or local plan to end homelessness?
- What does your consolidated plan say about the need for housing for people with disabilities who are homeless, at risk of homelessness, institutionalized, or at risk of institutionalization?

Step Two: Identify Your Partners

- What state and local organizations provide advocacy and support services to your target population(s)?
- What state and local organizations engage in the specific types of activities necessary for individuals to succeed such as outreach, housing search, funding for security deposits, and ongoing supports?
- Do you already partner with these organizations on Mainstream, NED, or other programs? For example, is the PHA a member of the Continuum of Care (CoC)?

Step Two: Identify Potential State and County Partners

- ✓ State or county mental health agency
 - ✓ State or county intellectual/developmental disabilities agency
 - ✓ State Medicaid agency
 - ✓ State Interagency Council on Homelessness
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- **Partial list;** full list available at <http://www.tacinc.org/knowledge-resources/mainstream-vouchers-nofa-2018/>

Step Two: Identify Potential Local Partners through National Orgs

- ✓ Aging and Disability Resource Centers
 - ✓ American Council of the Blind
 - ✓ The Arc
 - ✓ Brain Injury Association
 - ✓ Centers for Independent Living
 - ✓ Continuums of Care
 - ✓ Health Care for the Homeless
 - ✓ National Alliance on Mental Illness
 - ✓ National Association of the Deaf
 - ✓ National Multiple Sclerosis Society
 - ✓ United Spinal Association
- **Partial list**; full list and links available at <http://www.tacinc.org/knowledge-resources/mainstream-vouchers-nofa-2018/>

Step Three: Determine How Many Vouchers to Request

- There is likely to be a high level of need in your community
- It may be challenging to meet this need:
 - Amount of services/supports available for new tenants
 - Rental market, vacancy rate
 - HUD wants PHA to lease up 80% of units within one year
 - Staffing
- “Right size” your request
 - There will be additional NOFAs

Step Four: Map Out Important Activities with Your Partner(s)

- **Outreach** — Who will be identifying persons in the target population(s)?
- **Tracking referral and leasing** — How will you make midcourse corrections if needed? How will you know a correction is needed?
- **Housing search** — How will housing search be made available to participants? How will accessible units be identified or nonaccessible units be made accessible?
- **Move-in** — Who will provide funds for move-in such as security deposit, furniture, move-in costs? Who will assist with the actual move-in?
- **Reasonable accommodations** — Who will assist the tenant in making requests?
- **Supports** — How will voluntary services be made available to tenants? How will partners help tenants to sustain tenancies? How will partners assist if tenant is not complying with lease requirements?
- **Portability** — How will partners help a participant to port their voucher and identify services/supports in their new locale?

Step Four: Map Out Important Activities with Your Partner(s)

- How will you sustain your partnership with state and county partners? Regular meetings? Single point of contact for each partner?
- Will you hold regular meetings with services providers to address any issues or concerns?

Lanita Hillen
Director of Housing Services
Housing Commission of Anne Arundel County, MD

Mainstream NOFA Resources

- **HUD Mainstream NOFA Website**

- https://www.hud.gov/program_offices/public_indian_housing/programs/hcv

- **TAC Mainstream NOFA**

- <http://www.tacinc.org/knowledge-resources/mainstream-vouchers-nofa-2018/>

Questions and Resources

Steve Berg, Vice President for Programs and Policies National Alliance to End Homelessness

**T.J. Sutcliffe, Senior Director of Income and Housing
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