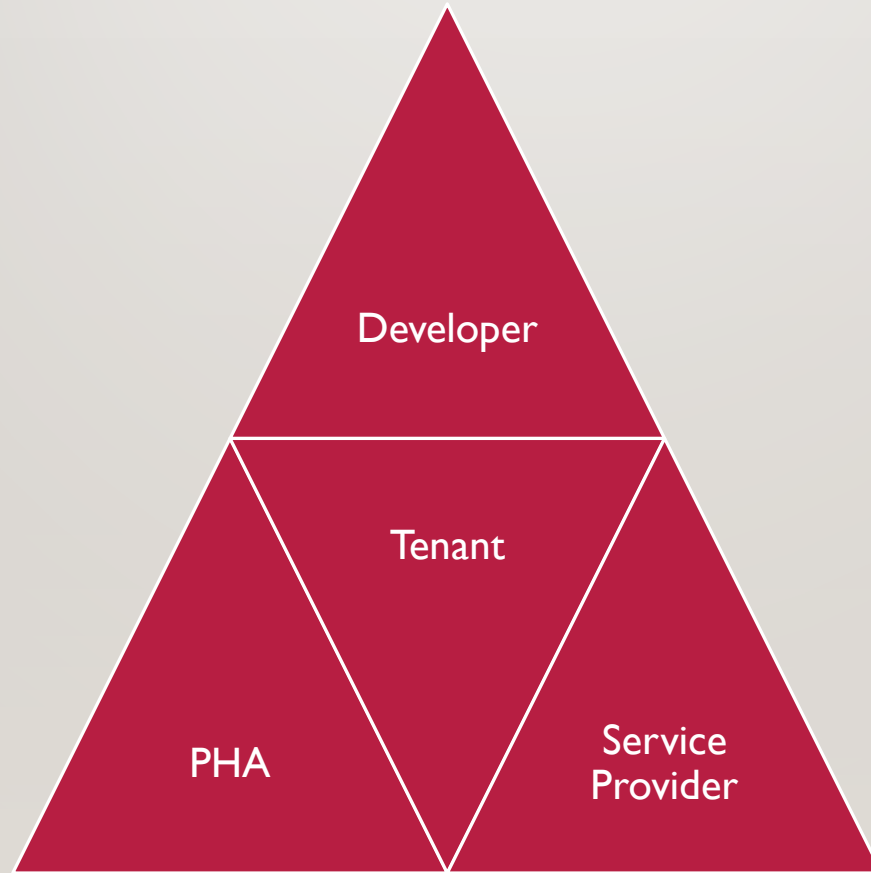


DEVELOPING SUCCESSFUL PSH USING LIHTC

ELIZABETH MORALES
AZ HOUSING FORUM
AUGUST 25-26, 2016

PARTNERS IN PERMANENT SUPPORTIVE HOUSING (PSH)



PHA ROLE

What does PHA have to offer?

- Project Based Vouchers
- Housing Choice Vouchers (Scattered Site)
- VASH Vouchers
- COC- Homeless Rental Assistance Program



PHA PROCESS

- ✓ Requesting Vouchers- How many?
- ✓ RFP or Selection based on other competition
- ✓ Types of Housing
- ✓ Federal Requirements: Environmental, Davis Bacon, and more...
- ✓ Executing Agreement to Enter HAP Contract
- ✓ HAP Contract
- ✓ Waitlist

VOUCHERS VERSUS LIHTC REQUIREMENTS

- Referrals and Application
- Eligibility and Screening
 - Income Verification
 - Criminal and Rental History Screening
- Inspections
- Leasing Documents



CHALLENGES AND OPPORTUNITIES IN PARTNERSHIP

CHALLENGES

- Speak different languages
- Differing missions and goals
- Competing demands and pressures

OPPORTUNITIES

- Teach and learn from one another
- Respect and support each other's goals
- Develop work flow and timelines that include all partner's needs and deadlines

WORKING TOWARDS COMMON GOAL

