




Berkeley Housing Authority

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Office of the Executive Director

Item 6E
ACTION CALENDAR
July 8, 2010

To: Honorable Chairperson and
Members of the Berkeley Housing Authority Board

From: *for* Tia M. Ingram, Executive Director 

Subject: Approve a resolution authorizing the following actions to allow for participation in the "subsidy only" component of HUD's Homeless Intervention Study being conducted by ABT Associates, Inc: (a) amend the Administrative Plan to include a preference for homeless families in the 2010 Study, (b) amend the Administrative Plan to allocate a maximum of 10 vouchers for use in the Study, and (c) authorize the Executive Director to open the Section 8 Wait List for individuals in the Study for the duration of the project, or until the 10 vouchers have been utilized.

RECOMMENDATION

Adopt a resolution authorizing the following actions to allow for participation in the "subsidy only" component of HUD's Homeless Intervention Study being conducted by ABT Associates, Inc.: (a) amend the Administrative Plan to include a preference for homeless families in the 2010 Study, (b) amend the Administrative Plan to allocate a maximum of 10 vouchers for use in the Study, and (c) authorize the Executive Director to open the Section 8 Wait List for individuals in the Study for the duration of the project, or until the 10 vouchers have been utilized.

BACKGROUND

We reported to the Board in May and June, that we had garnered acceptance in HUD's Homeless Intervention Study, to be conducted by ABT Associates, Inc. Although we have not received official written notice of our acceptance, we have confirmed (via email) that we are approved for the Study and that the official letter is forthcoming. The Study has three components: subsidy only, transitional housing, rapid rehousing, and usual care. Our participation is limited to the "subsidy only" component. ABT has identified the agencies in the Continuum of Care system that will provide the necessary supportive services.

It is a significant accomplishment to be included in this critical study. Not only does it allow BHA to have an active role in reducing homelessness, but it also allows us to realize an additional \$10,000 in revenue in the Section 8 Program, minimal additional effort (restricted opening of the Wait list) than would be required for any other family coming off the wait list.

To meet Study requirements there are certain actions that each of the participating agencies must take (we are partnering with the Oakland Housing Authority and Alameda County Housing Authority):

1. We must commit 10 vouchers to the project.
The Administrative Plan currently allows reservation of a maximum of 5 voucher per year for families participating in a HUD funded study;
2. We must adopt a preference for families in the specific study.
The Administrative Plan currently recognizes persons in transitional housing projects as qualifying for preferential consideration, but there is no specific reference to this Study. We propose 100 preference points to ensure that the families will be at the top of the Wait List; and
3. We must open the Wait List to allow eligible families to apply to the Section 8 Wait List.
The typical way of admitting a family to the Section 8 Program is to come through the Wait List (the other option is when HUD provides a new allocation of vouchers with a targeted preference). Since we would be using vouchers from our existing Annual Contributions Contract, these families would need first to be placed on the wait list before they could be served.

STATUS

We have confirmed our acceptance in the Study, however ABT Associates Inc. has not released a schedule or timetable for when we they will begin referring families for rental assistance. To ensure that we are ready to act without delay, and to ensure favorable comments on our participation, we are requesting authorization now to enable us to respond upon notice.

CONTACT PERSON

Tia M. Ingram, Executive Director, 981-5471

Attachments:

1. Sample letter indicating acceptance in the Study
2. Resolution
3. Revised Admin. Plan Section 4-III.C. (Waitlist) Selection Method, Wait List Preferences (includes Voucher set aside for homeless families participating in HUD-funded study)



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

March 29, 2010

Dear _____ :

The U.S. Congress has directed HUD to undertake research to ascertain the impact of various service and housing interventions in ending homelessness for families. Your community has been selected for participation in a new study supported by the U.S. Department of Housing and Urban Development in response to this congressional request. The goal of the study is to conduct a rigorous evaluation of the effectiveness of various housing and services interventions for homeless families in order to give policy makers, community planners, and local practitioners empirical evidence about the best way to address homelessness among families. This type of research evidence has not been available in the past and will be used to make sound decisions about how to prioritize the use of resources and structure local homeless assistance systems for families. HUD intends to provide participating Public Housing Agencies (PHA) an incentive fee of \$1,000 for each voucher that the PHA issues to a family enrolled in this study.

The study will compare four types of housing assistance and services in an experiment in 12 communities across the country to determine which interventions work best to promote housing stability, family preservation, child well-being, adult well-being, and self-sufficiency. HUD has contracted with a team of researchers led by Abt Associates Inc. to design and carry out this evaluation. To provide the strongest possible evidence of the effects of the housing and services interventions, the evaluation will use an experimental research design, with eligible families assigned at random to one of the four designated housing and services interventions.

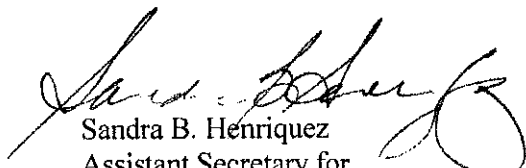
One of the study interventions, the *subsidy only* intervention, will provide a permanent housing subsidy in the form of a Housing Choice Voucher or other permanent housing subsidy to homeless families who volunteer to participate. Other interventions include transitional housing, rapid re-housing, and usual care. Each site will need to make an average of 65 permanent housing subsidies available for study participants.

The Abt Associates research team has been in contact with local homeless system (Continuum of Care) leaders in your community to discuss this evaluation, and they have expressed a high degree of interest in participating in the study if the permanent housing subsidies for the study can be secured. Participation in this study will not require any data collection, participant tracking, or special effort on your part. The research team will be responsible for all aspects of the evaluation including participant enrollment, random assignment, data collection, participant tracking, and analysis of outcomes, and they will work closely with local Continuum of Care leaders to conduct the study.


HUD's Office of Public and Indian Housing strongly endorses this study and encourages the Housing Authority to participate in this study by committing the housing subsidies needed to test the effects of the *subsidy only* interventions. To comply with statutory and regulatory requirements, the participating Public Housing Agency (PHA) will need to amend its Administrative Plan in order to establish a preference for homeless families who are enrolled in this particular study and who have been randomly assigned to the *subsidy only* intervention. If this change is considered a significant amendment to the PHA's Annual Plan (as defined by the PHA) and the PHA is subject to Annual Plan submissions, the PHA's Annual Plan will also have to be amended in accordance with 24 CFR 903.21. If the PHA is a Moving To Work (MTW) agency, the PHA's Annual MTW Plan will need to be amended in accordance with its MTW agreement. Further, if the PHA waitlist is currently closed, the PHA would need to open the waitlist for this particular preference group. Questions regarding the administrative process of amending the PHA Administrative Plan should be directed to your HUD Field Office representative.

HUD is committed to working with housing agencies to address any concerns or issues that may arise from participation in this important study. A representative of the research team will be in contact with you shortly to discuss the study further. In the meantime, if you have any questions about this evaluation, you may also contact Anne Fletcher, the Government Technical Representative for this study at anne.l.fletcher@hud.gov.

Sincerely,



Sandra B. Henriquez
Assistant Secretary for
Public and Indian Housing



Raphael W. Bostic
Assistant Secretary for
Policy Development and Research

cc: HUD Field Offices

RESOLUTION NO. 10-

AUTHORIZING THE FOLLOWING ACTIONS TO ALLOW FOR PARTICIPATION IN THE "SUBSIDY ONLY" COMPONENT OF HUD'S HOMELESS INTERVENTION STUDY BEING CONDUCTED BY ABT ASSOCIATES, INC.: (A) AMEND THE ADMINISTRATIVE PLAN TO INCLUDE A PREFERENCE FOR HOMELESS FAMILIES IN THE 2010 STUDY, (B) AMEND THE ADMINISTRATIVE PLAN TO ALLOCATE A MAXIMUM OF 10 VOUCHERS FOR USE IN THE STUDY, AND (C) AUTHORIZE THE EXECUTIVE DIRECTOR TO OPEN THE SECTION 8 WAIT LIST FOR INDIVIDUALS IN THE STUDY FOR THE DURATION OF THE PROJECT, OR UNTIL THE 10 VOUCHERS HAVE BEEN UTILIZED.

WHEREAS, the Alameda County Housing Authority was invited to participate in HUD's Homeless Intervention study, performed by ABT Associates; and,

WHEREAS, the Alameda County Housing Authority invited Berkeley Housing Authority and Oakland Housing Authority to partner on this study; and,

WHEREAS, Berkeley Housing Authority agreed to participate in the study by providing 10 vouchers to 10 homeless families; and,

WHEREAS, Berkeley Housing Authority will change the preference points to 100 points for these families to gain admittance to the top of the waitlist to be opened again for this specific purpose.

NOW THEREFORE BE IT RESOLVED by the Housing Authority Board of Commissioners, that the following actions, to allow for participation in the "subsidy only" component of HUD's Homeless Intervention Study being conducted by ABT Associates, Inc. will occur: (a) amend the Administrative Plan to include a preference for homeless families in the 2010 Study, (b) amend the Administrative Plan to allocate a maximum of 10 vouchers for use in the Study, and (c) authorize the Executive Director to open the Section 8 Wait List for individuals in the Study for the duration of the project, or until the 10 vouchers have been utilized.

The foregoing Resolution was adopted by the Board of the Berkeley Housing Authority on July 8, 2010 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest: _____

Tia M. Ingram, Secretary

4-III.C. SELECTION METHOD

BHA must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that BHA will use [24 CFR 982.202(d)].

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

BHA Policy

- BHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding. (100 points)
- Elderly, Disabled or Family status based on head of household or spouse (over other income eligible singles) (10 points)
- Veteran Preference (as required by State law). Granted to households with one or more active or honorably discharged members of the armed forces (5 points)
- BHA Public Housing residents that are currently over or under housed with no other reasonable affordable housing options (60 points)
- Families displaced from federally assisted developments with project base assistance, and not currently living in standard, permanent, replacement housing (10 points)
- Families participating in the City of Berkeley Shelter Plus Care Program, City of Berkeley Single Room Occupancy, Moderate Rehabilitation Program or other Transitional Housing Program, upon written verification from the Case Manager that (1) they have complied with all the terms of their rental housing contract for the last 18 consecutive months and (2) they are capable of honoring all the terms of a rental lease without mandatory supportive services (10 points)
- Families in good standing in the Berkeley Housing Authority Single Room Occupancy Modernization Program who are subject to displacement because they have been at \$0 subsidy for six months (20 points)
- Families successfully engaged in a Unification or Emancipation Plan with written verification from an appropriate Alameda County Department of Social Services Case Manager (75 points)

- Families actively participating in a City of Berkeley or Alameda County program designed to assist homeless families transition to permanent housing such as the Impact of Housing and Services Interventions for Homeless Families (20 points)
- **Homeless families successfully participating in any HUD funded study designed to move families (including individuals) to permanent housing (100 points)**
- Disabled (based on head of household or spouse (20 points in addition to any of those categories listed above)
- Date and time of application (tie breaker)

BHA will set aside a maximum of **105** vouchers per fiscal year for homeless families successfully participating in any HUD funded study designed to move families (including individuals) to permanent housing.