



# Homeless Housing Authorities? Centralized Rental Assistance Administration

Examining how communities can leverage specialized expertise to improve outcomes in homeless housing assistance programs by centralizing rental assistance administration.



# Abode Quick Facts



15,050 people served  
1,300 housing partners  
3,900 units  
~\$60m rental assistance  
annually



1,059 units in operation  
1,350 units in the pipeline



1,224 units managed



# HOM Quick Facts



4,900 assisted households monthly  
PSH, RRH, SSVF, Mainstream, State Funded  
~\$70m rental assistance annually  
8 nonprofit partners and 2 public agencies



Technology Innovators  
Connect - Centralized Property Engagement  
Journey - Housing Program Administration



Centralized Property Engagement for  
Maricopa Regional Continuum of Care





# History of Tenant Based Rental Assistance

● 1974

Section 8 introduced, allowing public housing authorities (PHAs) to provide tenant-based rental assistance.

● 1987

McKinney–Vento Homeless Assistance Act authorizes Shelter Plus Care program, requiring rental assistance to be administered by state/local government or a PHA.

● 1990's

Supportive Housing Program (SHP) permits nonprofits to administer *leasing*, but many nonprofits start to operate tenant based models, essentially shifting to rental assistance.

● 2009-2012

HEARTH Act and CoC Interim Rule consolidate SPC and SHP into the CoC Program, allowing both PHAs and nonprofits to administer rental assistance.

● Today

Nonprofits, PHAs, and other organizations administer a variety of rental assistance programs, each with distinct eligibility, calculation, and reporting requirements.



# Core Functions of Rental Assistance Administration

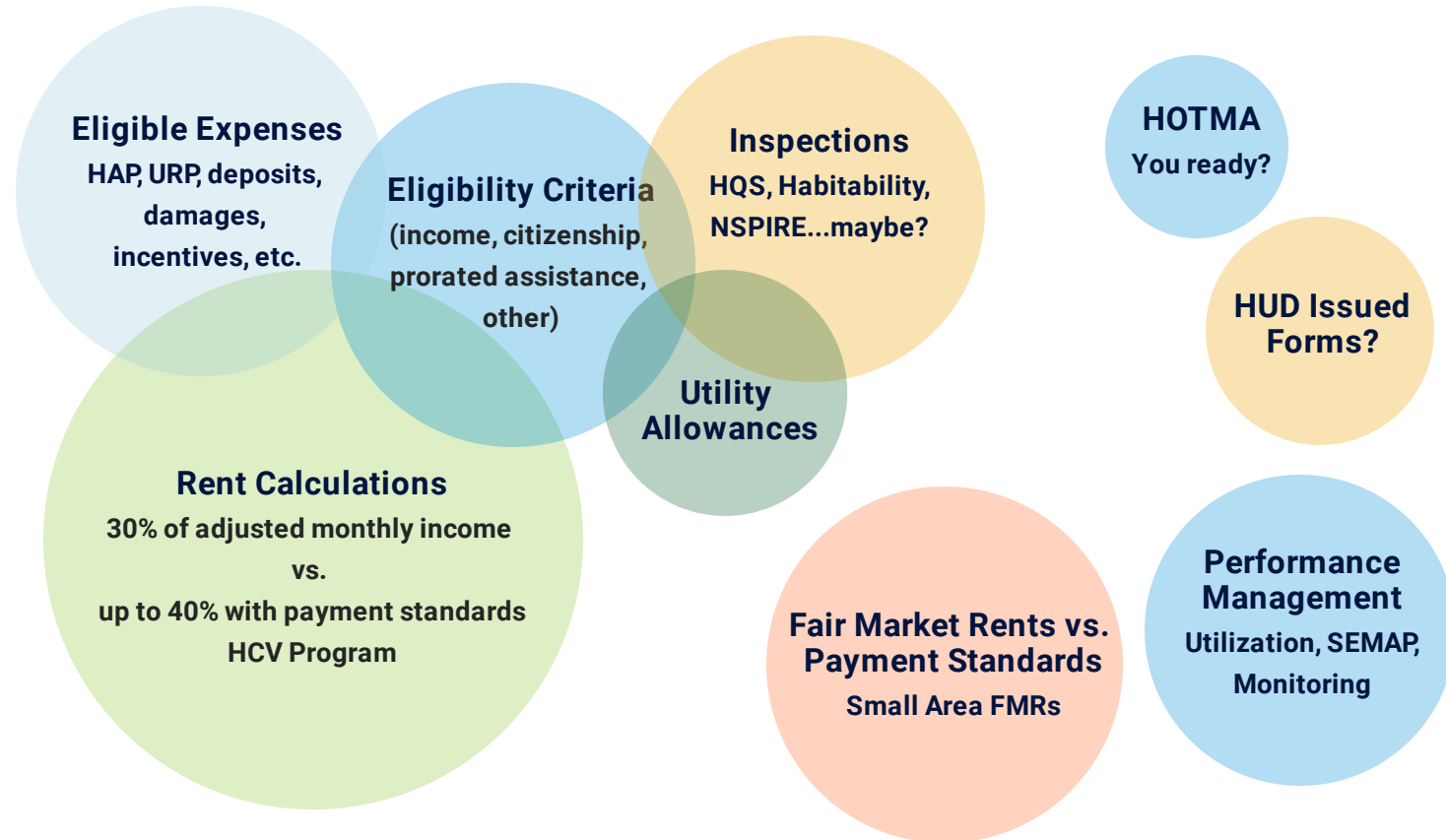
- ✓ Determine household eligibility for assistance
- ✓ Track and support housing search
- ✓ Process Requests for Tenancy Approval
- ✓ Rent reasonableness determinations
- ✓ Calculation of Gross Rent: proper use of utility allowances
- ✓ Unit inspections: HQS, habitability, and soon NSPIRE
- ✓ Calculation of Housing and Utility Assistance Payments (HAP/URP)
- ✓ Facilitate lease execution between tenants and landlords
- ✓ Execution and enforcement of Rental Assistance Agreements/Contracts
- ✓ Timely rental assistance payments
- ✓ Annual recertifications
- ✓ Annual inspections
- ✓ Program terminations and due process
- ✓ Financial utilization management
- ✓ Compliance with administrative and regulatory requirements

# Housing Programs Operated as Rental Assistance

Program	Funding Source(s)	Administrator
Housing Choice Voucher	HUD Public and Indian Housing (PIH)	Public Housing Authority (PHA)
CoC Program PSH	HUD Community Planning and Development (CPD)	PHA or Nonprofit Organization
CoC Program, ESG, Other RRH	HUD Community Planning and Development (CPD)	PHA or Nonprofit Organization
Supportive Services for Veteran Families	Veteran Affairs	PHA or Nonprofit Organization
HOME TBRA	HUD Community Planning and Development (CPD)	PHA or Nonprofit Organization
Private flexible funding	Private	PHA, Nonprofit, Other
State or local funding	Public	PHA, Nonprofit, Other



# Regulatory Similarities and Differences





# Centralization: Core Benefits

FASTER IMPLEMENTATION  
COORDINATION  
**CONSISTENT OPERATIONS**  
**EXPERTISE**  
TRANSPARENCY  
IMPACT  
EFFICIENCY  
IMPROVED OUTCOMES  
BETTER CASH FLOW  
PARTNERSHIP  
EQUITY  
SUPPORT WITH INSPECTIONS  
**LOWER RISK**  
LEVERAGE TECHNOLOGY

# Stakeholders Benefit



Housing Program  
Participants



Property  
Owners/Managers



Supportive Services  
Providers



Funders / Systems  
Leaders

# Centralization: Risks and Barriers

All Eggs in One Basket

Too big to fail?

Government Contracting Challenges

Housing Provider "Ownership" of property owner relationships

Reduces Competition

Breeding complacency?

Collaboration and coordination without contract authority

Role accountability between housing provider, service provider, funder



# Abode Experience





# HOM Experience



# The Punchline

Centralizing rental assistance administration leverages unique capabilities, promotes consistency and standardization, and improves outcomes across the rehousing system.



Specialization of Core Strengths



Enhanced Transparency



Standardize Processes and Procedures



Holistic Systems-Level Data



Increase Housing Program Compliance



Promotes System Thinking



# Thoughts? Questions?

The floor is open. Let's discuss!



# Thank you for your time and for all you do!



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