

Successful Project-Basing Strategies

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Project Basing Strategies the HFAs have Used Successfully

- Partner with PHAs across the State to include Section 8 PBV commitment within its LIHTC QAP process. (MN)
- Make available Section 8 PBV from State PHA in LIHTC QAP to support PSH development. (MI, LA)
- Offer incentive points with QAP for applicants to include a Section 8 PBV commitment from a PHA.
- Play the role of HUD approved Subsidy Layering Review Authority. (MA)
- Coordinate NHT funding with Section 8 PBV assistance to support PSH or ELI development.

Menlo Park, CA – Enhanced Use Lease Project (EUL) Development

Willow Housing located on VA Palo Alto Medical Center Campus

- 60 units of newly constructed housing (studios + 6 1BR)– operational Dec 2015
 - 35 PBV HUD-VASH
 - 24 affordable housing (not limited to Veterans, accepts Section 8/HUD-VASH HCV)
 - 1 property manager unit
- Staffing Model
 - 1 HUD-VASH Social Worker on site as well as Homeless Veteran social work team available on campus)
 - Service provider has 1 Social Worker and an Activities Director



City of San Francisco – Master Leasing Model

250 Kearny Street, San Francisco

- 134 units of SRO housing (rehabbed) – operational Dec 2014
 - 125 PBV HUD-VASH
 - 6 S+C rent subsidies (managed by local Veteran Service Organization)
 - 3 “legacy” tenants (lived there before renovation of property, not Veterans)
- Staffing Model
 - 4 VA social workers on site; 1 Occupational Therapist (OT), RN/OT & Peer Specialist (PS) part-time
 - Service Provider has 24/7 housing support monitors,
- Mayor’s Office developed relationship with property owner and proposed this project
 - The city master leases the property from the owner
 - The city contracts with Swords to Plowshares for property management
 - VA contracted with Swords to Plowshares for additional supportive services
 - HUD-VASH provides case management for HUD-VASH Veterans



King County (Washington State) – Use of Existing PHA Properties

- In 2015, King County Housing Authority (KCHA) received a new allocation of 80 HUD-VASH vouchers.
- Vacancy rates were <2%, housing demand all-time high in the Seattle metro area.
- No viable project-based opportunities.
- KCHA developed agreement with VA Medical Center to set aside KCHA owned properties prioritizing Veterans.
 - Without set numbers or additional support
- Memorandum of Understanding (MOU) developed with KCHA, VAMC, and three of KCHA's contracted property management companies.
- Key Components of MOU:
 - 25 units prioritized for HUD-VASH Veterans. If resident received notice to vacate, HUD-VASH team would be notified.
 - Lower and streamlined screening criteria
 - Partnership is key
 - Unified messaging through a 'Kick off' or similar event helpful for setting strategy and tone.
 - Careful consideration of ongoing service and support needs is essential.