Tempe Housing Authority
Governing Board Quarterly Update
Purpose

- Update the Housing Authority Governing Board on activities for the Quarter Ended September 30, 2019.
- Provide updates to programs.
Current Events

5 year Agency Plan

• 2019 is final year of current plan
• Over a year long planning process, with community involvement
• Designed to guide policies, programs, operations and strategies to meet local housing needs
• Aligns all Housing Services expenditures

Annual Administrative Plan updates
Current Events

Specialized Housing and Services for Victims of Human Trafficking

- HUD cancelled the Notice of Funding Availability (NOFA)
- 16th Annual International Human Trafficking & Social Justice Conference
  - Staff is preparing housing plan based on information learned and expectation that the NOFA will be reissued
Current Events

- September 10 Open House
  - First unit remodel completed
- Second unit remodel expected to be completed in mid-October
- Last 3 units expected to be completed in late December or early January
Current Events

Complex Landscape refresh
Program Update

- Housing Choice Voucher (Section 8) Program
- HUD-VASH
- Mainstream
- Family Unification
- HOME-TBRA
- Bridge
- H2
Program Update

Maricopa County Continuum of Care (CoC) Rapid Rehousing

- Bonus project – Family Domestic Violence focus
- ~$800,000 in housing assistance funding for up to 50 families
- CoC Board approval and inclusion in county wide application
  - Submitted to HUD for final review and approval
  - Anticipated December/January final notification of decision from HUD
Program Update

○ The Affiliate
  • 24 units currently leased, 4 units undergoing remodel
  • Residual proceeds financed the unit remodel and landscape refresh
  • +$60,000 in savings for repair and maintenance of units
    • 20% of monthly gross rent is remitted to savings to fund long term care of units

○ E-CAMP (Workforce)
  • 5 families on the waiting list
Comments / Questions
MEMORANDUM

TO: Tempe Housing Authority Governing Board
FROM: Naomi Farrell, Human Services Director
DATE: October 17, 2019
SUBJECT: Housing Authority Governing Board Quarterly Update – Quarter Ended September 30, 2019

Background
The following memorandum provides updates on the program's current events, financials, program performance, and policy as of the Fiscal Year Ended September 30, 2019.

The Tempe Housing Authority (THA) administers the Housing Choice Voucher Program (HCV), which consists of 1,052 units, the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program, which consists of 10 units, the Mainstream program which consists of 28 units, the Family Unification Program which consists of 30 units and the Family Self Sufficiency Program (FSS). Additionally, the THA has committed 15 HCV units for Project Based Vouchers at the Valor on Eighth Veterans project. The HCV, VASH, Mainstream and FSS program budgets total approximately $11,653,934 per year in housing subsidies, which THA receives from HUD. Additionally, THA administers the Bridge and H2 program in conjunction with Behavioral Health totaling approximately $526,000 in housing subsidies. These subsidies are paid directly to private landlords on behalf of the program participants. The income limitation for admission in the HCV programs is 50% of the area median income (AMI), or $35,550 for a family of four.

The majority of the programs administered by Housing Services are voucher programs and the following apply:

- A family issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet, or exceed, standards of health and safety, as determined by THA and Federal Regulations.

A housing subsidy is paid to the landlord directly by the THA 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 THA, a family may use its voucher to purchase a modest home.

Current Events
Staff is currently working to complete an updated 5-year Agency Plan, which will be presented to the Board for review, discussion and potential approval during the January 16, 2020 meeting.

The 5-year plan is a comprehensive guide to the policies, programs, operations and strategies to meet local housing needs and goals. The plan incorporates the 5 Year Consolidated Plan (CDBG and HOME programs) and will include aspects of the Analysis of Impediments to Fair Housing Choice and the Mayor and Council approved Affordable Housing Strategy document. Upon Board approval the 5-
year Agency Plan is forwarded to HUD for review, comment and approval. Prior to the Board review of the document, a 45-day public comment period has been completed and consultation with the Housing Authority Resident Advisory Board has been incorporated into the document.

Additionally, during the January 2020 Board meeting the annual update of the Tempe Public Housing Authority Administrative Plan will be presented for review, discussion and potential approval.

Unfortunately, HUD has cancelled the Notice of Funding Available for the Specialized Housing and Services for Victims of Human Trafficking. However, staff did attend the 16th Annual International Human Trafficking & Social Justice Conference held in Toledo, OH. Utilizing the information gained at this conference, and the expectation the HUD will reissue the funding competition staff is continuing to prepare a housing plan that would assist this population.

An open house was held on September 10 at the first remodeled Shared Living home. This unit is a 5-bedroom, 3-bathroom unit being made available as a permanently affordable rental unit through the Affiliate Non-Profit of the Tempe Housing Authority. Attachment A provides before and after picture of the remodeled unit.

The second remodeled Shared Living home is expected to be completed in mid-October, with the remaining 3 units not being completed until late December or early January.

The Affiliate, Tempe Coalition for Affordable Housing, Inc, currently has 28 units in inventory and is fully leased. Serving assisted and unassisted families to secure and maintain decent, safe and sanitary affordable housing.

As part of the housing inventory, a small apartment complex was purchased last fiscal year. The complex contains three buildings and 12 units. A landscape refresh has recently been completed, and Attachment B contains before and after pictures along with an artist rendition of the fully mature vegetation.

CARE7 and Housing Services continue to collaborate on the Emergency Housing Units for families experiencing homelessness. Access to the housing unit, along with the infusion of some funding from Community Development Block Grant (CDBG) funds has allowed both the CARE 7 Crisis Response Unit and the CARE 7 Case Manager to better serve the needs of our most vulnerable populations.

Basic needs items can be provided to unsheltered clients at the time of interaction, rather than paper resources for community programs that, while invaluable, may or may not be accessible to the client or open at the time of the incident. Items can be provided as an incentive to engage in services when clients are otherwise resistant. Case-managed clients, many of whom are high-need and/or part of a special population(s), can receive items that meet their individualized household needs, relieving stress and allowing them to focus on their long-term housing goals, their court cases (as victims of crime or RVC participants), their mental health or medical needs, their children’s needs, or their substance abuse treatment. These funds have provided CARE 7 with the ability to quickly and thoroughly address the needs of Tempe residents. When relying on outside agencies, many of which are located outside of the City of Tempe, CARE 7 could only advocate for services for clients. With this funding, CARE 7 has been able to address many clients’ needs internally, without delay. When paired with existing community resources, these funds have allowed us to expand our services and increase the level and quality of care provided to clients. Additionally, these funds have allowed us to fill any resource gaps that may exist in the community, particularly when outside agencies are struggling with limited funding or availability. The funding has set Tempe apart from other cities, allowing Human Services employees to better serve Tempe residents in need.
Program Update
Below is a summary of the programs fully implemented. All rental subsidy programs, except Family Unification, are fully leased and have waiting lists. The Family Unification program, by design and regulation, only accepts referrals from the Arizona Department of Children’s Services (DCS) and is expected to be fully leased by December 2019.

- **HUD-VASH** – The HUD-VASH program is a collaboration between HUD and the Department of Veterans Affairs. This program provides housing assistance for VA eligible Veterans who meet the McKinney Act definition of homelessness. Eligible participants participate in case management and supportive services, treatment recommendations and assistance needed to successfully maintain recovery and sustain housing in the community. This program is at capacity (10 families housed).

- **Mainstream** – The Mainstream program is a HUD program designed specifically to assist non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. This program is at capacity (28 families housed).

- **Family Unification Program** – The Family Unification Program (FUP) is a HUD program specifically designed to assist two distinct populations:
  - Families for whom the lack of adequate housing is a primary factor in:
    - The imminent placement of the family’s child or children in out-of-home care, or
    - The delay in the discharge of the child or children to the family from out-of-home care.
  - For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

- **MMIC-Bridge** – The Bridge program is a partnership with Mercy Maricopa Integrated Care (MMIC), the Regional Behavioral Health Authority. This program is designed to house the most vulnerable residents of Tempe. Eligible members of MMIC are adults designed as seriously mentally ill (SMI) and must meet specific eligibility criteria. The partnership provides the member with a clinical team and a dedicated housing contact, and other assistance that may be needed to successfully maintain an independent living situation in the community. This program is at capacity (25 families housed).

- **H2 – Housing and Healthcare (MMIC-Bridge Expansion)** – The H2 program will be an extension of the existing MMIC-Bridge program. However, the H2 program would not be specifically limited to serious mental illness. The H2 program would be designed to support persons suffering from general mental illness. (This program is in the process of being leased.)
• **HOME-TBRA** - The HOME Tenant Based Rental Assistance (TBRA) program utilizes some of the HOME Investment Partnership funds received from HUD to provide housing subsidies for individuals who are homeless or will be homeless due to Domestic Violence. This program is a limited two-year assistance, with Family Self Sufficiency services to allow the individual/family the time and resources to recover and reduce their dependency on subsidies. This program is at capacity (50 families housed).

• **Housing Navigation** – This is a new HUD funded position. The Housing Navigator is tasked with assisting all Housing Services program participants in their search for decent, safe and sanitary housing within the jurisdictional boundaries of Tempe.

• **The Affiliate** – The Tempe Housing Authority has created an Affiliate Non-Profit. The Tempe Coalition for Affordable Housing, Inc (the Affiliate) is established and fully operational. The Affiliate is an extension of the Tempe Housing Authority which provides the flexibility for Housing Services to pursue objectives outside of the traditional HUD limitations. For example, Housing Services has purchased 22 single family homes to be utilized by the Affiliate, and 2 additional units are scheduled to close escrow by the end of October 2019. Community Development Block Grant (CDBG) funding was utilized to purchase these units and will be managed by the Affiliate. While these units are designed for affordable housing (0%-80% AMI), the net income generated from these units is available to further the goals for workforce housing (80-120% AMI). Additionally, the Affiliate is not limited to Federal funding sources.

• **E-CAMP** – The Expanded Community Assistance Mortgage Program (E-CAMP) is an expansion of the CDBG down payment assistance program (CAMP). E-CAMP is designed to provide up to $35,000 in down payment assistance for eligible households earning between 81% and 120% AMI (i.e. workforce housing). This program is funded through 20% of new GPLET lease revenue funds, and it is managed by the Affiliate. There is a current waitlist (5 families) for this program.

In addition to the above listed programs, Housing Services is in the process of applying for / developing the following programs to provide additional resources to families within the City of Tempe.

• **The funding for the below program has been cancelled at this time.**
  - Specialized Housing and Services for Victims of Human Trafficking – This program has been released for application by HUD as a 3-year demonstration pilot. The purpose of this program is to assist participants to “develop a long-term housing plan with appropriate services that result in a successful housing placement that can be maintained by the participant once assistance from this program terminates.”
    - Human Trafficking is being defined as:
      - Sex trafficking in which a commercial sex act is induced by force, fraud, or coercion, or in which the person induced to perform such an act has not attained 18 years of age; or
      - The recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
• **EnVision Center** – The HUD EnVision Center national demonstration is premised on the notion that financial support alone is insufficient to solve the problem of poverty. Intentional and collective efforts across a diverse set of organizations are needed to implement a holistic approach to foster long-lasting self-sufficiency. EnVision Centers will provide communities with a centralized hub for support in the following 4 pillars: (1) Economic Empowerment, (2) Educational Advancement, (3) Health and Wellness, and (4) Character and Leadership. The Economic Empowerment pillar is designed to improve the economic sustainability of individuals residing in HUD-assisted housing by empowering them with opportunities to improve their economic outlook. The Education pillar seeks to bring educational opportunities directly to HUD-assisted housing and includes partnering with public and private organizations that approach education in non-traditional ways on non-traditional platforms. The Health and Wellness pillar is designed to improve access to health outcomes by individuals and families living in HUD-assisted housing. The Character and Leadership pillar is designed to enable all individuals and families residing in HUD-assisted housing, especially young people, to reach their full potential as productive, caring, responsible citizens by encouraging participation in volunteer and mentoring opportunities.

• **Continuum of Care (CoC) Rapid Rehousing** – Housing Services is applying for the 2019 CoC Program. This program is designed to quickly rehouse homeless individuals and families and persons fleeing domestic violence. By design, this is a housing first model to provide short term rental assistance and supportive services while assisting the individuals and families to become as self-sufficient as possible. The funding application was selected to move forward as part of the CoC wide application to HUD for full funding. It is anticipated that there will be a final award notice in December or January.

**Conclusion**
As described above, the THA is making great strides to expand services to families in need. With the support of the THA Governing Board and HUD, staff will continue to provide housing opportunities to the residents of Tempe.
Remodel of Housing Unit
Spence Landscape refresh