


2ND RENT SUBSIDIES WEBINAR

BEST PRACTICES FOR PROVIDING SHIP RENTAL ASSISTANCE TO SPECIAL NEEDS AND HOMELESS HOUSEHOLDS




Our Thanks to the Florida Housing Catalyst Program



AFFORDABLE HOUSING CATALYST PROGRAM

Sponsored by the Florida Housing
Finance Corporation



Catalyst Training Schedule



The Coalition is Florida's affordable housing training and technical assistance provider.

Florida Housing Coalition is commonly acknowledged as the foremost authority in Florida on affordable housing, community development and related issues, as a clearinghouse for information, a provider of training and technical assistance, and an advocate at the state and national levels for people in need of affordable housing.

www.flhousing.org



Request a Site Visit related to SHIP Rent Assistance or more



- Call (800) 677-4548
- Up to 6 hours of training in your office
- Review of Files, Staffing, Procedures
- Discuss new and existing strategies



Two Webinars on SHIP Rental

Webinar One: March 23

- Review SHIP statutory changes
- Previously available assistance
- Rent subsidy assistance
- Sample rent subsidy strategy
- Experience with rent subsidies

Webinar Two: Today

- Collaboration: How SHIP rent subsidies may complement other funding
- Effectiveness and policies of programs similar to SHIP rent subsidies
- Strategy implementation with a sub-recipient organization
- Housing stability counseling activities



Download Documents from GoToWebinar






Presenters



- **Michael Chaney**, Technical Advisor, *Florida Housing Coalition*




- **Susan Pourciau**, Director of Homeless Training & Technical Assistance, *Florida Housing Coalition*



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/861015836867116545>



Rent Limit Compliance for ongoing rental assistance

Percentage Category	Rent Limit by Number of Bedrooms in Unit					
	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

- Comply with the Rent Limits Chart
- 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 | – 412 households |
| – Ave length of time homeless = 23 months | – Ave length of time homeless = 27 months |
| – Majority with MH, PH, SU, or all three | – Majority with MH, PH, SU, or all three |
| – Returns to homelessness following rapid rehousing = 8.4% | – 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” sustainable.
- 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 (TBRA)
- 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

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



FLORIDA HOUSING COALITION

Read Technical Bulletin

SHIP Technical Bulletin 2016-01
Sub-Recipients Administering SHIP

Any local government participating in SHIP that uses a Sub-Recipient to administer all or part of the SHIP program should be aware of the following facts:

1. The SHIP rule defines a Sub-Recipient (see below) broadly as any person or non-state entity. This would include any non-profit, consultant or other entity actively performing any administrative function of the program including application intake, income verification, contract oversight, counseling, etc. The term Sub-Recipient should not be confused with the statutorily defined Eligible sponsor (see below) which refers to an entity that receives a funding award. There may be situations where it is difficult to determine when an entity is "awarded" funds, but in practice carry out the administration function for those funds. In these cases, the entity should be considered as a Sub-Recipient.
2. Regardless of the use of Sub-Recipients, the local government is responsible (67.37.019 (1b)) for monitoring the SHIP funds being expended through the Sub-Recipient. The responsibility for compliance with the requirements cannot be...

<http://www.floridahousing.org/FH-ImageWebDocs/Housing%20Partners/Local%20Governments/SHIP%20Technical%20Bulletins/015-2016-01%20Sub-recipients.pdf>

Sub Recipients are listed in the Annual Report

SHIP Annual Report

Name	Business Type	Strategy Covered	Responsibility	Amount
Executive Challenge Fund	Non-profit/affiliated	SHIP and Homeless	SHIP Lead/Programmed SHIP	\$60,000.00
Homeless Services	Non-profit/affiliated	SHIP and Homeless	SHIP Lead/Programmed SHIP	\$200,000.00

Related Webinar Recording

Working with Non-Profits, Sponsors and Sub-Recipients

Recorded in December 2016:

<https://vimeo.com/195932964>



SHIP and the Homeless Population

Introduction to Community Hope Center by Kissimmee CDBG Coordinator Nancy Jewell

Kissimmee Development Services Department
Phone: (407) 518-2156 Email: njewell@kissimmee.org



SHIP and the Homeless Population

- Population Served
 - Very Low Income
 - Current Living Situation
 - Hotels/Motels
 - Places unfit for Habitation
 - Cars, Tents, Streets



SHIP and the Homeless Population

- Rapid Rehousing & Rent Subsidies
 - CDBG
 - HUD
 - EFSP
 - Private Sources



SHIP and the Homeless Population

- And now SHIP
- SHIP serves VLI who need help moving into permanent supportive housing.
- SHIP maximum award \$5000
- Deposit and Rent Subsidies



SHIP and the Homeless Population

- How we know it works?
 - We've seen it!
- Mr. & Mrs. Hitch
 - Very Low Income
 - Chronically Homeless
 - Housed since June 1, 2015



SHIP and the Homeless Population

- Why it works to partner with a nonprofit:
 - Capacity to follow-up with clients
 - Experts in wrap-around services
 - Connections to partner with others
 - Ability to use multiple funding sources



Examples of Case Management Services (not paid by SHIP)

- Security Deposits
- Utility Deposits
- Medical Referrals
- Psychiatric Referrals
- Vocational Rehabilitation
 - Evaluation
 - Vocational Training
 - G.E.D. Referrals
 - Job Placement / O.J.T.
- Housing Search
 - Apartments
 - Single Family Homes
 - Other ?
- General Housekeeping
- Day Care
- Budgeting
- Benefit Management
- Recovery Services
- Medication Management