HUD FY2016 Funding for Rapid Rehousing 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 Rapid Rehousing 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

* Webinar for Permanent Supportive Housing Project Applicants will be offered on 7/25/16
OVERVIEW

• Big picture – how it all fits together
• Core components of RR
  – Housing location
  – Rent assistance
  – Support services
• Other considerations
  – Differences between HUD CoC RR and ESG RR
  – Standards and performance benchmarks
  – Monitoring
  – Housing first
  – The budget
GENERAL DEFINITION OF RAPID REHOUSING

- RR is a housing intervention designed to help individuals and families to *quickly* exit homelessness and return to *permanent* housing.
- RR is offered *without* preconditions.
- Resources and services provided are *tailored* to the needs of the household.
- Note: Program participants must be homeless as defined by HUD and that must be *documented*. 
REGULATIONS

• 24 CFR 578
  – https://www.law.cornell.edu/cfr/text/24/part-578#

• See also
  – HUD Exchange
    https://www.hudexchange.info/programs/coc/
  – HUD FAQs
    https://www.hudexchange.info/coc/faqs/
New HUD CoC RR Projects

New HUD CoC projects for Rapid Rehousing 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 RR or other projects)

2. The Permanent Housing *Bonus* can be used for RR (as well as for Permanent Supportive Housing for those who are chronically homeless); the Bonus amount is 5% of FPRN
EXISTING HUD CoC RR 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
CORE COMPONENTS OF RR
CORE COMPONENTS OF RAPID REHOUSING

• Housing Identification
• Rent and Financial Move-In Assistance
• Case Management and Services

See: http://www.endhomelessness.org/page/-/files/RRH.pdf
COMPONENT 1: IDENTIFYING HOUSING
FINDING DECENT AFFORDABLE RENTALS AND CONVINCING LANDLORDS TO RENT

For tips, strategies, hints . . .

LANDLORD COLLABORATION GUIDEBOOK: Working with Landlords to Help Households Move Out of Homelessness


Note: HUD CoC RR programs must provide tenant-based rental assistance, not project-based rental assistance
Before Commitments Are Made

• Determine rent reasonableness (see next section of slides); document

• Do a Housing Quality Standards (HQS) and lead-based paint inspection; document

• Educate
  – Ensure that program participant understands their lease and their responsibilities (suggest: a brief “understand your lease” handout)
  – Ensure that the landlord understands the commitments being made (suggest: a brief summary for landlord, you, and tenant to sign)
COMPONENT 2: FINANCIAL ASSISTANCE
FINANCIAL ASSISTANCE

1. Security deposit – not to exceed two months of rent
2. Advance payment of last month’s rent may be paid up front, in addition to security deposit and first month rent
3. Short-term or medium-term rental assistance, limited to “reasonable rent” (see next slide)
4. Max 24 months of rent assistance, but likely much shorter
5. Must be tenant-based rental assistance, not project-based
6. NOTE: No payment of rent or utilities in arrears
**Rent Reasonableness and FMR**

- The rent amount must be “reasonable rent” and your determination that the rent is “reasonable” must be documented in the file.

- Guidance re Rent Limits

- Rent reasonableness chart

- How to find FMR and why it matters

- You must serve your target number of participants as stated in the project application.
THE LEASE

• The participant must enter into a lease agreement for a term of at least one year, which is terminable only for cause. Not tied to participating in services.
• The lease must be automatically renewable upon expiration for terms that are a minimum of one month long, except on prior notice by either party.
• In the name of the program participant household.
• Must comply with fair housing regulations.
COMPONENT 3: SUPPORT SERVICES
REGULATIONS ON SERVICES

• May provide support services for no longer than 6 months after rental assistance ends

• Must reevaluate, at least once annually while in the program, that the HH lacks sufficient resource and support networks to maintain housing without assistance; must also reevaluate if the program learns of a change in income or other circumstances

• Require the participant to meet with case manager at least once per month, with the focus on ensuring housing stability
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 ESG RR AND COC RR

• See [https://www.hudexchange.info/resources/documents/Rapid_Re-Housing_ESG_vs_CoC.pdf](https://www.hudexchange.info/resources/documents/Rapid_Re-Housing_ESG_vs_CoC.pdf)

• A few of the key differences:
  – Housing: CoC uses HQS; ESG uses habitability standards
  – Rent limits: CoC uses rent reasonableness; ESG uses lesser of FMR or rent reasonableness
  – Eligibility: CoC for all definitions of homelessness; ESG for literally homeless
  – Rent arrears: CoC says none; ESG covers rent arrears
  – Ongoing utility assistance: CoC says none; ESG covers some
  – Support services: CoC allows more; ESG restrictive
  – For more, see referenced publication
PERFORMANCE BENCHMARKS AND PROGRAM STANDARDS

• Your CoC should have established written standards for Rapid Rehousing programs

• Very important!
RR PROGRAM PERFORMANCE BENCHMARKS

begin with the end in mind

1. Reduce the length of time program participants spend homeless
   - Measure: Households served by the program should move into PH in an average of 30 days or less

2. Maximize permanent housing success rate
   - Measure: At least 80% of HH that exit RR program should exit to PH

3. Minimize returns to homelessness
   - Measure: At least 85% of HH that exit RR to PH should not return to homelessness within a year
CoC Written Standards on RR

All programs must comply with CoC Standards regarding

- Determining and prioritizing which eligible households will receive RR
- The amount or percentage of rent that each program participant must pay in rent
PROJECT MUST ESTABLISH AND FOLLOW POLICIES

Written policies to establish:

• Determine and prioritize who gets RR
• The amount or % rent that the HH pays
• The max amount and/or number of months of rent assistance
• The max number of times the HH can get rental assistance
• Grievance procedure and program termination policies
HOUSING FIRST APPROACH

• First – helping people get into permanent rental units with their own lease, as quickly as possible
• Second – provide voluntary and consumer-driven services, tailored to each household’s needs and desires, with an emphasis on keeping housing
• As few barriers to entry as possible (e.g., no sobriety requirements, drug testing, employment or income requirements)
• As few program requirements as possible
• Tenancy in housing is tied only to complying with lease; not tied to program compliance
MONITORING GUIDELINES FOR HUC CoC RR

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 29-5 in
PROJECT BUDGET

• Typical budget line items:
  – Rental assistance (# households to be served x FMR for expected appropriate size units x expected length assistance)
  – 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)
WATCH FOR UPCOMING TRAINING AND GUIDANCE

• HUD, USICH, NAEH webinars will be available soon – sign up for notifications, if you haven’t already, and check their websites

• Our upcoming webinar focuses on Project Applications and HUD Requirements of Permanent Supportive Housing Projects – PSH 7/25/16 at 9:00am (eastern)
NEED MORE INFO?

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