



Reviewing Key Concepts from the 1st Webinar

Statute Change: Rent Subsidies

- Allows up to 12 months of rent subsidies
- Subsidies for very-low-income households only
- VLI households are eligible if:
 - At least one adult who is a person with special needs as defined in s. 420.0004 or
 - A person who is homeless as defined in s.
 420.621 when the person initially qualified for a rent subsidy.



What may be paid for as part of Rent Subsidy Assistance?

- · Rent and utility deposits paid
- Monthly rental assistance
- · Renters receive housing stability counseling
- Must every SHIP jurisdiction provide Rent Subsidy Assistance? No



FS 420.621- Homeless Definition

"Homeless," applied to an individual, or "individual experiencing homelessness" means an individual who *lacks a fixed, regular,* and adequate nighttime residence and includes an individual who:

- Is sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason;
- Is living in a motel, hotel, travel trailer park, or camping ground due to a lack of alternative adequate accommodations;
- Is living in an emergency or transitional shelter;
- Has a primary nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings;
- Is living in a car, park, public space, abandoned building, bus or train station, or similar setting; or
- Is a migratory individual who qualifies as homeless because he or she is living in circumstances described above

FS 420.004- Special Needs Definition

"Person with special needs" means:

- an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition;
- a young adult formerly in foster care who is eligible for services under s. 409.1451(5);
- a survivor of domestic violence as defined in s. 741.28; or
- a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

Maximum Available for Rent Subsidy

100% Allocation

- -75% Construction / Rehab set-aside
- -10% Administrative

15% Available for rent subsidies

+ Any Program Income



Sample Rent Subsidy Strategy

"Rental Assistance" Code 13 and 26

- Funds will be awarded to renter households that are in need of assistance for: (1) security and utility deposit assistance; (2) eviction prevention not to exceed 6 months' rent; and/or (3) rent subsidies for up to 12 months
- To be eligible for rent subsidies, the household receiving assistance must include at least one adult who is a person with special needs as defined in S. 420.0004 or homeless as defined in S. 420.621 and Very Low Income.

SHIP Applicants must be Income Qualified

Upcoming Webinar

"Income Qualification Considerations when Working with Homeless Applicants"

- May 11, 2017 2:00 PM 3:30 PM
- Register at: https://attendee.gotowebinar.com/register/861015 836867116545



Rent Limit Compliance for ongoing rental assistance

 Comply with the Rent Limits Chart

Percentage	Rent Limit by Number of Bedrooms in Unit					
Category	0	1	2	3	4	5
30%	318	359	504	659	814	960
50%	531	569	683	789	881	971
80%	850	910	1,092	1,262	1,408	1,554
120%	1,275	1,366	1,641	1,894	2,115	2,332
140%	1,487	1,594	1,914	2,210	2,467	2,721

 For Rent Subsidy Recipients ONLY: Regardless of household income, rent can be up to 120% SHIP Rent Limit adjusted for bedroom size



Using SHIP to Help End Homelessness: Working with CoCs

Continuums of Care (CoCs) offer:

- Experience working with homeless households
- Understanding of best practices in providing short-term rent assistance
- Collaborations with service providers
- Leverage through other funding sources
- Housing Navigators/Locators whose job it is to find rental units and work with landlords

Using SHIP to Help End Homelessness: Working with CoCs

CoCs also offer:

- Homeless Management Information System
 - helps identify duplication of assistance
 - determine eligibility as "homeless"
 - Identify agencies to provide support services
- Coordinated Entry System to match households with housing/services options
- Community priorities for targeting rapid rehousing assistance



Rapid Rehousing Basics

- An approach that helps people who are homeless move into permanent housing as quickly as possible
- Permanent Housing a rental unit where client signs a lease
- Minimal program requirements beyond the lease – services directed at housing stability
- Minimal barriers to entry (e.g., no minimum income requirements)





Q: Are we throwing our money away if we house homeless households?

A: No. It's a great investment, especially if you work with those with experience in rapid rehousing and the CoC.



Do Short-Term Rent Subsidies Really Work?

- YES! Lots of research documents success.
 - Will there be "failures"? Of course, but those are the minority, typically fewer than 15%.
- Reduces homelessness
- Reduces time people are homeless
- Reduces returns to homelessness
- Minimizes trauma due to being homeless



Orgcode Research on Rapid ReHousing

- Families with Children Individuals
 - 663 households
 - Ave length of time homeless = 23 months
 - Majority with MH, PH, SU, or all three
 - Returns to homelessness following rapid rehousing = 8.4%
- - 412 households
 - Ave length of time homeless = 27 months
 - Majority with MH, PH, SU, or all three
 - Returns to homelessness following rapid rehousing = 11.7%



Targeting SHIP Subsidies

- Work with your local CoC to learn their established prioritization of households for rapid rehousing assistance.
- Do not try to predict which households will be successful (or which won't) – there are no reliable predictors.
- Who will benefit the most? Those that don't "look"
- Talk with the CoC before targeting a special group (e.g., Veterans) who may already be prioritized for other funding.

SHIP rent subsidies may complement other rent subsidy programs



- Emergency Solutions Grant (ESG) rapid rehousing
- HUD CoC rapid rehousing
- **HOME Tenant Based Rental Assistance**
- Challenge Grant funded rapid rehousing
- CDBG or CSBG funded rapid rehousing
- Supportive Services for Veteran Families (SSVF) rapid rehousing



Minimum Best Practice: Referrals for Recipient Selection

Recommended: Do not take self-referrals

 Work with referral agencies to ensure collaboration, need, and eligibility

Applicants who are homeless:

• Referred through the local homelessness Continuum of Care (CoC) Coordinated Entry system

Non-homeless special needs applicants:

 Referred by ARCs, Centers for Independent Living, etc.



QUESTIONS?

Program Implementation Option: Partner with a Sub Recipient

- Any local government receiving SHIP funds which administers any portion of the SHIP program through a Sub Recipient shall bear responsibility for actions of the sub recipient and shall monitor all sub recipients to insure compliance is maintained on all SHIP funded activities.
- 67-37.019 Compliance Monitoring for Housing Developed With SHIP Local Housing Distribution Funds

Program Implementation Option: Partner with a Sub Recipient

- Sub Recipient identifies applicants, determines their eligibility and provides rent subsidies
- Sub Recipient receives service delivery fee for strategy administration and provision of services



May Sub Recipients Receive SHIP Service Delivery Fee?

- Yes, a Service Delivery Fee for 1) Administration and 2) Housing Stability Counseling
- But SHIP cannot support broad "case management" like:
 - Mental health counseling
 - -Substance abuse counseling
 - Vocational Rehabilitation
 - Medication Management



SHIP supports "Housing Stability Counseling"

- Initial applicant qualification
- Linking with services to promote housing stability
 - -Employment
 - -Benefits (e.g., disability income, food stamps)
- Mediating between landlord and tenant



Sub Recipient Selection Criteria

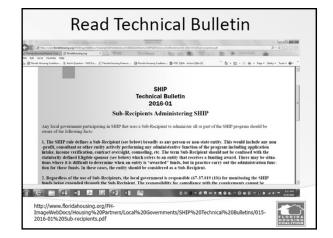
Look for local nonprofits that have:

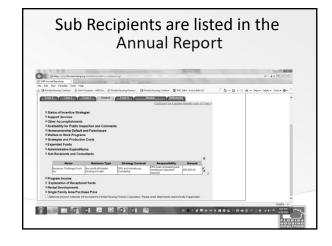
- Experience managing similar programs,
- Background information on many applicants (e.g., through the Homeless Management Information System),
- Capacity to provide housing stability counseling



RFA criteria for Program Subrecipient · Program description Financially sound and guidelines Experience Outcomes - Funding source Program Timeline - Staff/Board capacity · Other funding sources, Reputation collaboration, Program budget partnerships

FLORIDA HOUSING COALITION





Related Webinar Recording Working with Non-Profits, Sponsors and Sub-Recipients Recorded in December 2016: https://vimeo.com/195932964

