



Moving On Resources: CoCs and PSH Providers

March 17, 2021



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Housekeeping

- A recording of today's session, along with the slide deck and relevant additional resources will be posted to the HUD Exchange within 3 business days. A transcript of the session will be posted as soon as it is available.
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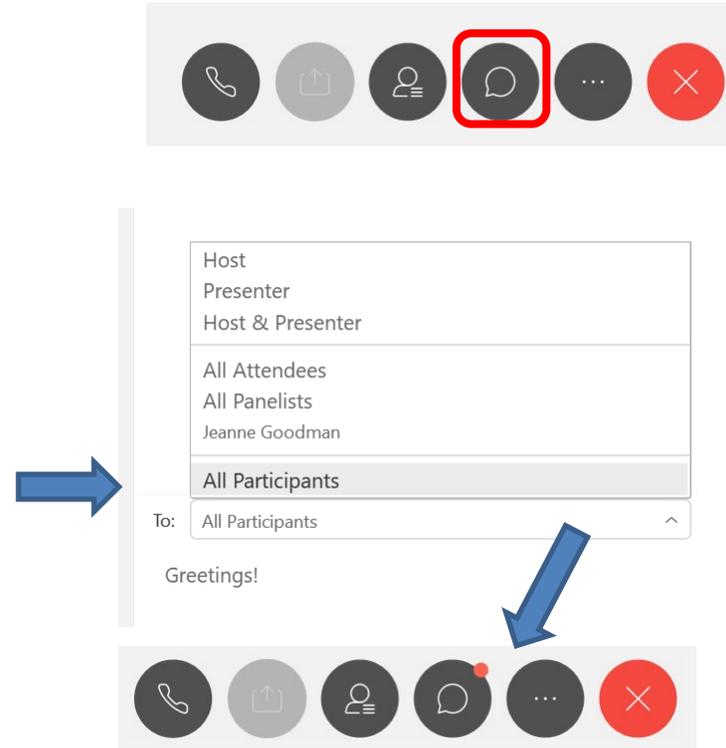
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Panelists/Resource Advisors

- **Jeremy Nichols** – CSH
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- **Victoria Mallette** – Miami-Dade County Homeless Trust

Moving On Training Series Overview

| Session | Date and Time | Target Audience |
|--|------------------------------------|---|
| 1. Introduction to Moving On | Wednesday, March 3 2:00 PM EST | CoCs, housing providers (PSH, HOPWA, VASH), PSH tenants government housing and services agencies, PHAs, HUD Multifamily properties, affordable housing owners/operators, and private funders. |
| 2. Moving On Resources | Wednesday, March 17 2:00 PM EDT | CoCs, housing providers, government housing and services agencies, and private funders. |
| 3. Moving On for PHAs | Thursday, March 18 2:00 PM EDT | PHAs, HUD Multifamily property operators, affordable housing owners and operators, landlords, and other holders of housing resources. |
| 4. Moving On Assessment Processes | Wednesday, March 31 2:00 PM EDT | CoCs, housing providers, government housing and services agencies, and PHAs. |
| 5. Creating a Culture Supportive of Moving On | Wednesday, April 14 2:00 PM EDT | CoCs, housing providers, and government housing and services agencies. |
| 6. Moving On Services in Supportive Housing | Wednesday, April 28 2:00 PM EDT | CoCs, housing providers, government housing and services agencies, supportive services providers. |
| 7. Moving On Outcomes Tracking and Evaluations | Wednesday, May 12 2:00 PM EDT | Researchers, CoCs (including HMIS staff), housing providers, government housing and services agencies, and PHAs. |



Agenda

- Moving On Training Series Overview
- Moving On Basics
- Key Resources
- The Moving On Resources Inventory Tool
- Moving On Resources: Miami-Dade County, Florida
- Building and Formalizing Partnerships
- Q&A
- Resources

Today's Session: Learner Objectives

- Learners will be able to outline the key types of resources used in Moving On initiatives and the most common sources of funding
- Learners will be equipped to use the HUD Resources Inventory to assess potential sources of funding they can put together locally to get a Moving On initiative off the ground
- Learners will be prepared to engage PHAs and other key housing resource holders around potential partnerships for Moving On programs

Poll: What's Your Role in the Homeless/Housing System?

- CoC Leadership
- Public Housing Agencies (PHAs)
- Local government
- PSH provider
- People with lived expertise (current & former PSH tenants)
- Affordable housing developers, owners, and operators
- Community resources and services providers
- Funders
- Landlord
- Other

Moving On Basics



Moving On Basics

Moving On programs connect tenants with affordable housing and other financial resources and provide transition supports set them up for long-term stability and success post-PSH.

The primary goals of Moving On are to:

- Support independence and choice for those who are ready and desire to move on from PSH.
- Free up space in PSH for people experiencing homelessness who would benefit from intensive, long-term services and rental support.

Moving On Initiatives: What Resources Are Needed?

- **Affordable housing:** tenant-based housing subsidies or affordable units
- **Flexible financial resources:** security and utility deposits, moving expenses, furniture, housing application fees, etc.
- **Transition Supports:** services to help tenants with applying for the housing subsidy, housing navigation, peer support, credit building/repair, preparing for the new living situation, connections to mainstream services, aftercare, etc.
- **Coordination/Other:** Administrative support for managing the initiative, facilitating interagency communication with all partners, training and capacity building, outcomes tracking, etc.

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)

Peer Support

“One element that is essential is peer support. Having people with lived experience available for people to get information from is so important. Testimony, experience of someone who has gone through this is so valuable and so important.”

“It would be a good idea to assign a peer specialist or peer leader to help people who are moving on. Important to have someone who has moved on before – a battle buddy. Someone who has been through this. Someone to go to appointments, someone I could relate to.”

– Moving On Focus Group Participants

Peer Support (Cont.)

- Peer support can complement the work of case managers, help participants navigate all the steps of Moving On, and provide inspiration, guidance, and support.
- Moving On planners should seek out funding that can be used to employ peers, or compensate peers for their time and expertise if full-time employment is not possible.

Racial Equity Considerations

- **Build a program with adequate resources.** Work in partnership with people with lived expertise, including Black people, Indigenous people, and other people of color, to identify key barriers to moving on and what resources are needed to help tenants in your community move on from PSH into stable, financially secure situations.
- **Tracking and Outcomes:** Monitor and analyze the demographics of people applying for resources, accessing them, and using them. Pay close attention to any inequities that may arise and work to understand and address any contributing issues.

Racial Equity Considerations and Moving On Resources

- **Address Housing Discrimination.**

- At a structural level, housing policies that discriminate against people with previous evictions, people with justice histories, and people utilizing HCVs disproportionately impact people of color. Work with PHAs, other housing operators, and landlords to reduce barriers as much as possible to advance equity.
- At an individual level, people of color may face discrimination from landlords. Secure resources to help tenants with housing navigation and ensure that tenants receive education on discrimination laws and support preparing for interviews.

Key Resources



Key Housing Resources for Moving On

Administered by Public Housing Agencies (PHAs):

- Housing Choice Vouchers (HCVs), including Mainstream Vouchers
- Public housing units

Other:

- Multifamily Housing
- Low Income Housing Tax Credit (LIHTC) properties: Affordable housing in site-based units with rent based on 30% of the AMI designated for the unit

Use the [HUD Resource Locator](#) to find PHAs, Multifamily properties, LIHTC properties, and other resources in your area

Multifamily Housing

- **Multifamily Housing:** A type of affordable housing in which a private property receives HUD funds in exchange for making some or all of their units affordable for low- or moderate-income households and in some cases for the elderly or people with disabilities.
- Examples: Section 202 and Section 811, which provide affordable housing and light-touch support services for the elderly and people with disabilities, respectively.
- Multifamily property owners can amend their Tenant Selection Plan to include a preference for Moving On tenants, and/or people experiencing homelessness.
- For more information, see: [Opening Doors Through Multifamily Housing: Toolkit for Implementing a Homeless Preference](#)



Low Income Housing Tax Credit Properties

- The **Low Income Housing Tax Credit (LIHTC)** program incentivizes the creation of affordable housing by providing tax credits to housing developers in exchange for ensuring that a portion of the units are dedicated to, and affordable for, for low- and/or moderate-income households.
- LIHTC properties can create set-asides for tenants moving on from PSH and/or people experiencing homelessness.
- In addition, Moving On tenants (including those with Housing Choice Vouchers) who are eligible for LIHTC units can apply directly to the properties.
- [State and Local LIHTC Allocating Agencies](#)

Public Housing Agencies

Public Housing Agencies (PHAs) are state, county, municipality, or other governmental entity or public body authorized under State law to administer a housing or rental assistance program.

- There may be one PHA in your geographic jurisdiction, or there may be many. To find local PHAs in your areas, see: [PHA Contact Information](#).
- Key resources for Moving On that your local PHA may administer include **Housing Choice Vouchers (HCVs)** and **public housing**.

PHA Resources

- The Housing Choice Voucher (HCV) program provides rental assistance for low-income families, who typically pay 30% of their income.
 - **Regular HCVs** are for low-income households
 - **Mainstream vouchers** are a special type of HCV; households consist of one or more non-elderly persons (18-61 years) with a disability.
 - **Non-Elderly Disabled (NED)** vouchers are a special purpose voucher. The eligible population is the same as for Mainstream vouchers.
- Public Housing, operated by PHAs, offer site-based affordable housing for low-income families, who typically pay 30% of their income for rent.

Eligibility for PHA Resources

- **Income Limit** : typically households must be under 50% Area Median Income (AMI) for household size for HCVs or 80% for public housing, but PHA may set thresholds lower (e.g. no more than 30% AMI)
- **US Citizenship**: At least one household member must be a United States citizen or an eligible immigrant, regardless of age.
- **Background Screening**: Must meet criminal screening criteria. Two mandatory federal exclusionary criteria; other criteria as set forth by the PHA's policies.
- **Debt**: Household must not owe a debt to another PHA. If provider can help tenant pay off the debt the application can proceed.
- **Required Applicant Documentation**: Birth Certificate, Social Security, Income Verification

Tenants in Section 8 Project-Based Voucher Units

- Some PSH program participants live in housing funded with Section 8 Project-Based Vouchers (PBVs). They have the right to move with continued assistance after one year by requesting a tenant-based HCV or other comparable tenant-based assistance (§983.261). If a voucher is not available, the household will be given priority to receive the next available voucher.
- The right to move with continued assistance also applies to tenants in units converted to project-based Section 8 through the Rental Assistance Demonstration (RAD) program. Tenants are eligible to apply for tenant-based assistance in these projects after either one or two years, depending on the type of conversion.

The Moving On Resources Inventory Tool



HUD Tool: Housing Resources Inventory

| Moving On Housing Resources Inventory | | | | | | | |
|---|---|-----------------------------|--|----------------------------------|----------------------------|----------------------------------|-------------|
| Housing Resource | Available in our community for Moving On? | Resource holder | Steps required to secure resource | Status of Engagement/ Commitment | Number of Units for Moving | Person Responsible for follow up | Local Notes |
| Department of Housing and Urban Development (HUD) Housing Choice Voucher (HCV) Preference | Select from dropdown | Public Housing Agency (PHA) | Public Housing Agency (PHA) Administrative Plan change | Select from dropdown | | | |
| HUD Housing Choice Project-Based Vouchers (PBV) | Select from dropdown | PHA | None - tenants eligible to move with continued assistance after one year | Select from dropdown | | | |
| Preference for Public Housing Units | Select from dropdown | PHA | Admissions and Continued Occupancy Policy (ACOP) Change | Select from dropdown | | | |

Screenshot of the Housing Resources Inventory Tool

Available here: [Moving On Resources Inventory Overview](#); [Moving On Resources Inventory Tool](#)



Resources Inventory Preparation

- How many site-based and scattered-site PSH units does our community have?
- How many tenant-based PSH units do we have? Do any of them use Section 8 Project-Based Vouchers?
- How many Housing Choice Vouchers are there in our community?
- How many public housing units?
- Are there any homeless and/or Moving On preferences at the local PHA?
- What other affordable housing buildings/units exist in the community?

Moving On Resources: Miami-Dade County, Florida



The logo features a stylized house shape with a blue roof and green walls, set against a white background.

MIAMI-DADE COUNTY
HOMELESS TRUST

Move-Up in Miami-Dade
March 17, 2021

Public Housing Agency Partners

- Miami-Dade Public Housing and Community Development
- Hialeah Housing Authority
- Homestead Housing Authority
- Housing Authority of the City of Miami Beach
- Miami (Mainstream Only)
- Carrfour Supportive Housing (Mainstream Only)



PHA Partnerships

- HUD-VASH
- Section 8/Mainstream Vouchers
- Project Based Vouchers
- Multifamily Homeless Preference
- Family Unification Program (FUP)
- Foster Youth to Independence (FYI)
- Public Housing Rehab
- **Move-Up**



CoC Permanent Supportive Housing

- 3,469 Total Units
 - ❖ 685 Scattered Site
 - ❖ 2,784 Project Based



Move-Up Partnership Pilot

- Housing Authority of the City of Miami Beach (HACMB)
 - ❖ 10 Housing Choice Vouchers
 - ❖ Move-Up Handbook
 - ❖ Move-Up Assessment Tool
 - Financial Capacity
 - Housing History
 - Minimum of 36 months in PSH
 - Connection to Mainstream Resources
 - Applicant and Agency Certification Required
 - Commitment to a Warm Hand-off (30, 60, 90 & 180 days)
 - ❖ MOU w/PHA
 - Preference Established (PHA Administrative Plan Amendment)
 - Formerly Homeless on Miami Beach
 - Currently in PSH on Miami Beach
 - Required to Move
 - First Referral in October 2018

Move-Up Partnership Outcomes

- Housing Authority of the City of Miami Beach (HACMB)
 - ❖ All 10 households remain permanently housed
 - ❖ PHA recognized “2019 Best Practice Award” (FAHRO)
 - ❖ Expanded MOU to 25 Move-Up; New 75 Mainstream Vouchers dedicated to CoC (Start date April 1st)
 - ❖ New partnerships with other PHAs
 - 401 referrals made to date
 - All referrals through Coordinated Entry
 - ❖ Move-Up Orders of Priority
 - 1st Priority - PSH reallocated or rejected through the HUD NOFA
 - 2nd Priority- Eligible clients in PSH with longest length of time in the program
 - ❖ Developed automated Assessment Tool in HMIS
 - ❖ Revised Assessment Tool and lowered eligibility
 - (Minimum of 18 months in PSH)

Move-Up Challenges

- Motivating PSH provider and clients
- More referrals required of CoC
- Security Deposits/Moving Expenses/Furniture

Miami-Dade's Continuum of Care | **MOVING ON PROGRAM**



Have you been housed at least 18 months in Permanent Supportive Housing?

Do you enjoy a good relationship with your landlord?

Have you paid rent consistently and on time?

Are you considered a good neighbor?

Move-Up Benefits

- Continued rental assistance and housing stability
- Increased privacy and independence
- Opportunity to grow and further pursue personal goals
- Take rental subsidy to a new city or state after one year
- Add other people to household (family, significant other)
- Move to a new unit, and in some cases, transition in place
- Support to ensure a successful transition

“I liked my neighborhood and was able to find another unit with the same landlord.”

- Moving On Participant Testimonial

“I feel better. The Section 8 voucher has provided me continued permanent housing with greater independence.”

- Moving On Participant Testimonial

PHA Engagement Strategies

- **Know your PHAs**
 - Use HUD Field Office to make introductions
 - Understand portfolios, politics, needs & challenges
- **Be Proactive: Don't wait for PHAs to call you**
 - Seek Preferences & Set Asides
 - Partner on Solicitations
 - Take the lead on shaping MOU's
 - Ask to partner on landlord engagement events
 - Go back for more
- **Be Responsive**
 - Ensure timely referrals
 - Track client progress
 - Reaffirm supports for clients and landlords
 - Assist with troubleshooting



QUESTIONS?



 MIAMI-DADE COUNTY
HOMELESS TRUST

Building Partnerships



Discussion Question

- Does your CoC currently have a strong partnership with the PHA(s) in your area?
- If not, what are some of the challenges you face to engaging them?

Engaging and Partnering with PHAs

How to start the conversation

- Become familiar with PHA language & geography (see [PHA 101 A Guide for CoCs](#))
- Is the local PHA currently designated as a Moving to Work PHA?
- Review the Local PHA Plan (Annual and 5-Year), Administrative Plan, and Admission and Continued Occupancy Policy.
- Read [PIH Notice 2013-15 \(HA\)](#), in which HUD provides guidance to PHAs on housing individuals and families experiencing homelessness

Tips for Engaging PHAs

PHAs and other Housing Providers have often responded positively to the following aspects of a well-functioning Moving On Initiative:

- Referring stable participants
- Application/Income Determination
- Reducing time between HCV being issued and lease up
- Inspections
- Filling vacant Public Housing units quickly
- Promoting Tenant Stability and Recertification (for PHAs)

Housing Preferences

- PHAs can create a local preferences to address community needs, including Moving On. Mechanisms to create a preference:
 - PHA collaborates with the CoC and other stakeholders to identify target groups
 - PHA writes or amends the Annual Admin Plan (for HCVs) or Admissions and Continued Occupancy Policy (for public housing)
 - PHA and CoC, with input from PSH providers and other relevant stakeholders, prepare the referral process
- Consider initial capacity for the PHA, CoC, and PSH providers as you think about scale and scope of the preference
- Multifamily operators can create waiting list preferences by modifying their Tenant Selection Plan (TSP).

Developing Shared Agreements

Key Partners:

- PHA or other housing partner
- PSH providers
- CoC and/or other coordinating entity

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

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

PHA

- Voucher Application/Intake
- Dedicated staff to expedite processing, when possible
- Data tracking

Referral Process Example: Detroit

With the goal of moving **families or Individuals** Living in Permanent Supportive Housing (PSH) via **CoC Programs** into a **new housing path/resource**:

Step 1: Assessment

PSH providers assess client readiness
PSH providers submit certified Referrals

Step 2: Referrals

CoC receives / pre-screens
CoC validates Service Provider MOUs
CoC sends qualified referrals to PHA
PSH Case Manager gives client support during intake & search process

Consider the Roles:

PHA: Housing Choice Voucher

Service Provider: Supportive Services

Continuum of Care: Coordination and Monitoring



Q & A

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



For More Information...

.HUD TA Resources:

- [HUD Moving On Landing Page](#)
- [Moving On Resources Inventory Tool Overview](#)
- [Moving On Resources Inventory Tool](#)
- [Moving On Project Plan Template](#) (includes a Resources Inventory Prep tab)
- [CoC and PHA Collaboration: Strategies for CoCs to Start the Partnership Conversation](#)

.CSH Resources:

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

Next Sessions 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. |
| Creating a Culture Supportive of Moving On | Wed., April 14 2:00 PM EDT | CoCs, PSH providers, HOPWA providers, HUD VA Supportive Housing Program (VASH) providers, government housing and services agencies | In many systems, PSH is presented as a final stop for tenants who need a combination of housing assistance and intensive services. Many tenants in PSH are unaware that they are even allowed to move on from PSH and PSH providers may not always present it as an option. This webinar will cover how to create a culture of Moving On within your homelessness system and in PSH programs. |