



Moving On for PHAs and other Housing Operators

March 18, 2021



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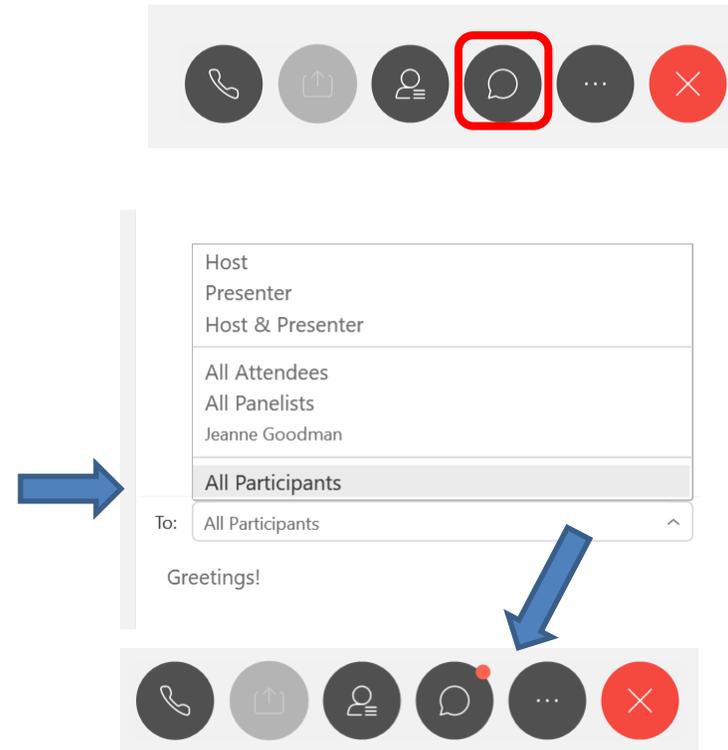
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Welcome

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Moving On Training Series Overview

This series of seven trainings will introduce participants to the tools and resources they need to develop and implement Moving On strategies and programs, which help tenants who wish to move on from PSH. Although anyone may attend any of the seven sessions, the following four are the are most relevant for PHA leaders and staff:

- Introduction to Moving On: 3/3/21, 2:00 PM EST (recording available)
- **Moving On for PHAs: 3/18/21, 2:00 EDT (today's session)**
- Moving On Assessment Processes: 3/31/21, 2:00 PM EDT
- Moving On Outcomes Tracking and Evaluations: 5/12/21, 2:00 PM EDT

Panelists/Resource Advisors

- **Jeremy Nichols** – CSH
- **Deirdre Bolden** – CSH
- **Lindsey Bishop Gilmore** – CSH
- **Nyssa LeBeau**, Acting Deputy Director, Housing Authority of New Orleans

Agenda

- Moving On Training Series Overview
- Background
- The Role of PHAs and Housing Operators in Moving On Initiatives
- Building and Formalizing Partnerships with Key Stakeholders for Moving On
- PHA Spotlight
- Q&A
- Resources

Background: Moving On Basics



Definitions

Continuum of Care (CoC)	A local planning body responsible for coordinating the full range of homelessness services in a geographic area, which may cover a city, county, metropolitan area, or an entire state.
Moving On	A program that assists tenants who are ready and wish to leave PSH by connecting them with affordable housing, financial assistance, and transition supports (services to help tenants prepare for, navigate, and adjust to their transition out of PSH).
Housing Opportunities for Persons with AIDS (HOPWA)	A Federal program that provides housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.
Racial Equity	The condition that would be achieved if racial and ethnic identity no longer statistically predicted outcomes, such as rates of homelessness, health outcomes, life expectancy, justice involvement, etc.

Permanent Supportive Housing

Permanent Supportive Housing (PSH) is housing (site-based or tenant-based) without a designated length of stay that is paired with supportive services to assist individuals or families experiencing homelessness achieve housing stability. PSH requires that at least one member of the household has a disability.

- PSH is not a shelter or transitional housing program – tenants have a lease in their name and typically pay 30% of their income towards rent.
- PSH may be site-based (congregate) or tenant-based (scattered-site) and operating and services expenses can be covered by a variety of sources, including (but limited to) the CoC program, HOPWA, and state and local funds.

Moving On Basics

- The primary goals of Moving On are:
 - To support independence and choice for those who are ready and want to move on from PSH
 - To free up space in PSH for people experiencing homelessness who would benefit from intensive, long-term services and rental support.
- Moving On Initiatives typically include affordable housing, transition supports, and flexible funds.
- Moving On supports a community's efforts to end homelessness, because the PSH unit vacated through Moving On can be used to house someone currently experiencing homelessness.

Audience Question

- Poll: Does the PHA or housing organization you work for currently have a preference for people experiencing homelessness or moving on from PSH?
 - Yes, Homeless preference only
 - Yes, Moving On preference only
 - Yes, both homeless and Moving On preferences
 - No homeless or Moving On preferences
 - I'm not sure
 - I don't work for a housing organization

Racial Inequities in Homelessness

- Structural racism (the systemic, social, institutional, ideological, and other forces that create and reinforce inequitable outcomes for people of different racial and ethnic groups) has driven deep inequities in homelessness:

	Total Population	People below the federal poverty line	People experiencing homelessness	People in PSH
Black or African American People	13.4%	19%	40%	40%

*US Census Bureau, [Population estimates, July 1, 2019 \(V2019\)](#); US Census Bureau, [Income and Poverty in the United States: 2019](#); HUD, [2019 AHAR Part 1](#); HUD, [2018 AHAR Part 2](#)

- These forces also create additional barriers for Black people, Indigenous people, and other people of color who would like to move on from supportive housing.

Factors that Contribute to Racial Inequities

Factors contribute to these inequities and barriers:

- Economic and income inequity
- Housing discrimination
- Employment discrimination
- Inequity in criminal justice systems
- Inequity in rates of housing evictions
- Health inequities

How Housing Operators Can Advance Racial Equity

Closely consider your admissions policies.

- PHA eligibility and admissions criteria that discriminate against people with justice histories can advance racial inequity. PHAs should consider implementing only those requirements that are mandated by statute. For more information:
 - [Notice PIH 2015-19: Guidance for Public Housing Agencies \(PHAs\) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions](#)
 - [FAQs: Excluding the Use of Arrest Records in Housing Decisions](#)
- Landlord policies that discriminate against people with previous evictions and people utilizing HCVs disproportionately impact people of color, and should be eliminated or revised.

The Role of PHAs and Housing Operators in Moving On Initiatives



Housing Operators and Moving On

- PHAs play a fundamental role in Moving On, providing access to Housing Choice Vouchers and Public Housing for PSH tenants that want to move on.
- Multifamily building operators also provide access to critical affordable housing options. Multifamily properties can also ensure access to specialized site-based housing that might be appropriate for certain tenants.
- Affordable housing operators provide access to units that may be ideal for tenants within certain income bands – for example, a tenant with an income of 50 or 60% Area Median Income (AMI) may not be able to access an HCV, but would be an ideal fit for a subsidized unit in a LIHTC building.

Moving On Alignment with PHA Goals

- Moving On programs employ screening processes to ensure that they only refer **stable tenants** with a history of paying rent and utilities on time
- Moving On providers can help tenants with applications and producing needed documentation, including for income determination, **reducing administrative burden** for PHA staff related to incomplete applications
- Transition and aftercare services provided help to promote tenant stability and timely recertification

Moving On Alignment with PHA Goals – Continued

- **Expediting lease up for HCVs.** Tenants that transition in place lease up very quickly, and tenants looking for a new unit benefit from housing navigation and other supports that can help them secure housing more quickly than unassisted voucher holders. In addition, providers can help work with landlords to make sure they complete required paperwork, schedule inspections, and address any issues that come up.
- **Expediting lease up for public housing units.** Moving On programs can refer tenants and help them complete all required applications to help PHAs quickly fill vacant public housing units.

PHA Housing Preferences

*“A PHA may also have a preference for individuals and families transitioning, or “moving up,” from Permanent Supportive Housing (PSH) units. These are persons that were previously homeless prior to entry into the PSH program but who no longer need that level of supportive services. While these persons would not be considered homeless for reporting purposes on the Form HUD 50058, **creating such a “move up” preference will contribute significantly to the community’s overall efforts to end homelessness by freeing up units for currently homeless families and individuals with disabilities who need housing combined with services.**”*

- [Notice PIH 2013-15 \(HA\)](#): Guidance on Housing Individuals and Families Experiencing Homelessness Through the Public Housing and Housing Choice Voucher Programs.

Housing Resources for Moving On

Resources that can be used:

- Regular HCVs
- Mainstream vouchers
- Non-Elderly Disabled (NED) vouchers
- Public Housing
- Multifamily Housing (e.g. Section 202 or 811 buildings)
- Low Income Housing Tax Credit (LIHTC) units

Housing Preferences

Types of Preferences:

- Limited preference for a Moving On program, with referrals coming through pre-designated providers or agencies.
- Include Moving On as a priority group under a broader homeless preference (note: individuals who move on from PSH are not considered homeless for reporting purposes on the form HUD-50058)
- Create a 'conversion' preference for tenants in certain types of housing, such as CoC-funded PSH

How To: Housing Preferences

PHAs can establish preferences for their HCV and public housing programs to address local needs; public comment requirements apply.

Mechanisms to create a new Housing Preference:

- Collaborate with CoC, community providers, and other local stakeholders to identify target groups
- Write/Amend Annual Administrative Plan or ACOP – purpose of the preference; who set-aside subsidies will serve; eligibility; and number or percentage of vouchers or units the preference applies to
- Jointly prepare the referral process

Moving On for Moving To Work (MTW) PHAs

There are three Moving On Flexibilities listed in the [Operations Notice for the Expansion of the Moving to Work Demonstration Program](#); MTW agencies can implement these without further HUD approval:

- Waive the initial HQS inspection requirement for participants who are transitioning in place and accept the most recent HQS inspection from the partner agency.
- Accept income calculations from partner agencies.
- Set rents or adjust the total tenant payment amount to ensure that tenant payments for rent or utilities do not increase as a result of transfer.

Housing Destinations for Moving On Tenants

Factors influencing the housing destination for a Moving On tenant include resources available, current living situation, income, preferences, and more. Possible destinations include:

- Tenant remains in current housing with new subsidy (transition in place)
- Tenant moves to private-market unit with or without a subsidy
- Tenant moves to site-based affordable housing (Public Housing, Multifamily property, Low Income Housing Tax Credit building, etc.)
- Tenant moves to their own home (possibly supported by a homeownership program)

Discussion Question

- What hesitations might you (or the people you work with) have around housing people who are leaving permanent supportive housing?

Addressing Stigmas and Stereotypes

- Individuals leaving PSH programs have typically demonstrated years of housing stability.
- Moving On services help tenants with the transition. Other individuals moving into your housing may not have that support.
- Moving On tenants are not more likely than other tenants to violate the terms of their lease.

Building and Formalizing Partnerships with Key Stakeholders for Moving On



Key Stakeholders and Partnerships - CoCs

- A **Continuum of Care (CoC)** is a local body responsible for coordinating efforts to end homelessness.
- The geographies of CoCs and PHAs are not always aligned – there may be one or more CoCs within your PHA’s geographic jurisdiction, and your PHA may be one of several within a CoC’s geographic jurisdiction.
- The nature of their role in the community positions CoCs to convene partners and lead Moving On initiative design, implementation, and monitoring.

Discussion Question

- Poll: Does your system currently have partnerships between CoCs and PHAs?
 - Yes, we have a close partnership
 - Yes, we have some level of partnership
 - No, we are not currently partnering
 - I'm not sure
- In the chat, please share the strengths/challenges to the partnerships you have, or the challenges that have kept you from developing partnerships.

Key Stakeholders and Partnerships – PSH Providers

- **Permanent Supportive Housing (PSH) providers** are typically the partners that PHAs and other housing operators will work most closely with in the implementation of Moving On.
- PSH case managers and other staff help Moving On participants complete applications for HCVs or other housing, search for housing, negotiate with landlords, prepare for the transition, and settle in to their new living situation.
- PHAs should work to build strong relationships with these providers and develop plans for cross-training of staff.

Housing Operator Role: Initiative Design and Launch

- Identify resources and take necessary steps to make them available (e.g. amend Admin Plan, ACOP, or TSP)
- Provide input, as appropriate, on the development of the assessment and screening process for Moving On participants
- Agree on key roles and responsibilities of the PHA/housing operator and other stakeholders; formalize through an MOU as appropriate
- Identify key point(s) of contact for the PSH providers, CoC, and other relevant stakeholders and establish workflow for implementation

Memoranda of Understanding (MOUs)

Key Partners: PHA or other housing partner; PSH providers; CoC

Memorandum of Understanding (MOU) Components:

- Roles and Responsibilities:
 - Referral
 - Eligibility
- Data sharing and reporting expectations
 - What are partners trying to measure?
 - Measure and source?
- Timeframe

Roles of Key Partners in Implementation

CoC or Other Coordinating Entity

- Training; interagency coordination
- Certify tenant eligibility for Moving On according to local criteria
- Outcomes and reporting
- Data tracking

PSH Provider

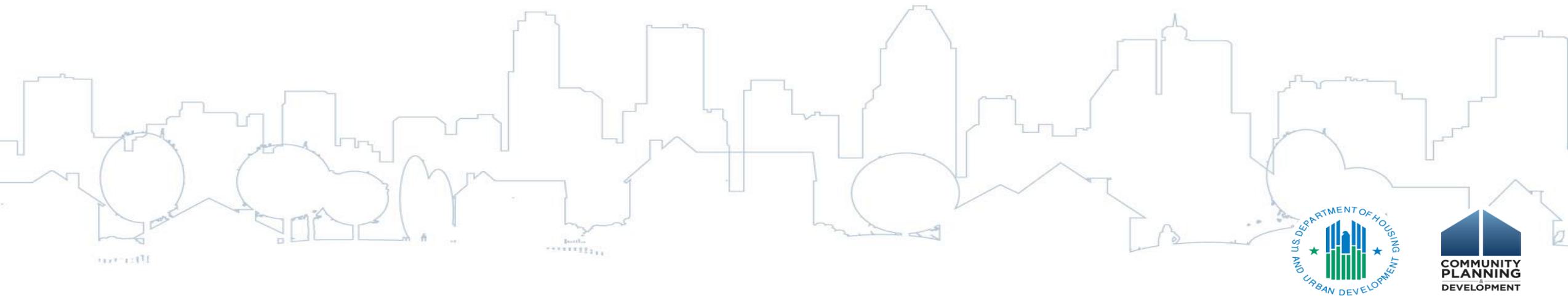
- Support with documentation and housing application
- Housing Search Support; Landlord engagement
- Transition Supports and aftercare to promote stabilization & housing/voucher retention
- Data tracking

Housing Operator Role: Implementation

- Review applications and communicate with applicants and/or their PSH provider (if release of information form is provided) around any additional information or documentation needed
- Conduct intakes and briefings (for HCVs), as well as any other required tasks (e.g. reviewing Request for Tenancy Approval documents, scheduling and conducting inspections, issuing HAP contracts, etc.)
- Tracking status of Moving On applicants and providing updates, as agreed upon, to implementation partners

PHA Spotlight: Housing Authority of New Orleans

Nyssa LeBeau, Acting Deputy Director



Housing Authority of New Orleans' Moving On Preference

- Why HANO established a Moving On preference
 - Benefits to the Continuum of Care (CoC), UNITY of Greater New Orleans:
 - Creating pathways to independence
 - Freeing up Permanent Supportive Housing and Rapid Rehousing assistance for individuals and families in need of intensive supportive services
 - Benefits to HANO
 - Streamlining process of issuing new vouchers by reducing lengthy waiting list process
 - Providing faster access to voucher assistance to eligible households under the preference

Moving On Preference and HANO's other Work with UNITY

- HANO and the UNITY have a long established relationship with local limited preferences for chronically homeless, homeless families, and other homeless populations
- Focus initially on PSH individuals and families who had long been ready to move on from supportive services
- As the global pandemic hit, a new preference was created with UNITY, the City of New Orleans, and HANO to move homeless individuals and families temporarily placed in hotels
 - Placed an increased emphasis on freeing up PSH and RRH assistance for homeless families who may not be ready to live independently without intensive services

Process of Creating HANO's Moving On Preference

- Technical assistance from CSH (through the HUD Moving On TA Initiative)
 - Helped to right size the preference
 - Provided clarity on opening and managing the waiting list
 - Eliminated concerns over challenge of outreach to 24,000 existing waiting list applicants or adding a large number of new applicants to the waiting list
- Updating the Administrative Plan
 - HANO's substantial deviation definition required full public notice process
 - Ultimately, HANO was able to utilize the HUD COVID-19 waivers to implement the preference a little faster

How the Preference and Partnership Work

- HCVP vouchers for up to 130 individuals and families
- HANO opened the waiting list only to applicants referred by the CoC
- CoC screens and assesses families for readiness to move on
- CoC sends referrals and completed eligibility packets to HANO
- HANO adds referred households to its HCVP waiting list
- HANO determines eligibility and issues vouchers or sends denial letters
- CoC assists in housing search and HANO expedites leasing process
- HANO has the discretion to renew the preference annually

Results of HANO's Moving On Preference

- From implementation in July 2020 to date, HANO has:
 - Received 48 referrals
 - Issued 15 vouchers
 - Successfully leased 7 participant families
- The CoC and HANO have faced some challenges securing eligibility documentation and verification due to the global pandemic

Q & A

Please remember to submit your
question to **ALL PARTICIPANTS**



For More Information...

HUD and HUD TA Resources:

- [HUD Moving On Landing Page](#)
- [Moving On PHA How-To Guide](#)
- [Notice PIH 2013-15 \(HA\)](#): Guidance on Housing Individuals and Families Experiencing Homelessness Through the Public Housing and Housing Choice Voucher Programs.

CSH Resources:

- [Moving On Toolkit](#)
- [CSH Moving On Landing Page](#)

Upcoming Session in the Moving On Training Series:

Title	Date and Time	Intended Audience	Description
Moving On Assessment Processes	Wed., March 31 2:00 PM EDT	CoCs, PSH providers, HOPWA providers, PHAs, government housing and services agencies.	This webinar will cover how to engage tenants around Moving On, as well as assessments, screening, and referral processes to help CoCs and providers work in partnership with tenants to decide who is ready to move on and what housing resources are appropriate for them.
Moving On Outcomes Tracking and Evaluations	Wed., May 12 2:00 PM EDT	PHAs, researchers, CoC leaders and staff, including HMIS staff, PSH leaders and staff, and HOPWA providers	Tracking and evaluation is essential to seeing if a Moving On program is working for tenants, PSH providers, and affordable housing providers. This webinar will cover what to track in your Moving On program and how to tell if your Moving On program is successful and how it can improve. The training will also discuss past evaluations of programs and considerations for researchers and future studies.