



Landlord Symposium

July 14, 2022

WELCOME AND INTRODUCTIONS

- **Guests**
- **Panelist**
 - Megan McGowen Crouch, City Manager
 - Bill Benson, ILP Coordinator/Program Supervisor ~Alabama Department of Human Resources - Children and Family Services
 - LeJasmine L. Gary, HUD/VASH Supervisor ~ Department of Veterans Affairs
 - Andrea N. Harris, ESG-CV Program Manager ~ Alabama Rural Coalition for the Homeless, Inc.
 - Tony Fuller, Inspection Supervisor ~ Ozark Housing Dev., Inc.
 - Wendy Cochran, Chief Operating Officer ~ Auburn Housing Authority
 - AJ Harris, PR and Compliance Director ~ Auburn Housing Authority



City of Auburn

OPENING COMMENTS

Megan McGowen Crouch
City Manager

AUBURN HOUSING AUTHORITY OVERVIEW

Sharon N. Tolbert, CEO

MISSION STATEMENT

“Auburn Housing Authority's mission is to provide safe, decent, and sanitary housing conditions for individuals and families within the Auburn Housing Authority (AHA), LaFayette Housing Authority (LHA), and Roanoke Housing Authority (RHA). The objective is to provide personal, economic, and social upward mobility to offer individuals and families the opportunity to make the transition from subsidized to non-subsidized housing.”

STRUCTURE

- Quasi-Governmental Agency
 - An agency that is backed by a branch of government that has a public mandate to provide a given service.
 - Branch of Government: Department of Housing and Urban Development (HUD)
 - Mandate: Offer and/or provide affordable housing to low-income families
- Regulations and Compliance
 - Federal, state, and local
- HUD is AHA's primary funding source

BOARD OF COMMISSIONERS

- **AHA is governed by a five-member Board of Commissioners, representing a cross section of the community.**
 - Robert Smith, Chairperson
 - Nolan Torbert, Sr., Vice Chairperson
 - Deborah Hand, Resident Commissioner
 - Marguerite White, Commissioner
 - Renee Waldrop, Commissioner
- **Commissioners are appointed by the Mayor of the City of Auburn (5-year term)**

AHA OVERVIEW

- AHA is a voucher only housing authority
 - Public Housing (PH) units converted to Project-Based Vouchers (PBV)
 - Tenant Based Vouchers (TBV)/Section 8 Vouchers
 - Special Purpose Vouchers (voluntary)
 - Veterans Affairs Supportive Housing (VASH) Vouchers
 - Mainstream Vouchers
 - Foster Youth to Independence (FYI)
 - Emergency Housing Vouchers (EHV)
- Moving to Work (MTW) Cohort 1 designation
- Management Agreements
 - LaFayette Housing Authority = 102 units
 - Roanoke Housing Authority = 50 units

- AHA's non-profit affiliate established May 2019.
- Mission: "Empowering individuals and families by expanding affordable housing and economic opportunities in an effort to build vibrant neighborhoods and communities."
- Partnership with the City of Auburn and the East Alabama Food Bank to administer a Food Pantry at the Boykin Community Center.
- ACDC is also exploring affordable housing opportunities to expand housing opportunities in the Auburn community.



WHY ARE WE HERE?

- Promote the AHA's Housing Choice Voucher Program (HCVP).
- Identify the needs and challenges of individuals and families that are in need of affordable rental housing opportunities.
- Recruit and develop partnerships with property owners.
- Retain and expand relationships with current property owners.
- **Increase voucher utilization for voucher holders....HOUSE MORE INDIVIDUALS AND FAMILIES!!**

HOUSING CHOICE VOUCHER PROGRAM (HCV/HCVP)

- The HCVP is sponsored by the Department of Housing and Urban Development (HUD).
- The HCVP is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.
- The participant is free to choose any housing that meets the requirements (i.e. HQS inspections, payment standards, rent comps, etc.) of the HCVP to include but not limited to single-family homes, townhouses, apartments, duplex, etc.
- The HCVP is administered locally by public housing agencies (PHAs). The PHAs receive federal funds from HUD to administer the HCVP.
- A family that is issued a voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program.
- A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a home.

HOUSING CHOICE VOUCHER PROGRAM (HCV/HCVP)

- Housing Choice Vouchers
 - **Public Housing (PH) converted to Project-Based Vouchers (PBV)**
 - 304 units/6 developments (Ridgecrest, Moton, Drake, Porter, East Park and Sparkman)
 - Converted to stabilize funding (20 years), AHA maintains ownership of the units, and more flexibilities to redevelop properties
 - **Tenant Based Vouchers (TBV)/Section 8 Vouchers:** traditional vouchers
 - **Special Vouchers**
 - Veterans Affairs Supportive Housing (VASH) Vouchers: Homeless Veterans (referral based ~ Tuskegee VA)
 - Foster Youth to Independence (FYI): youth aging out of foster care (referral based ~ Alabama Department of Human Resources)
 - Emergency Housing Vouchers (EHV): homeless or in jeopardy of being homeless (referral based ~ Alabama Rural Coalition for the Homeless)
 - Mainstream Vouchers: non-elderly disabled
- AHA's jurisdictions
 - Lee County: City of Auburn, Loachapoka, Smith Station (Lee co. area), Phenix City (Lee co. area), and Beauregard, Beulah, and Salem
 - Chambers County: LaFayette, Lanett, and Valley

HCV AT A GLANCE (@ 07.13.22)

| Voucher Type | ACC | Vouchers Leased | Vouchers Issued/not leased | Wait List |
|---------------|-------------------------------|-----------------|-------------------------------|---|
| TBV/Section 8 | 280 | 200 | 0 (80 pending eligibility) | 600 (opened 05.24.22 closed in 45 mins) |
| VASH | 18 | 12 | 3 | 2 (referrals) |
| EHV | 44 | 8 | 35 | 5 |
| Mainstream | 20 | 0 | 0 | 3 |
| FYI | Based on funding/referrals | 0 | 1 | Pending |

HOW THE PROGRAM WORKS

- Selection and eligibility
- Voucher issuance
- Subsidy determination
- Housing search
- Housing Quality Standards (HQS) inspection
- Rent Reasonableness Determination
- HAP contract (landlord and participant)
- Leasing
- Get paid by the 5th each month

HCV BENEFITS

- Steady and reliable rental income
- Improve occupancy rates
- EHV
 - Signing bonus
 - Utility and security deposit
 - Application fee
 - Vacancy payments
- Free inspections and marketing
- Assist in addressing housing needs for vulnerable individuals and families

NEW INITIATIVES

- Landlord Liaison
- Electronic/virtual processing
- Moving to Work (MTW) and Administrative Fees flexibilities for all vouchers (contingent on funding and approval)
 - Relax various HUD regulations
 - Signing bonus
 - Utility and security deposit
 - Application fee
 - Vacancy payments
- Homeownership Program

HOW TO FIND US!

Location

931 Booker Street

Auburn, AL

Telephone

(334) 821-2262

Website

www.auburnhousingauth.org



CONTACT INFORMATION

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AJ Harris, PR and Compliance Director

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The background of the slide is a dense field of 3D question marks. Most are dark grey, but one in the lower center is bright yellow. A solid blue horizontal banner is positioned across the middle of the image.

QUESTIONS

FOSTER YOUTH'S HOUSING NEEDS

Bill Benson

ILP Coordinator/Program Supervisor

Alabama Department of Human Resources

Children and Family Services

Contact Information

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Phone: 334-353-4494; Cell 334-202-8529

HUD/ VASH

**HOUSING & URBAN
DEVELOPMENT/ VA
SUPPORTED HOUSING**



HUD-VASH

- **THE HUD-VA SUPPORTED HOUSING PROGRAM (HUD-VASH) IS A JOINT PROJECT OF THE DEPARTMENT OF VETERANS AFFAIRS AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. HUD-VASH HELPS HOMELESS VETERANS TO SECURE INDEPENDENT HOUSING IN THE COMMUNITY BY COVERING A PORTION OF THE RENT AND PROVIDING SUPPORTIVE SERVICES TO ASSIST THE VETERAN WITH HOUSING STABILITY AND FULLY INTEGRATING BACK INTO THE COMMUNITY. PARTICIPATION IN THE HUD-VASH PROGRAM IS BASED ON A NEED FOR SUBSIDIZED HOUSING, MEETING OF CERTAIN ELIGIBILITY REQUIREMENTS AND THE ABILITY OF THE VA STAFF TO EFFECTIVELY WORK WITH A PARTICULAR VETERAN.**

ELIGIBILITY REQUIREMENTS

**Eligibility for VA
Health Care**

Homeless

**Cannot be a
registered sex
offender**

**Never convicted of
manufacturing
methamphetamines**

**Must demonstrate a
need for case
management**

**\$1,500 or less in
monthly gross
income (single
person)**

WHAT IS HOMELESSNESS?

VETERANS MUST MEET THE MCKINNEY DEFINITION OF HOMELESSNESS TO BE ELIGIBLE FOR THE PROGRAM. THE MCKINNEY DEFINITION IS AS FOLLOWS:

(1) AN INDIVIDUAL WHO LACKS A FIXED, REGULAR, AND ADEQUATE NIGHTTIME RESIDENCE, OR

(2) AN INDIVIDUAL WHO HAS A PRIMARY NIGHTTIME RESIDENCE THAT IS:

(A) A SUPERVISED PUBLICLY OR PRIVATELY OPERATED SHELTER DESIGNED TO PROVIDE TEMPORARY ACCOMMODATIONS, INCLUDING WELFARE LIVING HOTELS, CONGREGATE SHELTERS, AND TRANSITIONAL HOUSING FOR THE MENTALLY ILL;

(B) AN INSTITUTION THAT PROVIDES A TEMPORARY RESIDENCE FOR INDIVIDUALS INTENDED TO BE INSTITUTIONALIZED; OR

(C) A PUBLIC OR PRIVATE PLACE NOT DESIGNED FOR, OR ORDINARILY USED AS, A REGULAR SLEEPING ACCOMMODATION FOR HUMAN BEINGS.

WHERE DO REFERRALS COME FROM?

- **HEALTH CARE FOR HOMELESS VETERANS (HCHV) OUTREACH**
- **DOMICILIARY PROGRAM**
- **SAFE HAVEN**
- **COMMUNITY AGENCIES (PRIORITY VETERANS, FRIENDSHIP MISSION, ETC.)**
- **TRIAGE CLINIC**
- **HOMELESS HOTLINE**
- **HOSPITAL PROVIDERS**

PRIORITY LIST

- ❖ **HOMELESS VETERANS WITH A DISABILITY WITH LONG PERIODS OF EPISODIC HOMELESSNESS AND SEVERE SERVICE NEEDS**
- ❖ **HOMELESS VETERANS WITH A DISABILITY WITH SEVERE SERVICE NEEDS**
- ❖ **HOMELESS VETERANS WITH A DISABILITY COMING FROM PLACES NOT MEANT FOR HABITATION**
- ❖ **HOMELESS VETERANS WITH A DISABILITY COMING FROM TRANSITIONAL HOUSING**
- ❖ **ALL OTHER HOMELESS VETERANS.**



REQUIRED DOCUMENTS

Picture ID

Social security card

Birth certificate

DD-214 (Discharge from Duty)

Food Stamp Award Letter

Income verification (dated within the last 30 days)

Bank Statements

PHAS COVERED BY CAVHCS

- 1. MONTGOMERY HOUSING AUTHORITY**
- 2. SOUTH CENTRAL ALABAMA HOUSING AUTHORITY**
- 3. TUSKEGEE HOUSING AUTHORITY**
- 4. OPELIKA HOUSING AUTHORITY**
- 5. AUBURN HOUSING AUTHORITY**
- 6. PHENIX CITY HOUSING AUTHORITY**
- 7. COLUMBUS HOUSING AUTHORITY**

Screening

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graph TD; A[Screening] --> B[VASH Orientation]; B --> C[Internal Briefing]; C --> D[PHA Voucher Briefing]; D --> E[Housing Search];
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**VASH
Orientation**

**Internal
Briefing**

**PHA Voucher
Briefing**

**Housing
Search**

CASE MANAGER DUTIES



Conduct home visits based on the Veteran's needs and acuity level



Assist the patient with developing realistic and measurable treatment goals, as identified by the Veteran



Complete referrals on the Veteran's behalf to assist him/her with achieving his treatment goals (SSVF, Community Action, Food Bank, SATP, etc.)



Assist the Veteran with developing a budget to manage his or her finances



Advocating on the Veteran's behalf

STAFF ROLES

Housing Specialist- assist Veterans with housing searches, PHA applications, SSVF appointments, and completion of the lease up process

Case Manager- conducts home visits and makes community referrals to assist the Veteran with housing sustainability and achieve treatment goals

Social Work Associate- facilitates groups, makes community referrals , provides case management under the supervision of an MSW

RN Case Manager- provides support and case management to Veterans in the program with serious or chronic medical needs

Recreation Therapist- assist with reintegrating into the community through healthy leisure education and planned recreational activities

Employment Specialist- assess Veteran's barriers to employment and assist them with obtaining and sustaining employment

Peer Specialist- assist peers with gaining their independence within the community and mastering their own recovery process.

Coordinator- track program data, supports front line staff and ensures the program is effectively housing Veterans and exceeding VISN goals

HOME VISITS

Assess the Veteran's home to make sure his or her basic needs are being met. (utilities on, food, safety of the unit)



Document any medical concerns the Veteran may have



Assess for suicidal or homicidal ideations



Home visits are used for educating, counseling, and training.



**Landlords with one bed
room units under \$650**



**Landlords willing to waive
application fees and
criminal background
checks (if possible)**



**Landlords willing to rent to
Veteran with low credit
scores**

**PROGRAM
NEEDS AT
THIS TIME**

BENEFITS OF RENTING TO VETERANS

**Free marketing
(Veterans operate
by word of mouth)**

**Additional Support
for tenants &
landlords**

**Steady pool of
customers**

**Establish a working
relationship with
community
providers that will
assist the Veteran
to maintain his or
her housing**

THANK YOU!

**WE LOOK FORWARD TO
WORKING WITH YOU 😊**



Alabama Rural Coalition for the Homeless (ARCH) Presents

The Landlord Engagement Project

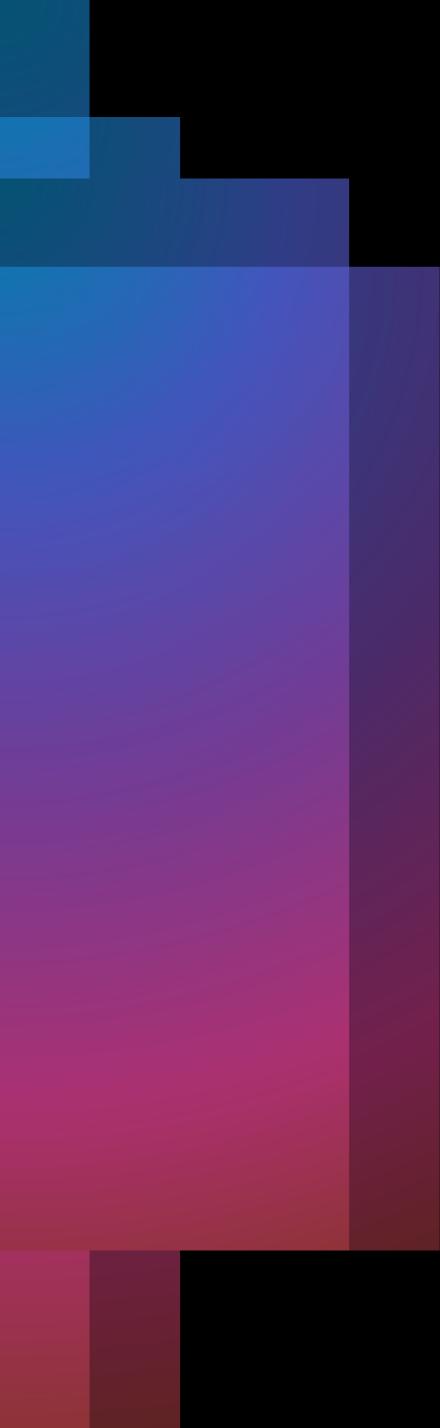
The Landlord Engagement Project

Emergency Shelter vs Rent per Month

Monthly Cost (Hotel) \$1836 (Apartment) \$525

Emergency shelter is necessary to move persons quickly from street homelessness; however, the cost can be exhausting on programs. We fully support moving persons out of emergency shelters quickly into safe, decent, and affordable housing. This is an opportunity for landlords to benefit from funding that is available for long-term housing versus a short-term solution.





Landlord Liaison
Alabama Rural Coalition for the Homeless (ARCH)
Rural Alabama Landlord Engagement Roundtable (RALER)

The Landlord Liaison role at ARCH is to provide workshops, connections to resources, and other supports to community landlords. In addition, the Landlord Liaison will create a pool of potential units for participants of various housing programs throughout the agency. The Rural Alabama Landlord Engagement Roundtable (RALER) Initiative was developed by the Alabama Balance of State Continuum of Care (CoC) to coordinate and collaborate with local landlords, management companies, and developers. Both platforms are designed to create a network source for units available to rent and new units being build for renting.

Our Programs

Alabama Rural Coalition for the Homeless (ARCH)

- **ARCH Emergency Rental Assistance**-Provides up to 15 months of rental assistance to eligible household. In addition, to rental assistance, persons may be available for utility assistance. Households will receive financial assistance for arrears rent and prospective rent (total assistance cannot exceed 15 months.) Income cannot exceed 80% AMI.
- **ARCH Permanent Supportive Housing**-PSH serves populations that have been traditionally hard to reach-individuals and families experiencing homelessness with disabilities such as serious mental illness, chronic substance abuse, physical disabilities, and or HIV/AIDS. Financial Rental Assistance is provided as long as the participant is in the program and HUD funding is available. Must be homeless at program entry and have documented disability.
- **ARCH Rapid Rehousing Program (RRH)**-Provides up to 12 months of rental assistance to include security deposit. The RRH program has case managers available to provide services and resources to homeless individual and families without preconditions (such as employment, income, absence of criminal record, or sobriety.)
- **ARCH New Housing Program**-ARCH has a new initiative funded by Jeff Bezos to house capped families in rural Alabama. More information will be available, this foundation is under construction.

Bringing Alabama Home! Emerging Stronger from the Pandemic

Let's emerge stronger from the pandemic by housing homeless populations of veterans, mentally ill and disable individuals, young adults, and families.

*Featured in the picture is a former Vietnam Navy veteran, who was homeless, disabled, and a COVID positive patient. Mr. Thomas was rehoused until his death in 2021.

"Landlords, let's work together to make a house a home for the homeless."



Questions?





Landlord Symposium

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