Move-Up:
A Strategy for PHAs and COCs

November 15, 2013
Background: Opening Doors

- *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*
  - End chronic and veterans homelessness by 2015
  - End family and youth homelessness by 2020
- Continuums of Care (CoC) are the primary drivers of addressing homelessness and implementing strategies to meet goals.
- Public Housing Agencies (PHAs) can also be valuable partners.
On June 10, 2013 HUD published Notice PIH 2013-15 “Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher Programs.”

The Notice explains that one way PHAs can help to end homelessness is to have a preference for individuals and families transitioning, or “moving up” from Permanent Supportive Housing (PSH) units.
Background: Permanent Supportive Housing (PSH)

- PSH is housing provided in conjunction with supportive services for homeless persons with disabilities
- PSH is the ideal intervention for:
  - Persons experiencing chronic homelessness;
  - Persons with many barriers or most at risk to become chronically homeless
- HUD-funded PSH is limited to persons coming from the streets and shelter
- There are no time limits for length of stay in PSH.
1. CoC identifies households in PSH that may be ready to move up.

2. As households volunteer, CoC makes referrals to PHA.

3. PHA has preference in place for households moving up from PSH.

4. PHA processes and places eligible households.

5. CoC fills units made vacant with chronically homeless persons.
Move Up Strategy: CoC Identifies and Refers Applicants

- CoC works with PSH providers to identify participants appropriate to move up.
  - Persons who have been in PSH for a period of time and no longer need the supportive services
  - Have demonstrated the ability to live stably and maintain housing
  - Will meet PHA screening criteria
  - Must be voluntary
- CoC makes referral to PHA
Move Up Strategy: PHA has Preference

- PHAs can create a preference for households who are moving on from supportive housing.

- Preference can be:
  - General or limited
  - For referrals from one or more PSH organizations or their CoC
  - Housing Choice Vouchers, public housing, and/or project-based voucher units
Move Up Strategy: PHA has Preference

• Technical Notes:
  ▫ MTW status is not required
  ▫ Can use data from PIT counts, community plan to end homelessness, consolidated plan, etc.
  ▫ Can open waiting list just for those who qualify for preference
Move Up Strategy:
PHA Processes and Places Referrals

- The PHA may rely on CoC or PSH provider to verify that applicant qualifies for the preference.

- Individuals or families moving out of PSH are not reported as homeless on the Form HUD 50058.

- PHAs may wish to modify screening criteria or consider mitigating circumstances.

- CoC or PSH provider may provide on-going case management.
Move Up Strategy: CoC Fills Units with Chronically Homeless

As units become vacant through this strategy, PSH providers and CoCs should be prioritizing chronically homeless persons for placement even if units are not dedicated exclusively for use by this population.
Housing Authority of the City of Los Angeles

Move-up Strategy
Agency Overview

Conventional Public Housing
• 6,528 units
• Serving about 22,000 residents

Section 8
• 47,622 vouchers allocated
• Serving about 115,000 participant family members

Asset Management
• Operating 2,491 units in a 93 property portfolio
Special Programs

- Shelter Plus Care: 2,724 allocated units
- HOPWA: 234 allocated units
- Mod Rehab (& Mod SRO): 1,370 allocated units
- New Construction: 1,897
- VASH: 2,520
- Section 8 Homeless Program: 4,111
- Tenant-Based Supportive Housing 600
- Project Based Voucher PSH: 2,732
Move-up Initiative

• Created the Move-up program in 2011 with a new preference in the Section 8 Admin Plan.

• Provides a regular Housing Choice Voucher for individuals ready to move on from Shelter Plus Care, a permanent supportive housing program.

• Targets scarce supportive housing resources better and provides for tenant mobility.
Goals

• Community priority to serve chronically homeless people who are assessed as vulnerable.

• Wanted to free up housing slots with intensive services when possible.

• Doing so also freed up the service match obligation for those who were no longer in need of that level of support.
Admin Plan

• The Admissions Preference in our Section 8 Administrative Plan requires:
  ▫ Voluntary tenant participation
  ▫ S+C residency for at least 2 years
  ▫ Tenant in good standing with PHA & landlord
  ▫ Referral from the service provider—client is ready, has been compliant with their plan and no longer needs a high level of services
Additional Program Guidelines

• S+C Service Providers commit to housing search assistance, community linkage and connection to/provision of future supportive services for participants who move with vouchers.
Lessons learned

• Sponsors/Landlords of permanent supportive housing and affordable housing have different tolerances. People need to be really ready.

• Some people moving out of sponsor-based or project-based permanent supportive housing need support when they transition to a voucher because they’re accustomed to having access to services right in their building.

• Move-in costs can be a barrier for S+C clients to utilize their voucher.
Lessons learned

• Not all S+C clients meet the HCVP criteria.

• Units ideally have to have access to community amenities, transportation, etc.

• This is not a linear up-and-out process. Relapses or episodes sometimes occur, requiring supportive services.

• Clients sometimes need help to transition and sometimes also need help once they are in their new housing – plan for those needs from the beginning.
Benefits

- We have helped **300 people** move onto a higher level of self-sufficiency.

- We’ve created good will in our community by helping to meet local priorities.

- We have helped S+C sponsors meet their supportive service matching requirements.

- We are contributing to ending homelessness by prioritizing resources where they are most needed.
Thank you

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“Move-Up” More Resources

PIH Notice 2013-15:

CSH PHA Toolkit on Ending Homelessness
csh.org/pha

OneCPD Ask a Question (AAQ) https://www.onecpd.info/ask-a-question/