



How to Work with your Local Housing Authority

Janice Kimball, Executive Director

Housing Authority of the County of Salt
Lake (HACSL)

jjkimball@hacsl.org

801-284-4423

HACSL Programs

- Low-Income Public Housing
- Section 8 Housing Choice Vouchers
- Continuum of Care
- Tenant Based Rental Assistance
- Master Leasing
- Housing for People With AIDS (HOPWA)
- Refugee Employment Subsidized Housing
- Physical Units
- Resident Services
- Housing Retention Program



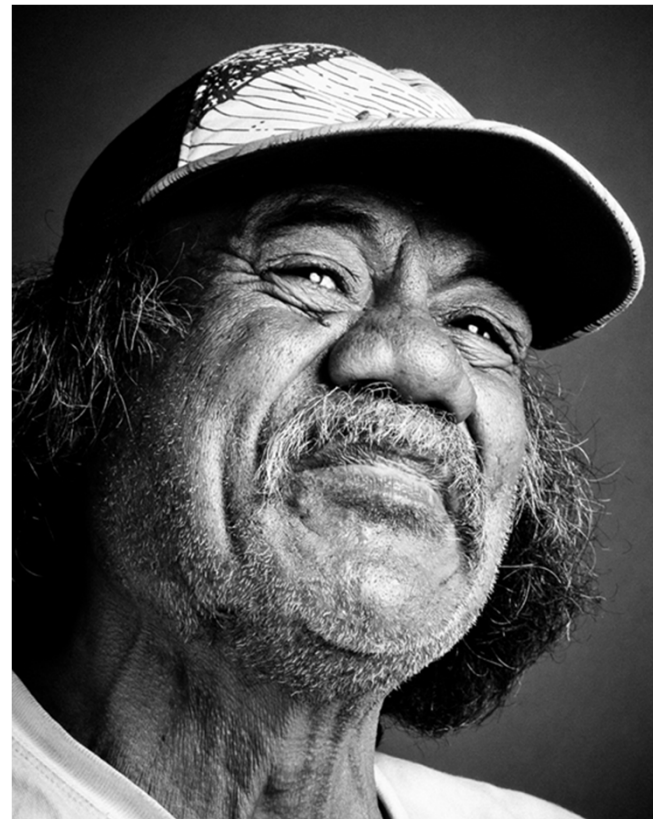
HACSL Programs Targeted for Homeless

○ CoC Rent Assistance:	318
○ VASH:	264
○ State Rent Assistance	17
○ Physical Units	195
○ Section 8 Vouchers	
○ Project-based	160
○ Preference for PSH/VASH Graduates	<u>30</u>
	984
Housing Retention Program (prevention)	

Other Housing Programs

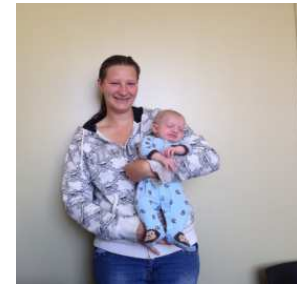
- HOPWA
- Family Unification Program
- Mainstream/Non-Elderly Disabled
- County Jail Diversion*
- Master Leasing*
- HOME short-term rent assistance

*locally funded programs



Strategies to Housing Homeless

- Screen in
- Assist to maintain housing
- Be a good neighbor
- Build partnerships
- Provide supportive services



PHA's World View



- Increasing needs & shrinking resources
- Constrained by regulations
- Professional focus to serving homeless
- HUD Guidance
 - PIH Notice 2013-15: Guidance on Housing Individuals and Families Experiencing Homelessness through Public Housing and Housing Choice Vouchers
 - PIH Notice 2015: Guidance for PHAs on Excluding Use of Arrest Records in Housing Decisions

Partnering and Prodding

- Start conversation & meet key staff
- Identify needs for both
- Learn about PHA programs(eligibility)
- Help clients navigate system
- Participate in PHA plan
- Ask to present to Board of Commissioners
- Make a realistic ask
- If all else fails.....talk to elected officials



WELCOME







PHA Approaches to Providing Assistance to People Experiencing Homelessness in Maine



MaineHousing

State Housing and Finance Authority


Programs include:




-  Homebuyer programs (First Time Homebuyer)
-  Home improvement and repair assistance for low income homeowners
-  Energy and heating assistance (LIHEAP and Weatherization)
-  Housing development and construction services (Tax Credit Program, Supportive Housing)
-  Homeless assistance (shelter program financing)
-  Rental assistance (HCV – 3900 vouchers covering rural areas of the state)



How MaineHousing Assists People Experiencing Homelessness

Project-based Vouchers



 Place vouchers in projects through our Supportive Housing or COC financing program since 2005. Most 'excepted' projects and can assist 100% of building units. Criteria includes:

-  Fewer than 5 units in building
-  Serving elderly or disabled
-  Provide Family Self-Sufficiency Program



How MaineHousing Assists People Experiencing Homelessness

Project-based Vouchers

-  Currently assist 192 units statewide for previously homeless families.
-  Average new PBVs to assist applicants who are homeless is 25/year.



How MaineHousing Assists People Experiencing Homelessness

🏠 Tax Credit Housing Developments (LIHTC)

- 🏠 Provide extra points for developers who pledge to give preference to at least 20% of project units to persons who are homeless or displaced.
- 🏠 Offered PBVs to projects awarded tax credits within last 3 years to assist them in housing extremely low income tenants.



How MaineHousing Assists People Experiencing Homelessness

🏠 Section 8 HCV - Waitlist Preference



- 🏠 Began in 1992

- 🏠 Less effective when not issuing many vouchers

- 🏠 By 2014

 - 🏠 Response rate of applicants still meeting homeless eligibility – 36%

 - 🏠 Lease up rate from voucher offers – 21%



How MaineHousing Assists People Experiencing Homelessness

Voucher Set-Aside

-  Began in 2015

-  Response rate of eligible applicants increased to 71%

-  Lease up rate increased to 37%



Program Snapshot

ESHAP

- 🏠 **The Emergency Shelter and Housing Assistance Program consists of three integral funding components (funded through Emergency Solutions Grant):**
 - 🏠 Shelter Operations Share (Fixed Facilities)
 - 🏠 Rapid Re-housing, Long-term Stayer and Stabilization Share (Navigator Services)
 - 🏠 Incentives and Performance Share (Performance Measures)
- 🏠 **MaineHousing also provides rental subsidies on a first come, first served basis to program participants in the form of short-term and permanent rental assistance subsidies.**
 - 🏠 Stability Through Engagement Program (STEP) administered by the Program Officers in the Homeless Initiatives department.
 - 🏠 Housing Choice Vouchers (HCV) administered by MaineHousing's HCV Department through Home to Stay (HTS) set-aside



What are Navigator Services?

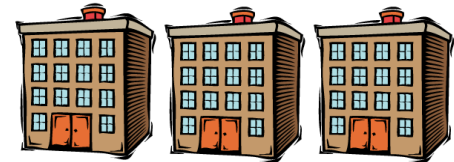
🏠 Navigator Services assist a program participant to move from homelessness to stable housing opportunities, quickly and efficiently. With Navigator Services, clients access an array of mainstream resources to meet health, housing, employment, and other basic needs. **However, the primary focus of Navigator Services is housing.**



Navigator Services: The 4 Components

1. Assessment & Housing Prioritization – based on VI-SPDAT results/score & goals of Housing Stability Plan (As illustrated on the next slide)
2. Housing Identification
3. Rental Assistance
4. Housing Stabilization Services

HOUSING



Aligning Assessment with Available Resources

No Housing Intervention VI-SPDAT Score 0-3	Assessment for Rapid Re-Housing VI-SPDAT Score 4-7 or 4-8	Permanent Supportive Housing or Housing First VI-SPDAT Score 8+ or 9+
<p>Provide a copy of the Maine Rental Housing Guide</p> <p>Give contact information for the local General Assistance Office</p> <p>Provide information on accessing Mainstream resources</p> <p>Refer household to Maine Housing Search.org</p> <p>Refer household to 211</p>	<p>Statewide Subsidized Housing through any/all Housing Authorities</p> <p>Project Based Subsidies (Ex. LIHTC)</p> <p>Stability Through Engagement Program (STEP)</p> <p>Housing Choice Vouchers (HTS)</p> <p>HCV Family Unification Program</p> <p>Fair Market Rent</p>	<p>Shelter Plus Care (SPC)</p> <p>Housing Choice Vouchers (Non-Elderly Disabled)</p> <p>Bridging Rental Assistance Program (BRAP)</p> <p>Veteran Affairs Supportive Housing (VASH)</p> <p>Housing Opportunities for Persons with HIV/AIDS (HOPWA)</p> <p>Supportive Housing Programs</p>



Home to Stay (HTS) Set-Aside

🏠 2014 Applicant Success Rates:

🏠 70% lease up rate from vouchers issued

🏠 Of those who didn't lease, 40% rescinded voucher for alternative housing opportunities

🏠 5% of leased program participants – evicted/terminated during the 1st year

🏠 82% renewed lease for 2nd year



STEP – Stability Through Engagement Program

- 🏠 Provides short-term rental assistance for 3-12 months to assist individuals and families achieve housing stability (FED HOME funding).
- 🏠 Is *Housing First*
 - 🏠 **NO** preconditions required!
- 🏠 Security & Utility deposits are eligible costs



STEP – Stability Through Engagement Program

Success Rates:

 128 households currently under lease

 Average length of stay – 10 months

 71 households exited program with 86% achieving housing stability.

