

# Housing Mobility Webinar Series | June 28, 2022

# Housing mobility webinar series

- June 21: Community Choice Demonstration Overview
- Tuesday, June 28 at 3 pm eastern: Considerations for Launching a Housing Mobility Program
- Friday, July 8 at 2 pm eastern: Mobility-related services
- All webinars will be recorded and slides will be made available on [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/program\\_trainings\\_and\\_resources](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/program_trainings_and_resources)

# Housing Mobility in HCV

# Community Choice Demonstration Sites



# New funding for housing mobility will be made available early next year

- New NOFO estimated to be published in March 2023
- \$25,000,000 made available from FY 2022 Appropriations Bill
  - For mobility-related services, as defined by the Secretary, for voucher families with children modeled after services provided in connection with the mobility demonstration
  - The Secretary shall make funding available to public housing agencies on a competitive basis and shall give preference to public housing agencies with higher concentrations of housing choice voucher families with children residing in high-poverty neighborhoods

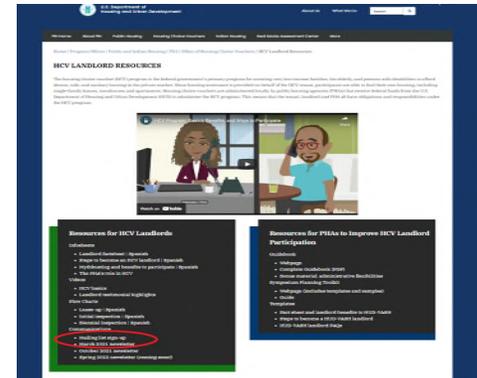
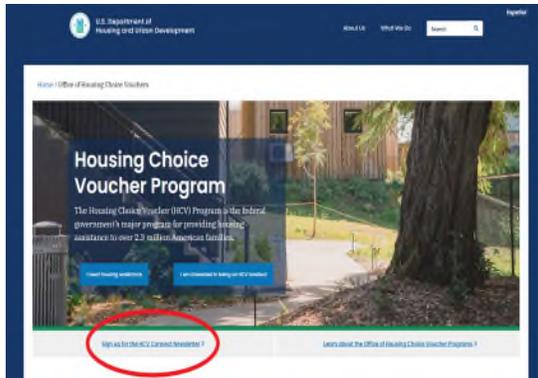
<https://www.congress.gov/bill/117th-congress/house-bill/2471/text>

# Mobility Ideas and Resources

- Strategically target PBV awards to opportunity areas
- Consider incorporating mobility counseling into services provided to families receiving EHV vouchers
- Review your PHA's Payment Standards
  - Consider SAFMR (Opt-In or as Exception Payment Standards – see [PIH Notice 2018-01](#))
  - Take advantage of [PIH Notice 2022-09](#) to go to 120% of FMR
- Identify opportunities available through [PIH Notice 2022-18](#)
  - Allows PHAs to use HCV and Mainstream Admin Fees to assist families in leasing units
    - Security Deposits
    - Application fees
    - Landlord Incentives (signing bonus and retention)
    - Housing Search assistance (including pre/post-move counseling)

# STAY UP TO DATE WITH HCV

- Go to [www.hud.gov/hcv](http://www.hud.gov/hcv) and sign up for the HCV Connect Newsletter
- Visit the [HCV Program Trainings and Resources Page](#)
- Visit the [HUD Landlord Resources Page](#) (and sign up for the mailing list)
- Visit the [Community Choice Demonstration Page](#)



# Considerations for Launching a Housing Mobility Program

Janie Oliphant | 28 June 2022

# Outline

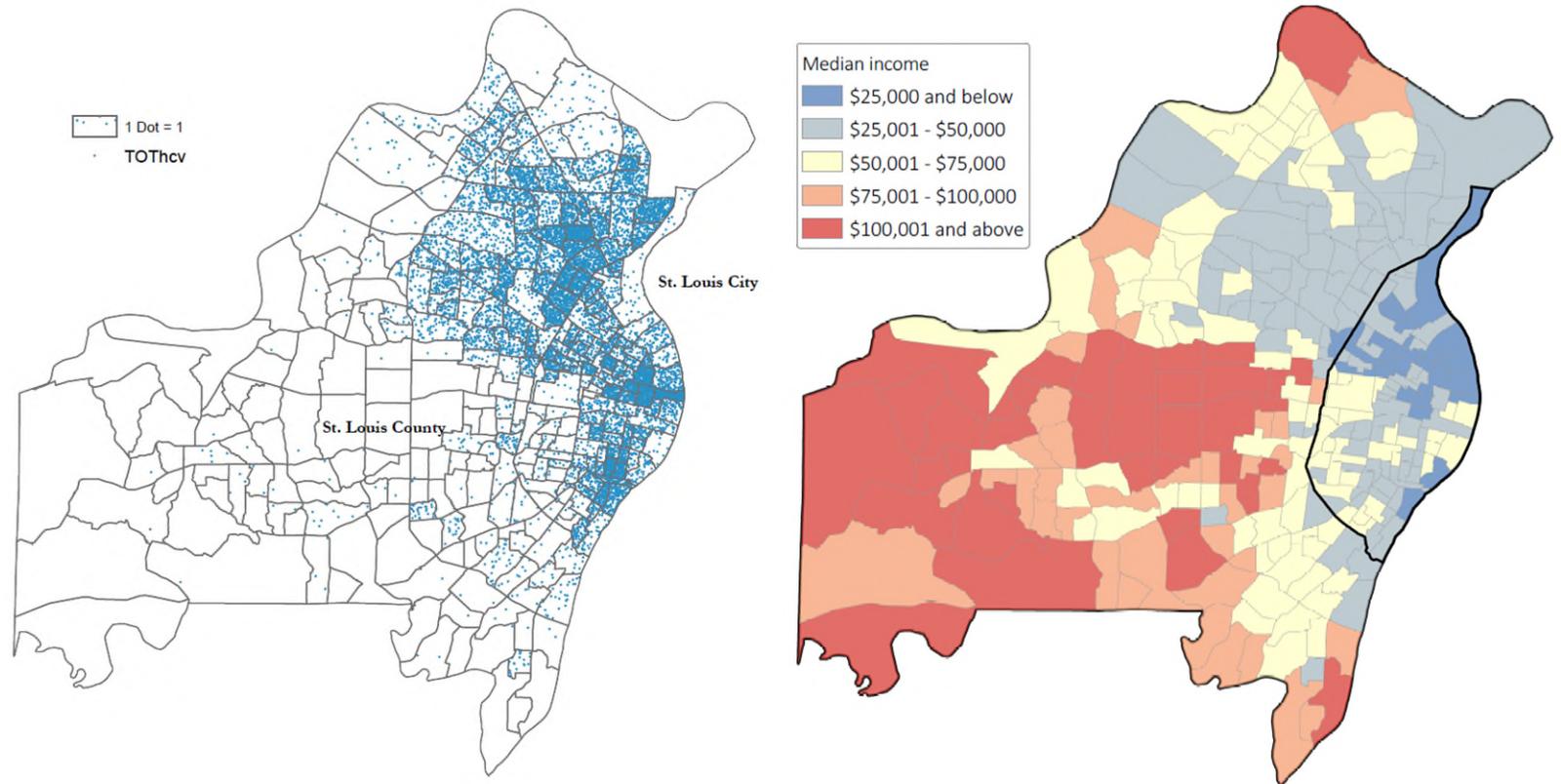
- Assess your PHA's starting place
- How to define opportunity areas
- Target population and number of participants
- Create a logic model for program development
- Immediate stakeholder buy-in
- Update administrative policies and processes
- Establish a services team
- Funding

## Assess your PHA's Starting Place

- Where do families in your program live?
- How's your property owner game?

# Where Families with Vouchers Live

- Compare HCV addresses against income and poverty data
- Compare against rental housing data



# Connecting Owners and HCV Families

- Does your PHA have experience in owner outreach? Housing search assistance for participants?
- Are there adjacent agencies doing this work?
  - EHV
  - VASH
  - CoC
- Assess what owner outreach and search assistance practices have worked best in your community

# Defining Opportunity Areas

- There are multiple ways to quantify an “opportunity area”
- Established methods:
  - Neighborhood poverty level
  - [Child Opportunity Index](#)
  - [Opportunity Atlas](#)
- Choosing a method in the balance of:
  - Promoting actual opportunity areas
  - Establishing enough neighborhoods within your service area to meet demand
  - Explaining opportunity areas to constituents and stakeholders
- Seek external support from a partner if your agency does not have the capacity to review available options
- Consider partnering with a neighboring agency

# Selecting a Target Population

- Leading research suggests that the biggest economic benefits of these programs are for children who move when they are 13 or younger
- Significant health benefits for adults who move: reductions in major depression, diabetes, and extreme obesity
- Market the program to your target population:
  - Advertise to families with young children
  - Advertise to families in highest poverty neighborhoods

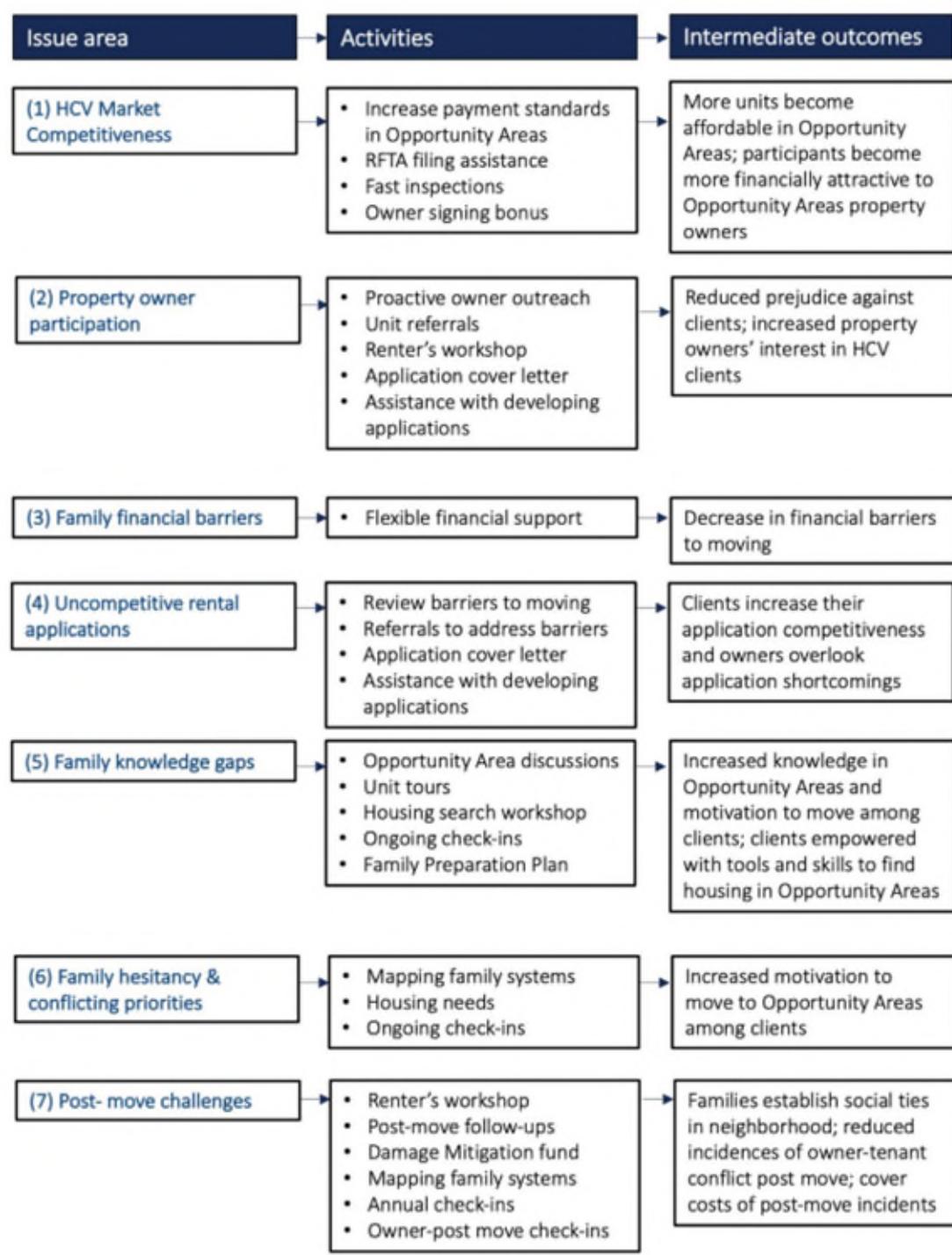
# Selecting a Target Number of Participants

- Identify how many families meet the criteria of your target population
- Review annual move rate
- Review how many families currently reside in opportunity areas
- Survey current voucher holders
- Survey other supportive housing providers
- Start small with a pilot program and gauge demand

# Create a Logic Model for Program Development

- Define the goals of the program and how our agency plans to meet those goals
- Useful for:
  - Measuring progress
  - Writing strategic plans
  - Communicating the program to various stakeholders: staff, HCV families, board members, funders, partnering agencies, field offices, etc.
- Logic model templates:
  - [Kellogg Foundation](#)
  - [University of Wisconsin-Madison](#)

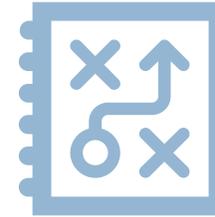
# Create a Logic Model for Program Development



Seek  
Immediate  
Stakeholder  
Buy-in



HCV families



Administrators  
& Managers

# Update Administrative Policies and Processes

- Review voucher expiration policies
- Ensure payment standards are competitive in opportunity areas
- Minimize lease-up delays

# Admin Policies: Setting Competitive Payment Standards in Opportunity Areas

- Review the market in your opportunity neighborhoods
  - Is there rental housing?
    - Look at American Community Survey data; local assessor data; private market data
  - Are the rents comparable to your payment standards?
- Consider various options to better align opportunity area payment standards to the private market:
  - Small Area FMRs as exception rents
  - Success rate payment standards
  - Setting FMRs up to 120% if certain neighborhood conditions are met
  - Have another creative idea? Contact your field office!
- See additional writing on these strategies and other methods for encouraging property owner participation in the voucher program [here](#)

# Admin Policies: Minimize Lease-up Delays

- Reduce inspection lead time
  - Biennial inspections
  - Allow service provider to conduct initial inspections
  - Hold time on an inspector's calendar
- Expedite RFTA processing
- Review rent comparable database to ensure there are comps in opportunity areas
- Initiate HAP contracts every day of the month

# Establishing a Services Team: In-house or Contracted Provider

- Does your agency have a strong resident services program?
- Is there a service provider in your area that would be a good fit to offer services?
- RFP process vs in-house hiring timeline
- Job market competition
- Time-limited funding

# Funding Sources

- [PIH Notice 2022-18](#) allows for PHAs to use admin fees for housing search-related services, including individualized search assistance, owner outreach, financial assistance to families, and owner incentives
- The FY2022 spending bill included \$25 million for mobility-related services; HUD expected to release NOFO March 2023
- Federal and local philanthropic organizations

# Questions & Comments

- Q&A section towards the end of the webinar
- Get in touch directly: [joliphant@firstpic.org](mailto:joliphant@firstpic.org)