



Housing Mobility Webinar Series | June 21, 2022

Agenda

- Overview of Housing Mobility Webinar Series
- Upcoming Notice of Funding Opportunity
- Background on Community Choice Demonstration
- Housing Mobility Programs
- Community Choice Demonstration Program Design and Services
- Sharing Lessons Learned

Housing Mobility Webinar Series

Housing mobility webinar series

- Today: Community Choice Demonstration Overview
- Tuesday, June 28 at 3 pm eastern: Considerations for Launching a Housing Mobility Program
- Friday, July 8 at 2 pm eastern: Mobility-related services
- All webinars will be recorded and slides will be made available on https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/program_trainings_and_resources

New funding for housing mobility will be made available early next year

- New NOFO estimated to be published in March 2023
- \$25,000,000 made available from FY 2022 Appropriations Bill
 - For mobility-related services, as defined by the Secretary, for voucher families with children modeled after services provided in connection with the mobility demonstration
 - The Secretary shall make funding available to public housing agencies on a competitive basis and shall give preference to public housing agencies with higher concentrations of housing choice voucher families with children residing in high-poverty neighborhoods

<https://www.congress.gov/bill/117th-congress/house-bill/2471/text>

Community Choice Demonstration

What is the Community Choice Demonstration?

- Formerly known as the “HCV Mobility Demonstration”
- Funded by Congress in 2019 and 2020 for a total of \$50 mil
 - \$10 million for new vouchers for families with children
 - \$40 million for mobility related services
- Goals
 - Assist voucher families with children to access communities of opportunity
 - Learn what helps families with children access and stay in areas of opportunity

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/communitychoicedemo

Funding Competition

- HUD issued funding competition announcement in July 2020
- 28 proposals received in February 2021
- 9 sites selected on April 30, 2021
 - Some sites include 2 PHAs
- Each site received 74 new vouchers and approximately \$4 million in services funding
 - PHAs will provide mobility-related services for approximately 10,000 families over 5 years to help them access “areas of opportunity”

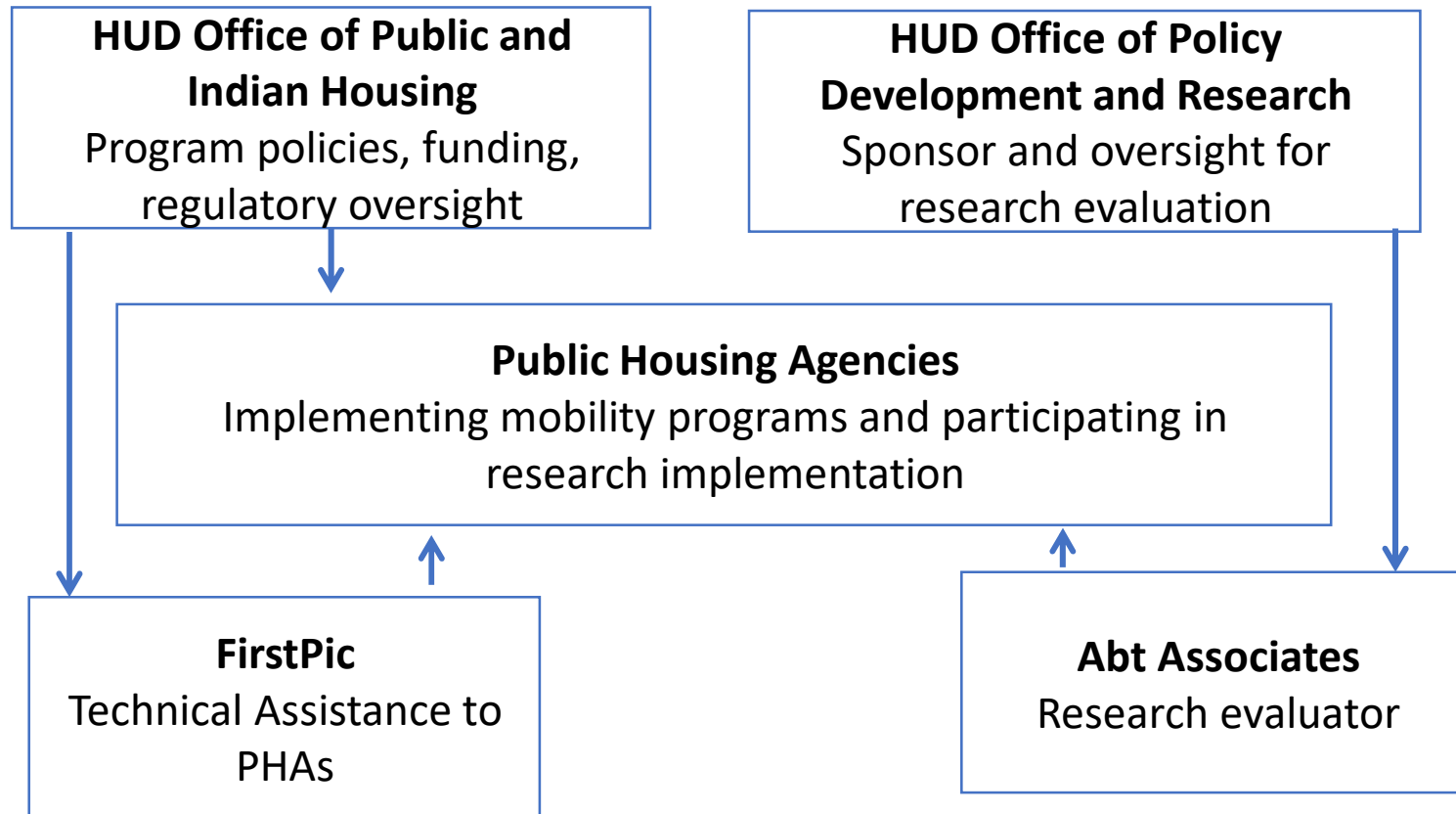
Community Choice Demonstration Sites



Planning phase

- Congress required evaluation of demonstration
 - Independent evaluation
 - Randomized controlled trial
 - Qualitative analysis
 - Cost study
- Evaluation requires PHA sites implementing substantially the same programs
 - Able to test across different PHA sizes, regions, states, housing markets, source of income protections, etc
- Since April 2021 we have been collaboratively planning with PHAs, PD&R, evaluation team, and technical assistance provider

Roles and Responsibilities



Implementation Schedule

- Comprehensive Mobility-Related Services (CMRS): Kitchen-sink approach to helping families access Opportunity Areas
- Selected Mobility-Related Services (SMRS): Testing individual components of CMRS to see if there is a more cost-effective method to help families access Opportunity Areas

Year	CMRS	SMRS
1	Plan/Pilot	None
2	Enrolling	None
3	Enrolling	Plan/Pilot
4	Enrolling	Enrolling
5	Enrolling	Enrolling
6	Enrolling	Enrolling

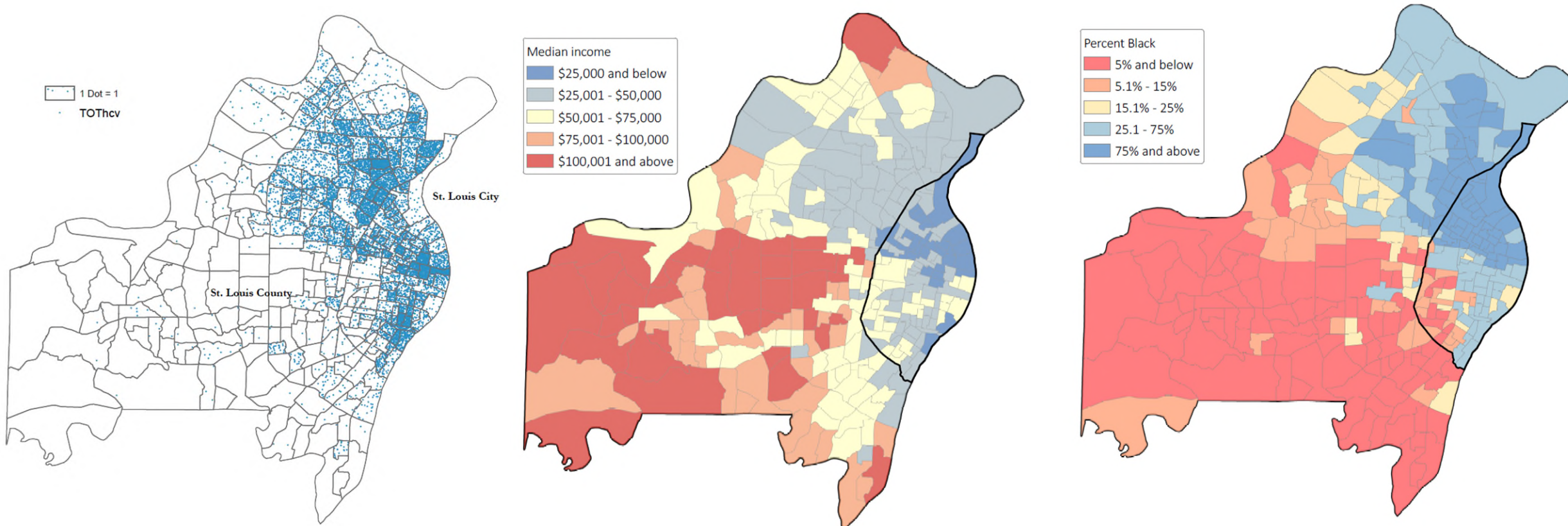
Pilot phase

- PHAs start enrolling families into the demonstration soon
 - Staggered start dates between August and December
- Pilot intended to work out kinks prior to full program implementation
 - Recruitment and enrollment
 - Implementation of services
 - Service delivery tool
 - Move processes
 - PHA coordination

**Housing mobility programs help address challenges
to leasing in opportunity areas**

Where families with vouchers live

The majority of the nearly 2.3 million families housed under the HCV program live in racially and economically segregated communities



Outside conditions that can impact an HCV family's ability to lease a unit in a neighborhood of their choice

Racial or socio-economic discrimination amongst property owners

Lack of supply of affordable housing in middle income neighborhoods

Historical and present-day policies that promote racial and economic segregation

Funding levels for PHAs operating the HCV program

Larger social effects that may make voucher clients less competitive rental applicants

Potential barriers when using a voucher to move to an opportunity area

HCV market competitiveness

- Uncompetitive buying power for voucher in Opportunity Areas
- Bureaucracy in the lease-up process makes HCV families less desirable because of the sunken costs associated with leasing up the client

Property owner discrimination

- Stigma against housing authorities and HCV tenants

Family financial barriers

- Due to higher rents and more strict application criteria, it costs more for families to move to opportunity areas
- It's more expensive in general to move, than to stay put

Potential barriers when using a voucher to move to an opportunity area continued...

Less competitive rental applications

- Lower credit scores, mixed rental histories, criminal justice involvement that make clients less competitive applicants compared to private market applicants

Client knowledge gaps

- Search and lease up processes are confusing
- Clients have limited information about Opportunity Areas

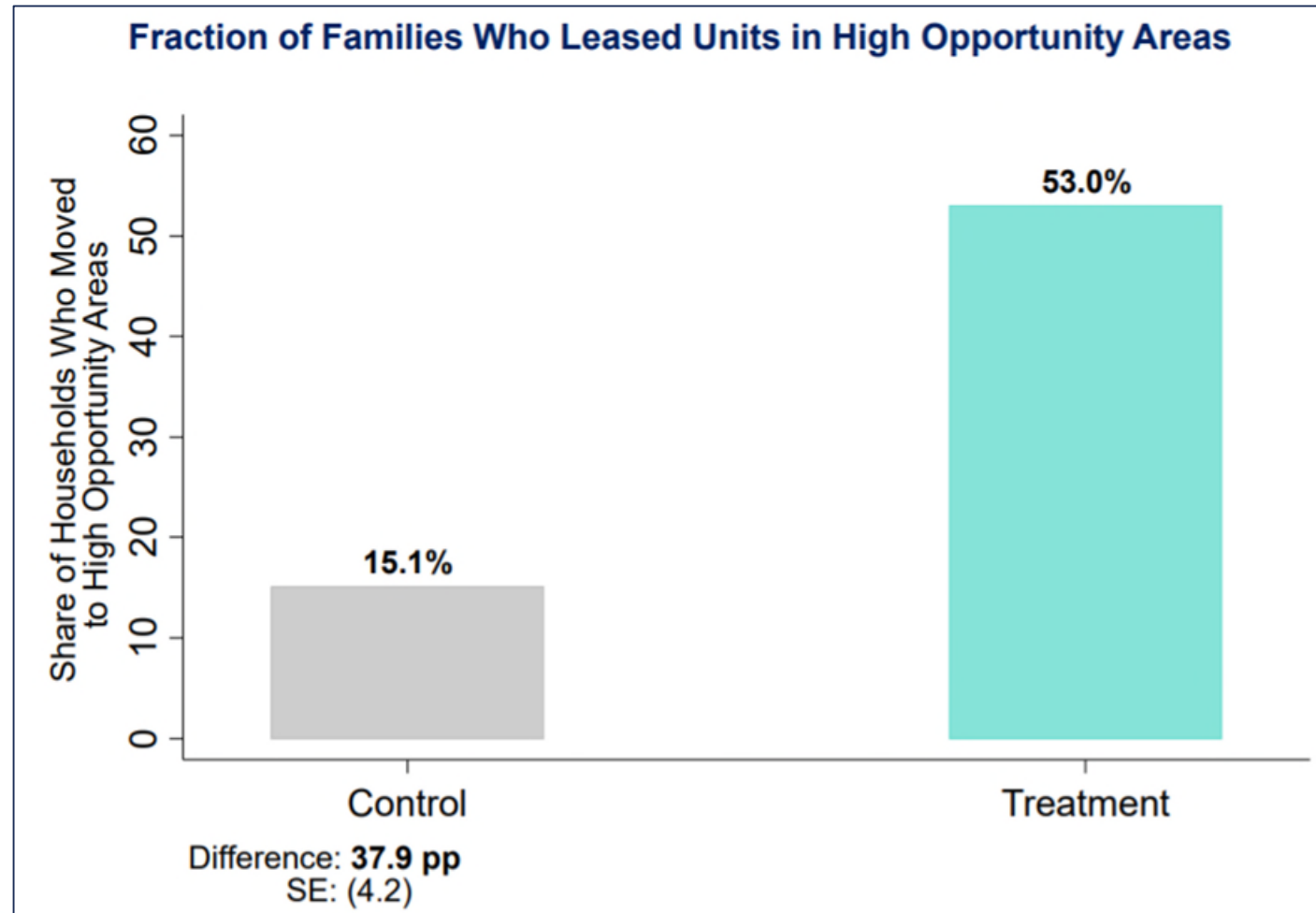
Client hesitancy and competing priorities

- Moving hesitation
- Conflicting priorities amongst would-be movers

MOVING TO OPPORTUNITY (MTO): ANOTHER LOOK

- Raj Chetty and colleagues took another look at the families in the study
- Found positive outcomes for children in families who moved when the children were 13 or younger
 - Made 30% higher income as adults
 - Were 27% more likely to go to college
 - Were 30% less likely to become single parents

NEW RESULTS OF MTO PROMPTED NEW STUDY, “CREATING MOVES TO OPPORTUNITY”



Seattle and King County,
Washington

**How does Community Choice program help families
access areas of opportunity?**

Program approach

- Program will employ approximately 4 staff to work with families
- Services customized for each individual family
 - Families can take up as much or as little of the services as they want
- About half of the PHAs have contracted out their services
- Staff take “motivational interviewing” approach
- Focus on family strengths and goals

HCV Administrative Policies

- Adequate payment standards in opportunity neighborhoods
- Fast lease-ups and inspections
- Required waiting list preference for families with young children living in high poverty neighborhoods
- For PHAs operating the program jointly, coordinating policies and procedures

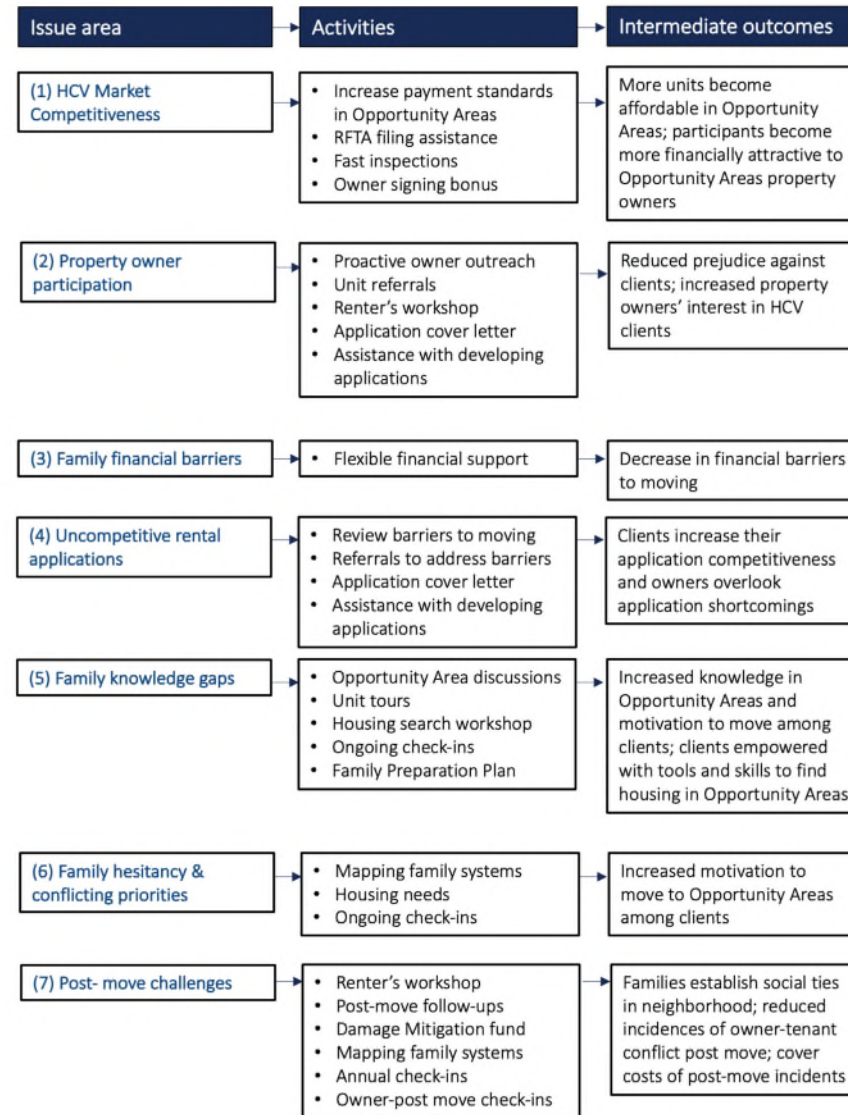
Defining Neighborhoods of Opportunity

- PHAs initially proposed opportunity areas in applications
- Analyzed how those areas perform on key metrics:
 - Extent of the challenge of access housing within opportunity areas
 - The share of rental units renting below 120% SAFMR in the jurisdiction that fall within opportunity areas
 - The share of voucher holders with children within the PHA's jurisdiction that live in the proposed opportunity areas
 - The ratio of units renting below 120% SAFMR to the number of treatment group members expected to enroll in demo
 - Extent to which the proposed opportunity areas line up with conventional indicia of opportunity

Defining Neighborhoods of Opportunity

- Developed minimum criteria for census tracts to be included in opportunity area
 - Maximum Poverty Rate
 - Maximum assisted housing percentage
 - Minimum school performance
- Discuss and finalize with sites to account for local considerations

Theory of Change Summary



Recruitment & engagement	Phase 1 Study Enrollment	Phase 2 Pre-move appointment	Phase 3 Family preparation	Phase 4 Searching & applications	Phase 5 Leasing-up	Phase 6 Post-move	Phase 7 Completed search
		<ul style="list-style-type: none"> •Intake & introduction •Participant expectations form •Motivation building •Mapping family systems •Opportunity area education •Housing needs •Review barriers to moving •Family preparation plan •Optional referrals 	<ul style="list-style-type: none"> •Optional Housing Search workshop •Optional Renter's workshop •Optional Banking and Budgeting workshop •Outside referrals •Ongoing check-ins •Neighborhood tours 	<ul style="list-style-type: none"> •Assistance with developing applications •Daily proactive owner outreach •Unit referrals •Unit & neighborhood tours •Ongoing check-ins •Family financial assistance 	<ul style="list-style-type: none"> •RFTA filing assistance •Fast inspections •Owner incentives •Family financial assistance 	<ul style="list-style-type: none"> •Client 1-month post move check-in •Owner 1-month post move check-in •Additional post-move check-ins •Open door policy 	<ul style="list-style-type: none"> •9-month post-lease anniversary •Open door policy •Damage mitigation fund



COMMUNITY CHOICE DEMONSTRATION



Sharing lessons learned

Program materials and training

- Plan to make most CCD program materials available for all PHAs on the HUD exchange
- Will develop training modules for PHAs interested in implementing housing mobility programs
- Hope to have participating PHAs share their experiences and lessons learned through webinars

Rapid cycle evaluation report and final report

- Evaluator will provide a rapid cycle evaluation report
 - Will incorporate lessons learned into CCD implementation
 - Can help inform other mobility programs
- Final report
 - How effective, and cost-effective, are services at helping voucher families with children access areas of opportunity

Q&A

REMINDER!

- Considerations for Launching a Housing Mobility Program – June 28th
- Mobility-related services – July 8th

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