

HOUSING CHOICE VOUCHER PROGRAM City Presentation

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Housing Choice Voucher Program (HCVP)

The Housing Choice Voucher Program is a tenant-based rental assistance program that assists extremely low and low-income individuals and families with renting safe, decent, and affordable dwelling units in the private rental market.

The Housing Choice Voucher is portable, and families can relocate to any City in the US, GAUM or the Virgin Islands that has a Housing Choice Voucher Program.

Housing Choice Voucher Program (HCVP)

The goals of the Housing Choice Voucher Program (HCVP) are to:

- Provide improved living conditions for extremely low- and low-income individuals and families while maintaining their rental payments at an affordable level;
- Affirmatively further fair housing for individuals and families;
- Promote freedom of housing choice;
- Provide decent, safe, and affordable housing for eligible participants; and
- Provide an incentive to private property owners to rent to lower income persons by offering timely subsidy payments and other program-related incentives.

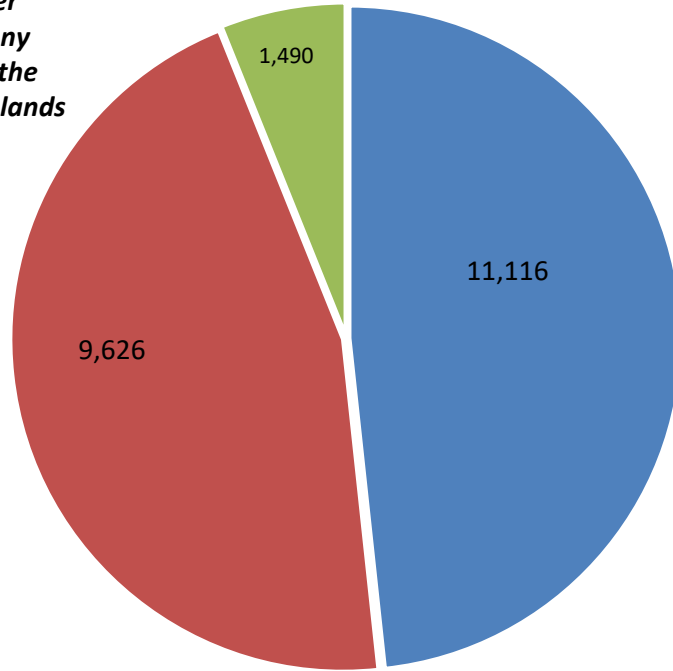
Housing Choice Voucher Program Funding

- The Housing Choice Voucher Program is funded totally by federal funds from the Department of Housing and Urban Development.
- Atlanta Housing provides housing assistance payments directly to the landlord on behalf of the program participant. The amount of the subsidy is based primarily upon the participant's income.

HCVP Demographics

1,490 families utilize their voucher outside of the City of Atlanta in any Housing Authority jurisdiction in the country including the US Virgin Islands and Guam.

9,611 families reside within the COA city limits. 15 voucher holders currently utilize their housing based funding to purchase homes.



Atlanta Housing Authority Services 11,116 families with Housing Choice Vouchers.

■ Total Program ■ COA ■ OCOA

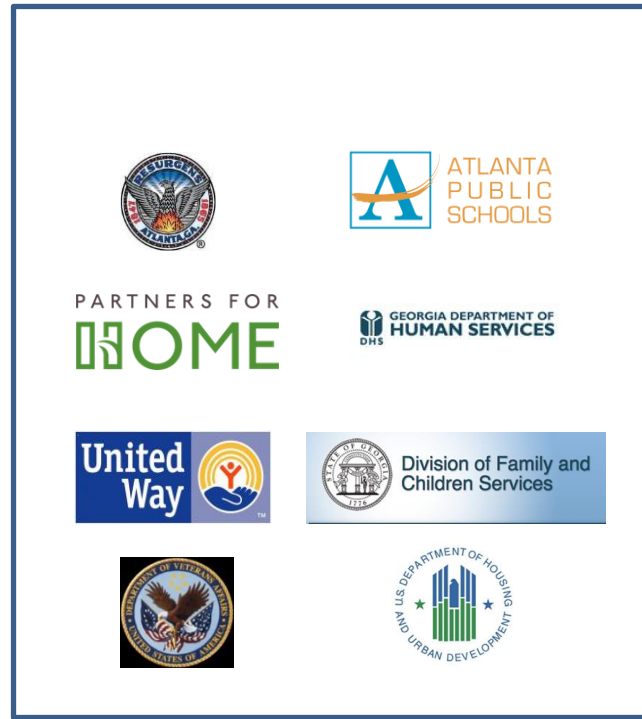
HAVEN Program

Our Definition of Supportive Housing:

Stable, affordable housing
for at-risk populations combined with
support services & case management



Making Homelessness...
Rare, Brief, & Non-recurring



Housing Services - HAVEN

Inception and Process

HCVP established the Tenant Based HAVEN Program on July 1, 2017, as a Pilot Program for case management services. The goal was to *provide at-risk populations – who are often homeless or soon-to-be homeless – with a stable housing arrangement using the Housing Choice Voucher that includes intensive, often specialized support services that address individual needs.*

HAVEN offers:

- Expedited Voucher Issuance Process;
 - Baseline reduction from voucher issuance to lease-up is about 30 to 60 days.
- End-to-end HCVP *wraparound case management services, from 3rd party partners* with dedicated Housing Services Administrators and Contract Specialists.

Since the inception of the HAVEN program, **1275 families** have been housed through the HAVEN program.

Lease-in-Place Program- AH's Lease-in-Place program was monumental for AH, because it allowed families to remain in their unit, while only changing program types, without having to physically move. The residents maintained their supportive services. The property owner did not experience any vacancy loss. This is an excellent program to ensure renters stability.

Tenant-Based Initiatives

Allocation 525
HH Served 525
(Fully Allocated)

FLOW

Initiated 2014
Target Population

- Residents of Permanent Supportive Housing (PSH) demonstrate stability in work, independent living & ready to maintain housing with “light-touch” supportive services.
- Family & Individual Household Referrals via City of Atlanta & local service providers.

PARTNERS FOR




Allocation 100
HH Served 83
(Inactive)

HFV

Initiated 2017
Target Population

- Pilot to provide vouchers based on a “Housing First” model proven successful in reducing homelessness.
- Referrals via Atlanta CoC’s Coordinated Entry System; once housed, essential services provisioned via contract with ViewPoint Health to put individuals on the path to stability.

PARTNERS FOR


Allocation 75
HH Served 63
(Pipeline 12)

SPVHS

Initiated 2018
Target Population

- Special Program Voucher for Homeless Students and their families to obtain affordable housing.
- Direct referrals via APS Homeless Liaison & Counseling Services.
- Goal to stabilize external factors that enable students’ academic success.

 ATLANTA PUBLIC SCHOOLS



Tenant-Based Initiatives

Allocation 66
Partner for Homes
Programing

ICPSH-RISE II

2017

Target Population

Integrated Care for Permanent Supportive Housing (ICPSH) 32

A program designed to provide stable housing assistance and supportive services for chronically homeless persons with mental and behavioral disabilities.

RISE II

A program designed to provide stable housing assistance and supportive services for chronically homeless persons with disabilities.



Allocation 270
HH Served 238
Pipeline 29

VASH

Initiated 2010

Target Population

- Special purpose voucher HUD program for homeless veterans.
- Households referred directly from Atlanta Veterans Affairs who manage ongoing supportive services.



Allocation 25
HH Served 7
Re-Launch FY19

NextStep Youth

Initiated as KickStart 2014

Target Population

- Assists former foster care youth (18-23 years old) and homeless youth.
- Partners with Georgia DFCS, and Atlanta CoC youth service providers for term-limited solutions that support youth development and economic self-sufficiency.



Allocation 300
Fully Allocated

FUP

HUD Allocated

Target Population

- Family Unification Program that provides housing assistance to families at risk of being separated or where reunification is made possible through permanent housing. Referrals via Fulton County DFCS.



Division of Family and Children Services



Tenant-Based Initiatives

Allocation 300
HH Served 297

FUP

HUD Allocated
Target Population

- Family Unification Program that provides housing assistance to families at risk of being separated or where reunification is made possible through permanent housing. Referrals via agreement with Fulton County DCFS.



Division of Family and
Children Services

Allocation 202
HH Served 37

Emergency Housing Vouchers

Initiated 2021

Target Population

- A program designed to provide stable housing assistance those who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, and those who were recently homeless or have a high risk of housing instability.
- This program was made available through the American Rescue Plan.



Allocation 100
HH Served 91
(Inactive)

CRSHP Vouchers

Initiated 2021
Target Population

- A program designed to provide stable housing assistance to those who were experiencing homelessness and vulnerability due to the impacts of COVID 19.



HOUSING CHOICE VOUCHER PROGRAM

Stabilizing Renters and
Removing Barriers



HCVP Inspections and Landlord Programs

- AH's Landlord and Inspections Program is one of the premier programs in the country.
- AH's exceeds industry standard Housing Quality Standard (HQS) inspections and has deployed an Enhance inspection process.
- Annually AH conducts approximately 24,000 inspections.
- AH operates its Landlord Services program in comparison to market rent families by offering expedited lease-up and self certification programs.
- AH pays market rent for most units and we have automated our processes to paperless and virtually.

Leasing Incentives

HCVP Landlord Services

- **Standard Leasing Incentive Fee (LIF):**

Atlanta Housing pays a one-time, non-refundable, monetary payment to property owners on behalf of Atlanta Housing applicants or participants experiencing a hardship. Examples of hardships could include:

- Financial burden
- Credit issues

- **Automatic Leasing Incentive Fee (LIF):**

Atlanta Housing pays a one-time, non-refundable, monetary payment to property owners on behalf of applicants or participants who submit their Request for Tenancy Approval (RTA) **within the first 30 days of receiving their voucher**. This incentive cannot be combined with the Standard Leasing Incentive Fee.

Atlanta Housing HCVP Enhancements

- **Online Property Owner Briefing**
Allow prospective landlords to complete the required Property Owner Briefing online
- **Online Property Owner Application**
Allow prospective landlords to complete their application and submit online
- **E-signature of New Contracts**
New contracts are sent to landlords and tenants for electronic signature
- **Energy Efficiency Rent Boost (EERB)**
Both single family units and multi-family communities can earn up to \$175 for energy efficient upgrades to the unit
- **Up-front Rent Estimates**
AH will provide a rent estimate for property owners who are considering placing new unit on the HCVP
- **New Payment Standards (Maximums)**
Maximum rent amount that can potentially be received by a landlord was increased; payment standards are reviewed every two years; latest review and implementation as of October 2021 resulted in an increase of 23%
- **New Property Owner Portal**
New portal has more customer friendly features such as ability to see status of RTAs and rent increase requests, ability to submit documents on-line, and improved ease of use and customer service functionality
- **Property Protection Program**
AH will reimburse property owners up to \$2,000 (\$250 deductible) for excessive tenant caused damages to a unit



HomeFlex Program

**Presented by:
Dee Dee Beaty
Deputy Chief Real Estate Officer - Operations**



HomeFlex Program Overview

- The HomeFlex (HF) Program is the Atlanta Housing (AH) project based rental assistance (PBRA) program.
- HF is funded through HUD's Section 8 Program; however, unlike the tenant-based voucher program, the rental assistance remains with the unit/property. It doesn't move with the resident.
- Properties typically are brought onto the HF Program through applications or proposals submitted in response to an open solicitation – Notice Of Funding Availability (NOFA) or Request for Proposals (RFP).
- AH partner with private owners and developers who agree to set aside a percentage of the property's total units for low-income families.
- On standard HF properties, we can assist up to 50% of the total units. On elderly and HAVEN (supportive housing) properties, we can assist 100% of the units.
- The HF agreement terms can range from two (2) up to ten (10) years; with renewal options at the end of the terms.
- HAVEN HF properties provide supportive services to residents living at the properties.

HomeFlex Portfolio

- There are currently **75** properties in our HF portfolio, with **6,366** affordable units.
- There is a total of **8,345** individuals being housed at the properties as of May 25, 2022. This includes the head of household and all dependents.
- We are currently partnering with **29** private owners and developers under the HF Program.

HomeFlex Program Rent

- The HF contract rents are set at 60% AMI for properties financed with Low Income Housing Tax Credits (LIHTC). The HF contract rent on properties financed without LIHTC can be set at the comparable market rent for the area.
- HF residents pay no more than 30% of their adjusted gross income (AGI) in tenant rent. AH pays the difference in tenant rent and the contract rent. See example below:

HF Contract Rent (1 bedroom)	\$750
Tenant Rent	<u>\$125</u>
Remaining Rent	\$625
AH Rental Assistance	\$625

- Owners can get annual rent increases upon written request to AH.

Owner / AH Responsibilities

Owner/Management:

- Manages the day-to-day operations of the property
- Creates and administers the site-based waiting list
- Determines resident program eligibility
- Conducts background checks - criminal background; credit; and rental history
- Maintains the property in decent, safe, and sanitary condition. Processing work orders and addressing capital needs
- Enforces the tenant leases
- Resolves resident issues timely and appropriately

AH:

- Makes rental assistance payments to the Owner on the 1st of every month
- Processes rent increase requests and agreement renewals
- Conducts annual HF inspections – units, common areas, and building exterior
- Monitors the financial, operational, and compliance performance of the properties
- Assists with addressing resident concerns
- Facilitates regular new-hire and compliance trainings for property staff



THANK YOU!
