

Understanding the HUD Housing Mobility Demonstration

August 11, 2020



Agenda

- I. Opening Remarks
 - Demetria McCain, President, Inclusive Communities Project
 - Sunia Zatterman, Executive Director, CLPHA
 - Adrienne Todman, CEO, NAHRO
- II. The requirements of the HUD NOFA
 - Megan Haberle, Deputy Director, PRRAC
 - Doug Rice, Senior Fellow, CBPP
- III. Developing a regional housing mobility plan
 - Andrea Juracek, Executive Director, Housing Choice Partners
 - Jeffery Patterson, CEO, Cuyahoga Metropolitan Housing Authority
- IV. Reflections on working with researchers on a mobility evaluation
 - Andrew Lofton, Executive Director, Seattle Housing Authority & Sarah Oppenheimer, Associate Director of Policy & Research, Opportunity Insights

I. The requirements of the HUD NOFA

Housing Mobility Demonstration

- \$25 million to support mobility for families with children – x2 (50 million!)
 - \$10 million – additional incremental voucher assistance
 - \$40 million – mobility services, eg counseling, administrative, rent deposits
- Use of funds
 - Admin feeds: related services e.g., counseling, portability coordination, landlord outreach, security deposits, and administrative activities
 - HAP funds for security deposits in opportunity areas



Housing Mobility Demonstration - Opportunities

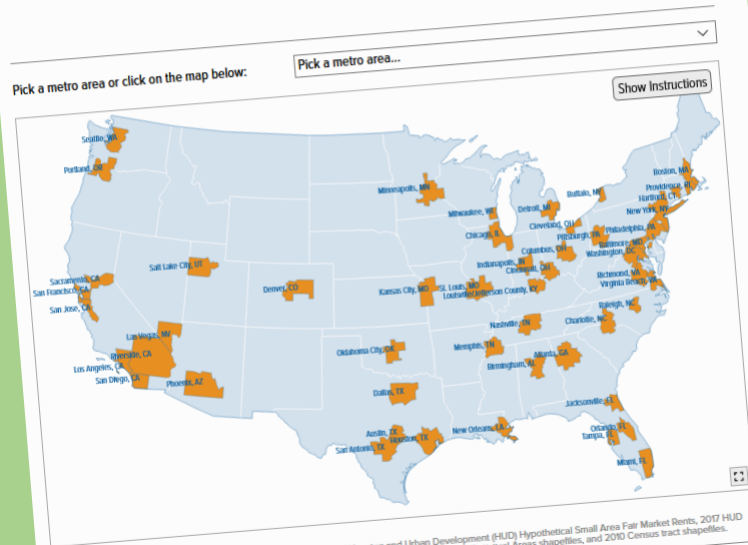
- Help families and children access high-resources areas: lifelong benefits
- Provides resources to assist PHAs in breaking cycles of voucher/poverty concentration
- Specified package of mobility-related services and room for creativity and experimentation
- Support for policy adjustments
- Building a community of practice and a movement!



Addressing voucher concentration

Interactive Map: Where Voucher Households Live in the 50 Largest Metropolitan Areas

JANUARY 3, 2019 | BY ALICIA MAZZARA, BRIAN KNUDSEN, AND NICK KASPRAK



CENTER ON BUDGET AND POLICY PRIORITIES | CBPP.ORG

PRRAC
Poverty & Race
Research Action Council

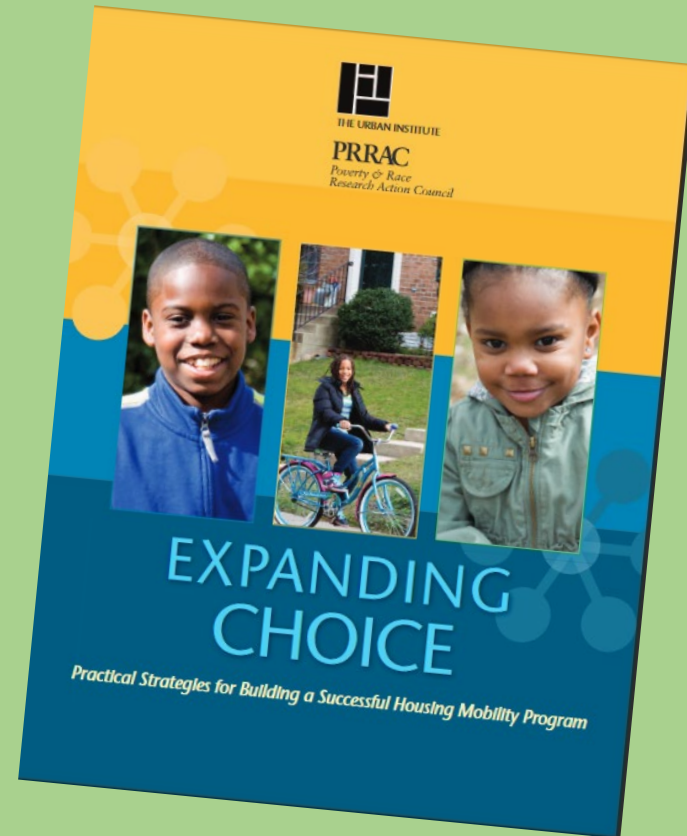
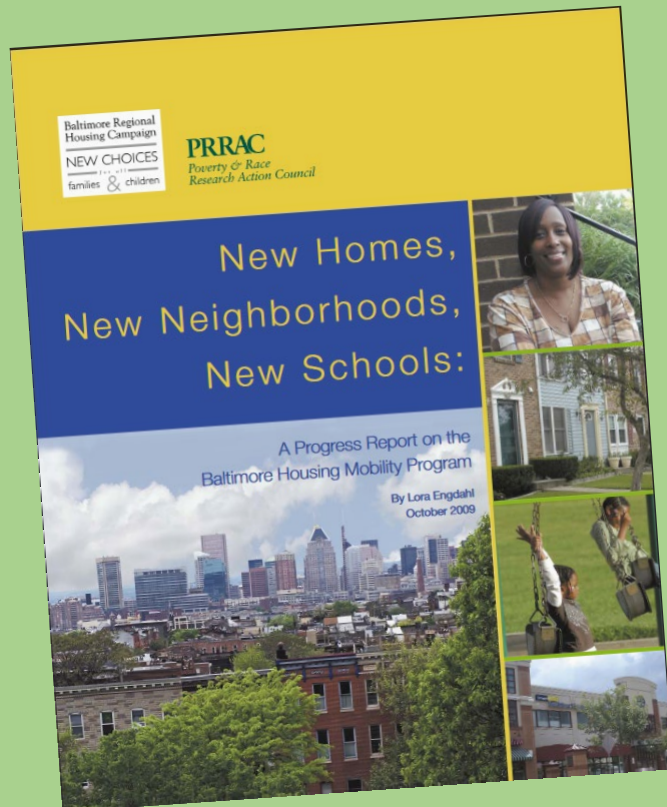
Civil Rights Research
July 2018

Housing and Educational Opportunity: Characteristics of Local Schools Near Families with Federal Housing Assistance



Ingrid Gould Ellen, NYU Furman Center
Keren Horn, UMass Boston

Promoting best practices



A short history of Section 8 voucher reform advances

1987-90: Elimination of restrictions on portable use of Section 8 certificates

1994: Moving to Opportunity for Fair Housing (MTO) Demonstration Program launched

1998: Elimination of the “take one – take all” provision of the voucher program

2001: Adoption of the 50th percentile Fair Market Rent in the most concentrated rental markets

2010: Settlement of the *ICP v. HUD* case and initial implementation of Small Area Fair Market rents

2015: Section 8 voucher mobility included in the Affirmatively Furthering Fair Housing rule

2015: Partial updating of portability procedures and addition of tenant information requirements

2016: Passage of the Small Area Fair Market Rent rule

2018-19: Approval of the Housing Mobility Demonstration in the 2019 and 2020 budgets

2020: Release of the Housing Mobility Demonstration NOFA

Housing Mobility – Federal Policy Context

- PHA reforms: admin fees, SEMAP
- Housing Mobility Demonstration
- Small Area Fair Market Rents
- AFFH
- MTW
- RAD



Additional Resources:

Housing Mobility Demonstration bill language:

<https://www.cbpp.org/sites/default/files/atoms/files/2-27-19housing-mobility-demonstration-bill-language.pdf>

Mobility Works technical assistance group:

<https://www.housingmobility.org/>

PRRAC resources on HCV reform:

<https://prrac.org/all-articles-under-the-housing-mobility-initiative/>



Primary Purposes of the HCV Mobility Demonstration

- Provide housing voucher assistance and mobility services to families with children to enable them to move to “high-opportunity” areas
- Expand families’ access to “high-opportunity” areas
- Rigorously evaluate the effectiveness of comprehensive and selected mobility services in helping families to make “opportunity moves”

HCV Mobility Demonstration Funding

- \$50 million, including \$10 million for new housing vouchers and \$40 million for mobility services, etc.
- Funding awarded via competition; amount enough for roughly 5 – 10 demonstration awards of \$4 million to \$10 million each, according to HUD
- Funding will provide roughly 1,000 new mobility demonstration vouchers (MDVs) and mobility services for 9,500 to 12,600 families across all sites

Four Basic Categories of PHA Eligibility

- Category A: PHA partnerships serving areas with (1) high concentrations of HCV families in poor, low-opportunity areas and (2) an adequate number of moderately priced rental units in high-opportunity areas
- Category B: PHA consortia that include at least one PHA with a high-performing FSS program
- Category C: PHA consortia that include at least one small PHA
- Category D: Single PHA serving areas with (1) high concentrations of HCV families in poor, low-opportunity areas and (2) an adequate number of moderately priced rental units in high-opportunity areas

PHA Commitments

- Recruit/enroll eligible families to participate in sufficient numbers for research evaluation (at least 1,950 among all PHAs at each site over 5 years, mostly existing families)
- Contribute turnover vouchers to demo (at least 1 turnover voucher for every 2 MDVs, HUD estimates)
- Establish a wait list preference for demo HCVs (MDVs and turnover vouchers only) for families with at least one child aged 13 or younger that are living in an area with a poverty rate of 30% or greater

PHA Commitments (continued)

- Develop/provide comprehensive (1st phase) and selected (2nd phase) mobility services packages (housing search assistance, financial assistance, landlord recruitment, post-move services)
- Adopt policies to reduce mobility barriers, e.g., sufficiently high payment standards in opportunity areas, adequate search times, streamlined portability policies and procedures
- Decide on method of identifying opportunity areas
- Participate in research evaluation

PHA Benefits

- Funding for MDVs and mobility services
- TA (via HUD contractor) and limited program waivers
- Automatic deconcentration bonus in SEMAP
- A great chance to help the families they serve to access better opportunities, improve their health & well-being and their children's chances of long-term success

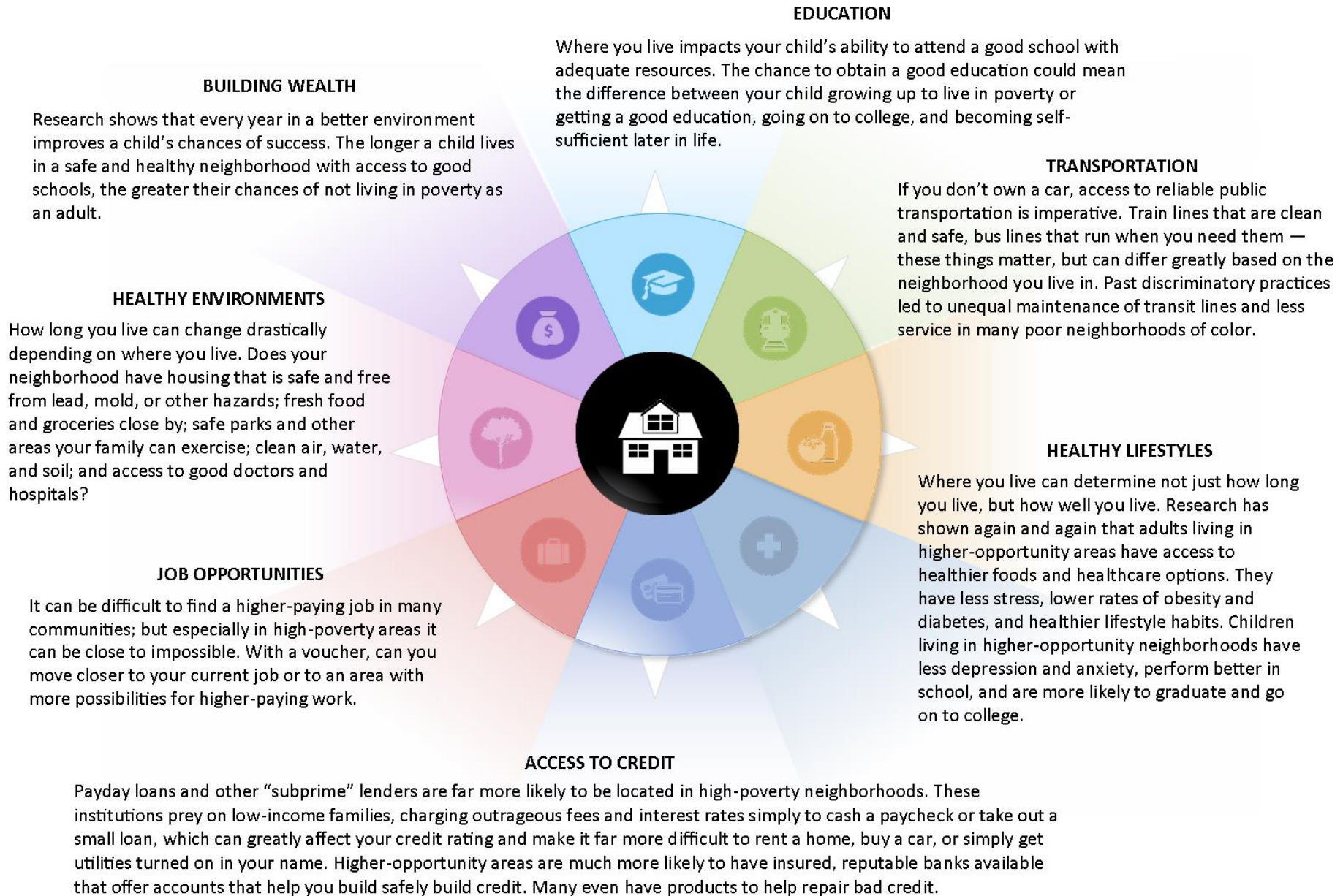
II. Developing a regional housing mobility plan

Regional Mobility Program Elements & Considerations

Andrea Juracek
Executive Director



WHERE YOU LIVE MATTERS



Expanding Housing Choice, Removing Barriers

Support to HCV families:

- Financial: Security deposit, renter's insurance, offset costs of moving
- Unit search assistance, navigating new transit, referrals to car buying programs
- Connections to neighborhood support systems (religious institutions, child care, schools, parent groups, etc.)
- Referrals to outside partners – credit, furniture, school/parent networks, fair housing discrimination, landlord/tenant issues

Identifying administrative barriers:

- Small Area FMRs, Exception Payment Standards
- Portability considerations

Overall Budget:

- \$4,000 per enrollee for CMRS; \$2,000 for SMRS

Program Elements

(Virtual) Group or One-on-One Orientation:

- Program basics: why mobility, access to different neighborhoods, search assistance, etc.
- Identifying needs; setting housing, neighborhood goals
- Landlord/tenant rights and responsibilities
- Financial management
- Navigating school districts
- Home maintenance concerns

Program Elements

One-on-One Advising:

- Unit search assistance – providing accurate, updated info
- Address fears/concerns about moving into a new community
- Referrals for social service needs and problem-solving assistance
- Provide maps, information to explore new neighborhoods

Additional Considerations:

- Dedicated landlord outreach staff/customer service; LL financial incentives
- Community partnerships – follow procurement policies
- Financial assistance for moving costs**
- Streamlined administrative efficiencies**
- Post-move support

Opportunity Area Definition

- Fundamental to meeting goals of program
- Must be based in research/sound approach
 - Lower-than-average poverty, crime rates
 - Neighborhood school access
 - Access to public transit, job centers
 - Healthy physical, social environments
 - Other factors based on local markets
- Online address search tool

Regional Considerations

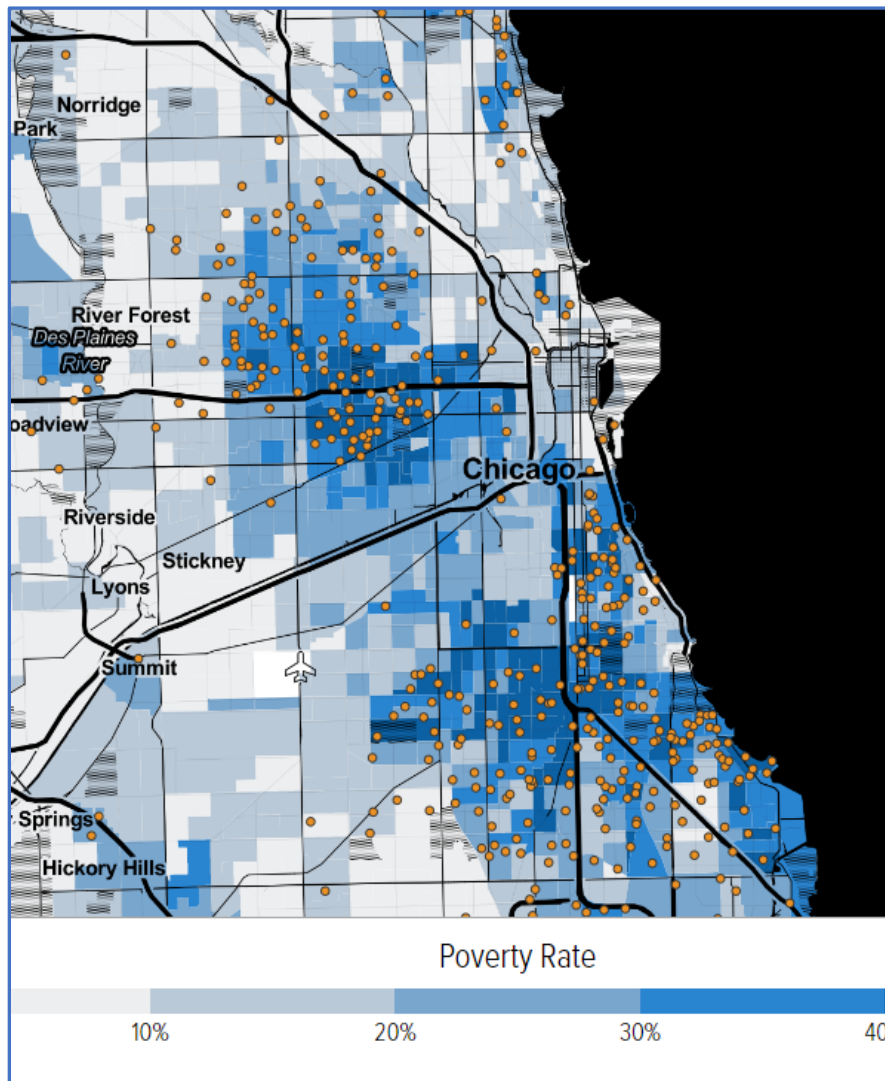
PHA Administrative Considerations

- Aligning policies – search times, leasing steps/timelines, staff training, customer service needs
- Port policies, procedures
- MTW status
- Administering in other jurisdictions
- Efficiencies in leasing – inspections (expedited? tied to local rental ordinances? Housing Navigators HQS certified?)
- Technological options (DocuSign, JotForm, etc)

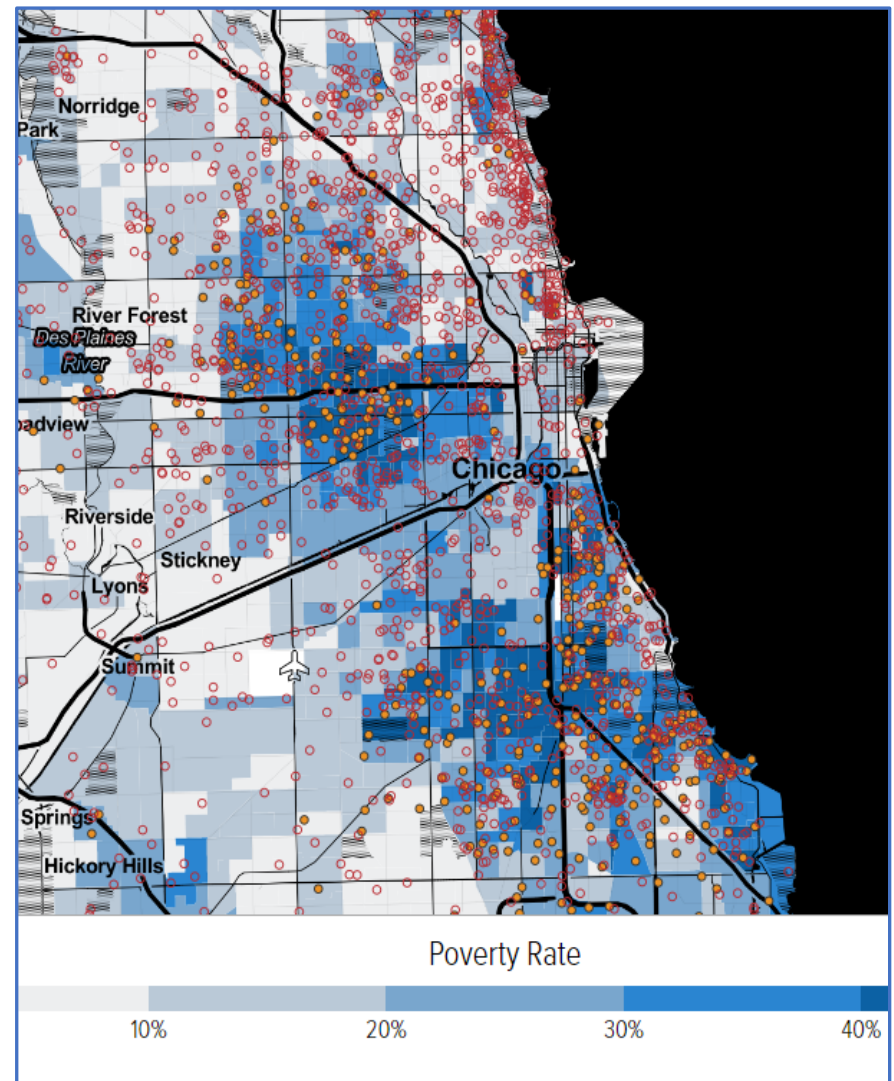
Community Partners

- Administer counseling, create efficiencies for tenants, landlords
- 3rd party “mediator”, relationship management
- Remote workforce – Equip to be in the field

Location of Vouchers in Chicago



Location of Vouchers + Location of Voucher-Affordable Units



III. Reflections on working with researchers on a mobility evaluation

Working with Researchers on a Mobility Evaluation

Andrew Lofton, Seattle Housing Authority

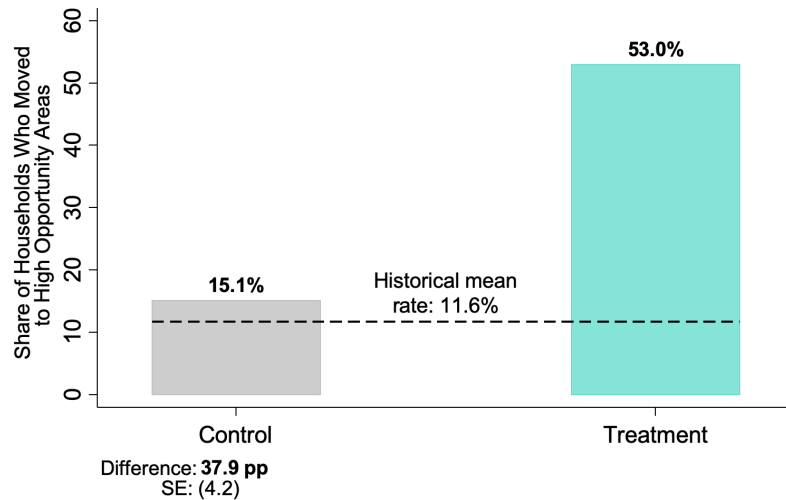
Sarah Oppenheimer, Opportunity Insights

11 August 2020

Key Research Questions

- **Opportunity Moves.** To what extent do mobility-related services (CMRS/SMRS) facilitate moves to opportunity areas?
- **Neighborhood Persistence.** How long do families that are offered mobility-related services (CMRS/SMRS) remain living in opportunity areas?
- **Service Cost-Effectiveness.** What are the costs of mobility-related services (CMRS/SMRS)?

Results from the CMTO pilot (Phase I)



Key Mechanisms

1. Emotional Support (61% prevalence rate)
2. Increased Motivation to Move to Opportunity (78%)
3. Streamlining the Search Process (73%)
4. Landlord Brokering (61%)
5. Flexible, short-term Financial Assistance (81%)

Key Considerations

- Opportunity to inform agency practices as well as build evidence for the broader industry
- Insights on impacts *and* efficiencies to target limited resources
- Emphasis on families' agency and geographic choice
- Both/and approach – geographic mobility *and* investment in communities where families already live

Potential Challenges and Approaches

- Maintaining contrast between treatment and control groups
 - Advance consideration (and some limits) on new innovations
 - Engagement with the evaluation team on what services adjustments were possible
- Costs of opportunity moves
 - Projecting and absorbing cost implications of VPS adjustments, larger bedroom sizes, etc.
- Concerns about using random selection
 - Long-game orientation toward making effective resources available
 - Ensure standard services are a robust minimum
- Either/or mindset
 - Lead with a deep commitment to enhancing the communities where families already live
 - Use the research to help inform how to improve existing communities