HUD FY2016 Funding for Permanent Supportive Housing Projects

Sponsored by the State of Florida
Department of Economic Opportunity
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WEBINAR LOGISTICS

• Participants are muted
• Enter your questions or comments in the box in your webinar panel
• This webinar is being recorded and will be available at www.flhousing.org
• A survey will follow webinar; please complete it. Thanks!
AUDIENCES AND PURPOSE

• Primary audience:
  – Current or potential CoC PSH Project Applicants
  – CoC Lead Agencies, Collaborative Applicants
  – CoC Boards and Eval/Rank Committees

• Other important audiences:
  – HMIS Lead Agencies
  – Other CoC Project Applicants
  – Local government and other CoC stakeholders
OVERVIEW

• Big picture – how it all fits together
• What is PSH for CH?
  – Target population
  – Housing
  – Services
• Other considerations
  – Differences between RR and PSH
  – Standards and performance benchmarks
  – Monitoring
  – The budget
General Definition of Permanent Supportive Housing

- Permanent supportive housing is *permanent* housing with *indefinite* leasing or rental assistance paired with supportive services to assist homeless persons with a disability achieve housing stability.

- Financial assistance and services are provided *as long as needed and wanted*, without a designated length of stay.

- PSH should be offered *without* preconditions.

- Services provided are *tailored* to the needs of the household.

- Note: For this competition, program participants must be *chronically homeless* as defined by HUD and that must be *documented*. 
REGULATIONS

• 24 CFR 578
  – http://www.ecfr.gov/cgi-bin/retrieveECFR?gp=&SID=e88e25f7a0cd436860e5abf3f2ae48ae&mc=true&n=pt24.3.578&r=PART&ty=HTML

• See also
  – HUD Exchange
    https://www.hudexchange.info/programs/coc/
  – HUD FAQs https://www.hudexchange.info/coc/faqs/
IMPORTANCE OF ENDING CHRONIC HOMELESSNESS

- Extra points in HUD CoC funding competition if increase PSH beds and reduce CH
- State Council Plan priority: End chronic homelessness by end of 2017
- Emergency services and related costs to community: Average $30,000 per CH person
- Most CH in our state are unsheltered (see PIT)
- Many CH in our state are medically vulnerable
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Total for Florida: 35,900, 6,540, 1,383, 5,157, 6,021, 1,210, 4,811
18%  21%  79%  92%  20%  80%
NEW HUD CoC PSH PROJECTS

New HUD CoC projects for PSH are allowable in two ways:

1. If funding is made available in the CoC through *reallocation* from other uses (e.g., reallocating monies from Transitional Housing frees up resources that could go to PSH or other projects)

2. The Permanent Housing *Bonus* can be used for PSH; the Bonus amount is 5% of FPRN

*Note:* In either case, the new proposed PSH project must be dedicated exclusively to *chronically homeless* households.
EXISTING HUD CoC PSH PROJECTS

Should be considered for renewal based on a set of CoC-established criteria that might include the following:

• objective performance measures (see later slide)
• cost effectiveness
• Timely draw downs of funding
• APRs (Annual Performance Reports)
• monitoring results
• fidelity to housing first
• compliance with prioritization standards
• effective use of HMIS and Coordinated Entry
WHAT IS PSH FOR CH?
TARGET POPULATION

All PSH *should* be dedicated to those who meet HUD’s “chronically homeless” definition.

If a renewing PSH project is not dedicated to CH, the CoC should ask/require them to dedicate/prioritize turnover beds to CH, so over time, they will become PSH-CH.

To apply, new PSH project *must* be dedicated to CH.
WHO IS “CHRONICALLY HOMELESS”?

Chronically homeless:

• Has a disability (as defined in statute) AND

• Lives in a (a) place not meant for human habitation, or (b) safe haven, or (c) emergency shelter, AND

[con’t next page]
WHO IS “CHRONICALLY HOMELESS”?
[CON’T]

• Has been homeless
  (a) continuously for at least 12 months, or
  (b) on at least 4 separate occasions in the last 3 years
     where the cumulative time homeless is at least 12 months, considering that
     (i) occasions are defined as separated by a “break” of at least 7 nights staying
     somewhere other than in an ES, SH or place not meant for human habitation,
     and (ii) stays in institutions of fewer than 90 days do not count as a break
     and count toward time homeless.

• Also includes a person who has been in an institution for less than 90 days
  and met all the criteria above before entering that facility.
Who is “Chronically Homeless”? [con’t]

• Also includes a family with an adult head of household who meets all the above criteria.
  – If there is no adult head of household, then the minor head of household must meet the criteria.
  – The family composition may fluctuate over the time homeless.
PRIORITIZATION INTO PSH

HUD rewards the CoC and the PSH-CH project if you follow their prioritization guidance. That guidance requires you to consider primarily (1) length of time homeless, and (2) severity of needs.

DOCUMENTATION AND OTHER INFO

• Great CH documentation and prioritization resources are here:

https://www.hudexchange.info/training-events/courses/defining-chronically-homeless-final-rule-webinar/
HOUSING

• Leasing or Rental Assistance or Operating Costs (do not combine)
  – Leasing – The lease is between the landlord and the nonprofit, which subleases with program participant; requires no match
  – Rental Assistance – The lease is between the landlord and the program participant; requires 25% match
  – Operating Costs – Actual costs of operating PH units; requires 25% match

• Tenant-based scattered site assistance is generally best (to increase consumer choice), but assistance may also be sponsor-based or project-based

• Leases must be for at least 12 months, terminable only for cause
FINANCIAL ASSISTANCE

• Security deposit – not to exceed two months of rent
• Advance payment of last month’s rent may be paid up front, in addition to security deposit and first month rent
• Long-term (indefinite) rental assistance or leasing, limited to “reasonable rent”
• NOTE: No payment of rent or utilities in arrears
Rent Paid by Tenants

- The portion of the rent that tenants must pay is determined by the requirements in 24 CFR 578.77.
- Generally speaking, the tenant pays the highest of the following amounts:
  - 30% of the household’s monthly adjusted income.
  - 10% of the household’s monthly income.
- Must be reevaluated annually.
PROGRAM INCOME: LEASING AND TENANT-PAID RENT

• In a leasing project, the lease is between the nonprofit and the landlord.

• The tenant pays a portion of the rent based on their income (use HUD-established rent guidelines). The nonprofit pays 100% of the rent to the landlord and the tenant pays their portion to the nonprofit; it’s “program income.”

• The nonprofit may use program income to provide other assistance within the program and may count that program income as match.
AVOIDING CONFLICTS OF INTEREST

• Leasing funds cannot be used to place a tenant in housing that is owned by the project applicant, without special circumstances and express authorization from HUD.

• Rental assistance funds can be used to place a tenant in housing that is owned by the project applicant but the project applicant must contract with a non-conflicted organization to determine rent reasonableness and do HQS inspection.
SERVICES

• Must make services available and accessible to PSH program participants.

• Services should be voluntary, individualized, and consumer-driven.

• Implement assertive practices to engage tenants in services, even though services aren’t required.
ELIGIBLE SERVICES*

• Annual assessment of service needs
• Assistance with moving costs (one time)
• Utility deposits (one time)
• Housing search and counseling
• Transportation
• Case management, including:
  – Counseling
  – Coordinating services
  – Using coordinated assessment system
  – Obtaining participant benefits
  – Monitoring participant progress
  – Providing info and referrals
  – Providing DV risk assessment and safety planning
  – Developing individualized housing and services plan
• Other less common: child care, education services, employment assistance, food, specified legal services, life skills training, MH/SA services, outpatient health services; outreach services

*These activities can be included in your program budget for submission to HUD.
OTHER CONSIDERATIONS
DIFFERENCES BETWEEN COC RR AND COC PSH

• PSH provides indefinite, long-term financial assistance and support services; RR is limited short-term or medium-term assistance

• PSH is for CH; RR is for anyone
  – NOTE – You can use RR to house someone who is CH and he/she does NOT lose his/her eligibility for PSH when it becomes available!

• PSH can be TBRA, PBRA, or SBRA; RR is only TBRA
SIMILARITIES BETWEEN CoC RR AND CoC PSH

• Should use Housing First principles
  – Low barriers to entry
  – Low or no service requirements
  – Focus on housing stability

• Provide access to services and financial assistance for housing

• Eligible services costs are the same

• Units must meet Housing Quality Standards (HQS)
PROJECT MUST FOLLOW COC POLICIES

Written policies to establish:

• Determine and prioritize who gets PSH
• The amount of rent paid by the tenant must comply with 24 CFR 578.77
• Written grievance procedure and program termination policies (Hint: Review HUD’s guidance about termination – should be extremely rare!)
• Use coordinated entry and HMIS
• Housing first orientation, consumer choice, etc.
• Standards for support services (e.g., trauma informed care, motivational interviewing, intensive case management)
PSH Program Performance Benchmarks: Examples

- Households served by the program should move into PSH units in an average of 30 days or less from intake.
- At least 90% of tenants ("stayers" and "leavers") are in PH after 6 months; 85% after 12 months.
- 100% of new tenants are drawn from CE and prioritized according to length of homelessness and severity of need.
- 100% of new tenants are assessed for eligibility of benefits; of those eligible for additional benefits, 90% receive benefits within one year (see HUD prioritization guidance).
- 90% of tenants have an increase in income between the time of intake and 12 months later.
MONITORING GUIDELINES FOR HUC CoC PSH

This is federal money and the requirements MUST be taken seriously by the Project Applicant and CoC.

Use this monitoring tool to make sure you have everything in place before you are monitored!

• See Exhibit 29-7 in http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/cpd/6509.2
PROJECT BUDGET

• Typical budget line items:
  – Rental assistance or leasing (# households to be served x FMR for expected appropriate size units x 12 months)
  – Support services (determine the types of services to be provided; estimate costs; remember SS includes utility deposits)
  – HMIS related to the project
  – Admin related to the project (subject to CoC max and sharing requirements)

• 25% match required (cash or in-kind, documented, must be for eligible activity for this project) for all line items except leasing
NEED MORE INFO?

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