

COVID-19

Response for Housing and Homelessness in Florida

Housing is Healthcare

April 30, 2020



The Florida Housing Coalition

- Statewide nonprofit provider of training and technical assistance
- From ending homelessness to first time homeownership
- See www.flhousing.org



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Thank you.



AFFORDABLE HOUSING CATALYST PROGRAM

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Webinar Logistics

- Participants are muted
- Enter your questions in the box in your webinar panel
- Handouts are available with this webinar
- This PPT is included as a handout
- This webinar is being recorded and will be available on our [COVID-19 Resource Page](#) along with the attached handouts and all the questions and answers
- A survey will immediately follow the webinar; *please* complete it! Thanks!



Agenda

- Homelessness Update
- Homeless Services Network of Central Florida
- Housing Response Update
- St. Johns Housing Partnership

Hosts



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Florida Updates

- A large emergency shelter in Tallahassee [moved to all non-congregate shelter](#)
- Over half of FL counties are working on non-congregate shelter for high risk populations, including PEH, who need to isolate or quarantine
- High demand for PPE among homeless service providers
- Miami street outreach teams are testing high risk populations
- Changing Homelessness working to get universal testing in 5 of their major shelters and 2 drop-in centers
- State Office on Homelessness working on ESG-CV allocations



Lessons Learned from Boston

- Small group of people from a shelter tested positive
- Conducted universal testing
 - 146 of 400 guests tested positive
 - None had fever, and very few had symptoms

Asymptomatic spread is underestimated

- Implications for shelter screening
- Highlights importance of non-congregate shelter
- Permanent housing is the only long-term solution

[View CDC Publication](#)



What HUD is Saying



- Lead with Equity
 - Example: Coordinated Entry
- Make Smart Investments
 - Promote Integrated Planning
 - Short-term investments have long-term consequences
 - The homeless system is not the sole source of funding
- Create Clear Pathways to Permanent Housing
- Do Innovative Things
 - Ask what is your ideal?

National/Federal Updates

- [CDC: Investigating and responding to COVID-19 cases at homeless service provider sites](#)
- [NHCHC Testing for COVID-19 in Homeless Shelters – May 1](#)
- [HUD Exchange Resources](#)
- [COVID-19 Office Hours for ESG Recipients – May 4](#)
- [Federal Programs that Support Individuals Experiencing Homelessness](#)
- [Issue Brief: Reducing Harm for People Using Drugs & Alcohol During the COVID-19 Pandemic: A Guide for Alternate Care Sites Programs](#)
- [CARES Act Guidance for State, Local, Tribal, and Territorial Elected Officials](#)





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Gov. DeSantis Phase 1 to Reopen FL

Wed, April 29 – Gov. announced Phase 1 of the plan to re-open the state.

Details:

- Restaurants and retail will be allowed to open at 25% capacity.
- Bars, gyms, and personal services remain closed.
- Face masks recommended.
- No visits to senior living facilities.
- Does not apply to Miami-Dade, Broward, & Palm Beach Counties.



Eviction/Foreclosure Update

Statewide eviction & foreclosure moratorium remains effective until May 17.

The Florida Housing Coalition will discuss ways to move forward.

Need for education on forbearance v. forgiveness.

Contact us if you have any outstanding landlord/tenant questions.



Turner Center for Housing Innovation

The Center released an Excel chart estimating COVID-19's near-term impact on renters.

Florida findings:

- 38% of renter households, or 994,200 households, have at least one worker in a likely impacted industry.
- 509,100 of these households were already rent burdened.
- 485,000 are newly vulnerable.



Rental Assistance Update

- Communities continue to open their rental assistance programs.
- Issues:
 - 1) \$\$\$
 - 2) Implementation
- **Fort Myers** started accepting applications for a rental assistance program last week and was fully subscribed within 24 hours.
- New programs:
 - **Miami** – one time payments of up to \$1,500 to residents at or below 60% AMI who lost their jobs
 - **Hialeah** – \$3 million in grants to businesses and residents
 - **Jacksonville** – utilizing CARES Act funds, will provide \$40 million in direct stimulus to individuals for rent, mortgage, & utilities. \$1,000 per household



Administering SHIP Rental & Mortgage Assistance with a Sub-recipient

- Local government can contract with an existing non-profit to administer a rental or mortgage assistance program; rather than administering one in-house.
- The selection process should be outlined in the disaster strategy under G “sponsor selection criteria.”
- Selection criteria:
 - Past experience working with targeted population
 - Past experience administering similar rental assistance programs
 - Capacity to administer the program
 - Financial soundness
 - Participation in a Continuum of Care Coordinated Entry system



Administering SHIP Rental & Mortgage Assistance with a Sub-recipient

- Sub-Recipient Agreement is required
 - Local government shall bear responsibility for the actions of the sub-recipient
 - The contract/agreement will detail the policies and procedures to be adhered to
- Sub-recipient must be monitored on a regular basis
 - Ensure they are complying with program requirements, policies, & procedures
 - Agreements should state the terms of monitoring
- See SHIP Technical Bulletin 2016-01 (attached as handout)

If you need assistance amending your Disaster Strategy or forming an agreement with a sub-recipient, please contact us.



Reemployment Assistance

DEO created an online dashboard for data on reemployment assistance claims.

As of April 28:

- 835,290 unique claims have been submitted
- 80% of claims have been processed
- 48%, or 404,317, claimants have been paid



Florida Community Loan Fund

Announced that nonprofits can now apply for an SBA Paycheck Protection Program loan through their SBA lending partner, Community Reinvestment Fund, USA.

<https://fclf.org/paycheck-protection-program>





Bill Lazar

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ST. JOHNS HOUSING PARTNERSHIP, INC.

Home Repairs



Weatherization



Green Certified Homes



Financial Counseling



Multi-family Apartments



Affordable Rentals



WHO ARE WE RESPONSIBLE TO?

- ✗ Employees

- + 25 Employees

- ✗ Funders

- + Government

- + Private

- + Community

- + Volunteers

Homeowners

150 homes/year

Rental Property- Tenants

60 Scattered Site

2 Senior Apts. -100
units

WHAT DO WE HAVE CONTROL OVER?

AREAS OF CONCERN

Our Office Areas

- ✖ 1- Control who enters, how and when
 - + Employees
 - + Clients/Delivery
- 2- Drop off paperwork
- 3- Remote paperwork submission

Our Job Sites- Private Residences

- ✖ Ask the occupants- do they have contact with anyone has been exposed?
- ✖ Confirm how we will work safely
- ✖ Confirm that we will control subcontractors when they arrive

OUR PURPOSE (TO OUR EMPLOYEES)

- ✗ Protect you from others
- ✗ Provide you with PPE
- ✗ Standardize our processes
- ✗ Evaluate every site before arriving
- ✗ Protect others from you
- ✗ Even if you are asymptomatic, you could pass it on to someone who could get very sick- friend, family, co-worker

WORK SAFELY OR STAY HOME

CONSTRUCTION INFORMATION SOURCES

✕ National Assn of Certified Home Inspectors -NACHI

https://education.nachi.org/show.php?course_id=276

✕ National Assn of Home Builders

https://www.nahb.org/Advocacy/Industry-Issues/Emergency-Preparedness-and-Response/Coronavirus-Preparedness/Protect-Your-Business/Construction-Jobsite-Safety-Recommendations?_ga=2.1567288.868408902.1585832015-1569131982.1579143526

GOVERNMENT INFORMATION SOURCES

CDC for Employers

<https://www.cdc.gov/coronavirus/2019-ncov/community/guidance-business-response.html>

OSHA Covid 19 Flyer

<https://www.osha.gov/Publications/OSHA4000.pdf>

SJHP IS AN EMPLOYER AND CONTRACTOR

Office Procedures

- ✗ Educate Staff
 - + Online Certification
- ✗ Define daily sanitizing
- ✗ Limit visitors
- ✗ Create alternative ways to confirm eligibility

Contractor duties

- ✗ Direct and protect employees
- ✗ Provide PPE supplies
- ✗ Manage subcontractors and their participation
- ✗ Homebuilders want to work- we have to comply

HOME REPAIR-REMODELING

✗ Homeowners

- ✗ Assure them of our efforts to work safely
- ✗ Explain how certain repairs will be done
- ✗ Explain that work will take longer with social distancing
- ✗ Ask them to participate in safe practices- Have they had contact with anyone who tested positive?

✗ Contractor

- ✗ Daily temp testing- everyone on site
- ✗ Define work distancing
- ✗ One trade at a time
- ✗ Daily cleanup before and after
- ✗ Limit daily trips off site
- ✗ Stagger breaks

PREVENTION

Provide Supplies

- ✘ Disinfectant/Wipes
- ✘ Disposable Gloves
- ✘ Face masks- anything
- ✘ Safety Glasses
- ✘ Trash Removal

Activities

- ✘ Daily Thermometer test
- ✘ Limit workers per site
- ✘ Stagger lunch/breaks
- ✘ Don't share tools
- ✘ Reduce trips off site

RENTAL PROPERTIES

Scattered Site Single Family

- ✘ Cancelled monthly inspections
- ✘ Notice to all about service calls and sanitizing
- ✘ No control over visitors
- ✘ Rent Moratorium impacts

Senior Multi-Family

- ✘ Cancelled monthly inspections
- ✘ Info is easier to share-so are rumors
- ✘ Cleaning common areas- who carries the cost or the liability?
- ✘ Privacy concerns if a resident is sick
- ✘ Limited control of visitors

PRESENTER: BILL LAZAR

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Upcoming COVID-19 Trainings

1. May 13 @ 10am: [Implementing and Administering Effective Rental Assistance Programs](#)
2. May 18 @ 2pm: [COVID-19 SHIP Rental Assistance Implementation](#)
3. May 20 @ 2pm: [COVID-19 SHIP Mortgage Assistance Implementation](#)

For a full list of trainings visit our Training Calendar
www.flhousing.org/events/



AFFORDABLE HOUSING CATALYST PROGRAM



Next Webinar – May 7 @ 1:30pm

Continue to get updates on COVID-19 response and hear from housing professionals and advocates across the state.

[CLICK HERE TO REGISTER](#)

Panelists:*

- Dianne Williams-Cox, Mayor Pro Tem, City of Tallahassee
- Shawn Wilson, Blue Sky Communities

*panelists subject to change



Contact Us



For Assistance Contact

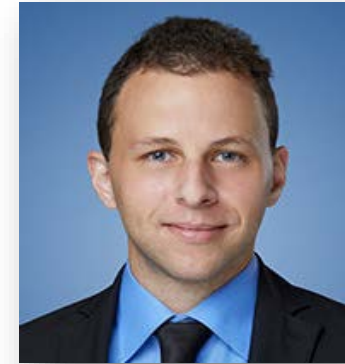
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