



PHA GUIDE TO USING RENTAL ASSISTANCE FUNDED THROUGH THE CONTINUUM OF CARE PROGRAM FOR PERMANENT HOUSING

Background

Many Public Housing Agencies (PHAs) currently partner with non-profit organizations to provide permanent supportive housing for people with disabilities who are experiencing homelessness, including permanent supportive housing that receives assistance funded through HUD's Continuum of Care (CoC) and Shelter Plus Care programs.

Through these programs, program participants [receive rental assistance](#) administered by PHAs, in conjunction with supportive services, which are provided through partnerships with other organizations.

The HEARTH Act, enacted in 2009, expands the types of permanent housing provided to persons who are experiencing homelessness and expanding opportunities for PHAs to apply for and administer rental assistance through HUD's CoC Program.

PHAs may apply for rental assistance funds under all types of permanent housing in the CoC Program. These opportunities are described in more detail in the [Introductory Guide to the Continuum of Care Program](#). The CoC Program funds two types of permanent housing:

1. **Permanent Supportive Housing** is housing in which supportive services are provided to assist homeless persons with a disability live independently. The type of rental assistance available under this program component through the CoC Program is long-term (more than 24 months) tenant-based, sponsor-based, or project-based rental assistance.
2. **Rapid Re-Housing** is housing that assists individuals and families who are unsheltered, staying in emergency shelters or other places not meant for human habitation, with or without disabilities, move as quickly as possible into permanent housing and achieve

stability in that housing. The type of rental assistance available under this program component through the CoC Program funds is short-term (up to 3 months) and/or medium-term (4 to 24 months) tenant-based rental assistance to homeless households.

HUD has published a guide, [Rapid Re-Housing: ESG vs. CoC](#). This publication describes ways in which HUD's CoC Program funding may be used by PHAs or other eligible recipients to provide tenant-based rental assistance for Rapid Re-Housing programs.

The types of rental assistance eligible under the CoC Program that can be applied for and administered by a PHA (within the parameters described above) are:

- **Tenant-Based Rental Assistance (TBRA):** Program participants select any appropriately sized unit within the CoC's geographic area, although PHAs may restrict the location under certain circumstances to ensure the availability of the appropriate supportive services. Program participants retain their rental assistance if they move within the CoC's geographic area.
- **Sponsor-Based Rental Assistance (SBRA):** Program participants must reside in housing owned or leased by a sponsor organization and arranged through a contract between the PHA and the sponsor organization. Program participants retain their rental assistance so long as they reside in housing owned or leased by a sponsor organization. These forms mirror the forms in which Section 8 / Housing Choice Voucher subsidies can be administered, with the exception that currently only PHAs with Moving to Work status are able to implement sponsor-based vouchers with Section 8 Housing Choice Voucher funding.
- **Project-Based Rental Assistance (PBRA):** Program participants must reside in housing provided through a contract with the owner of an existing structure whereby the owner agrees to lease subsidized units to program participants. Program participants may not retain their rental assistance if they relocate to a unit outside the project.

Each program participant, on whose behalf rental assistance payments are made, must pay a contribution toward rent consistent with the requirements of [the CoC Program interim rule](#).

Where Can PHAs Do This?

All PHAs are eligible to apply for CoC Program funding and may administer rental assistance provided through the CoC Program.

Suggested for:

- PHAs with prior experience administering programs, such as funding that was previously awarded through HUD's S+C Program, CoC Program, or the Homelessness Prevention and Rapid Re-Housing Program (HPRP) that have linked rental housing assistance with support services and referral networks.

- PHAs collaborating with a local CoC to make changes needed to meet HUD requirements established to implement the requirements of the CoC Program.

Who Can PHAs Assist?

- Rental assistance for permanent supportive housing is most appropriate for persons experiencing chronic homelessness and other people who are experiencing homelessness who have the most significant barriers to housing stability.
- Short-term and medium-term rental assistance provided through programs that use a rapid re-housing approach is most appropriate for families experiencing homelessness and for persons with moderate barriers to housing stability.
- Short-term rental assistance can also be used effectively as a bridge to a permanent housing subsidy (e.g., HUD-VASH voucher or Section 8 Housing Choice Voucher) when a permanent subsidy is not immediately available for the chronically homeless and others experiencing homelessness who have the most significant barriers to housing stability.

Additional Resources

- The [CoC Program landing page](#) provides information on program regulations, guides, and online training materials.
- The [Introductory Guide to the Continuum of Care Program](#) provides important information about HUD's CoC Program and the CoC Program interim rule. The Guide contains details about program components, requirements, rental assistance costs, and critical changes in the program.
- The Corporation for Supportive Housing has created an [on-line PHA toolkit](#) which contains information and examples of PHAs that have implemented permanent supportive housing, often using rental assistance provided through HUD's Homeless Assistance Grants Programs. Generally, these programs and program models are likely to be sustained and replicated with funding that PHAs can receive or administer through the CoC Program.

Examples

- The [USICH Solutions Database](#) contains several profiles that describe programs that use rental assistance funded through HUD's CoC and S+C Programs and administered by PHAs. Some examples include:
 - [Housing First Rhode Island](#)
 - [Pathways to Housing](#)
 - [Frequent Users Systems Engagement](#)
 - [Homeless Outreach and Stabilization Team](#)