The Florida Housing Coalition, Inc. is a nonprofit statewide organization whose mission is to bring together housing advocates and resources so that all Floridians have a quality affordable home and suitable living environment.
Webinar Logistics

• Participants are muted
• Enter your questions in the box in your webinar panel
• Handouts are available with this webinar
• Forgot to ask a question or want to ask privately? Email me at rosado@flhousing.org
• This webinar is being recorded and will be available at www.flhousing.org
• A survey will immediately follow the webinar; please complete it! Thanks!
Rapid ReHousing Series

- **Webinar 1: Housing Navigation**
- **Webinar 3: 02/27 – Support Services**

**Full Training Calendar**
Leasing and Financial Assistance
Activities*

- Security Deposits
- Move-In Expenses
- Rent
- Utilities
- Arrears
- Other costs necessary to obtain and sustain housing

*Dependent upon funding
Rapid ReHousing Musts
Keep in Mind...

Use a Housing First Approach

Assistance should be flexible and tailored to the household

Provide “just enough assistance” maximizes the # of households served
Homelessness should be

- Rare
- Brief
- Non-recurring
The Housing First Approach

Emergency Shelter

Transitional/Program

Independent Housing
Funding Sources
Traditional Homelessness Funds
- ESG
- COC

Other Government Sources
- SHIP
- TANF
- HOME
- FEMA (EFSP)
- CDBG (very limited)
- CSBG
- SSVF (Veterans)

Private/Other
- Foundations & Private Donors
- Faith Groups
- Businesses
Word to the Wise: Funding Requirements Differ

- Eligible costs differ
- Eligible populations differ
- Housing Standards/Inspections
- Length of time of rent assistance and support services are provided
- Allowable rent payments differ

Don’t assume – Read the regulations!
Program Design
Find the Right Fit!

Financial assistance should mirror the household acuity
# Program Considerations

<table>
<thead>
<tr>
<th>HIGH</th>
<th>BARRIERS</th>
<th>SERVICES OFFERED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Zero to low income; No savings</td>
<td>Start up financial assistance; 2x security deposit</td>
</tr>
<tr>
<td></td>
<td>Serious mental illness; poor physical health; chronic substance use</td>
<td>Housing location assistance; accompanying on landlord interviews</td>
</tr>
<tr>
<td></td>
<td>Chronically homeless</td>
<td>12-24 months of financial/support services</td>
</tr>
<tr>
<td></td>
<td>Serious criminal history; poor credit; multiple evictions</td>
<td>Weekly home visits; gradually tapering down</td>
</tr>
</tbody>
</table>
## Program Considerations

<table>
<thead>
<tr>
<th>BARRIERS</th>
<th>SERVICES OFFERED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zero to low income; No savings; Inconsistent employment</td>
<td>Start up financial assistance; 2x security deposit</td>
</tr>
<tr>
<td>Substance abuse and/or mental illness somewhat impacts lease obligation</td>
<td>Housing location assistance; Some independent searching</td>
</tr>
<tr>
<td>Multiple homeless episodes; may or may not be chronic</td>
<td>6-9 months of financial/support services</td>
</tr>
<tr>
<td>Minor to moderate criminal history; poor credit; previous evictions</td>
<td>Weekly home visits for 2 months; gradually reducing</td>
</tr>
</tbody>
</table>
# Program Considerations

<table>
<thead>
<tr>
<th>BARRIERS</th>
<th>SERVICES OFFERED</th>
</tr>
</thead>
<tbody>
<tr>
<td>EL to low income; No savings</td>
<td>Time limited financial assistance</td>
</tr>
<tr>
<td>Substance abuse and/or MI not a factor in housing stability</td>
<td>Minimal housing search assistance</td>
</tr>
<tr>
<td>Minimal homeless history</td>
<td>3-6 months financial assistance</td>
</tr>
<tr>
<td>Fair credit; No criminal history; No evictions</td>
<td>Bi-weekly check in; very limited support services</td>
</tr>
</tbody>
</table>
Progressive Engagement

NAEH says...

...a strategy of providing a small amount of assistance to everyone entering the homelessness system. For most households, a small amount of assistance is enough to stabilize, but for those who need more, more assistance is provided.

Simply put, the lightest touch possible.
Progressive Engagement

Permanent Housing

Intake Shelter Entry $ $ $$ $$$ PSH

The Road Home: Salt Lake City  National Alliance to End Homelessness
# Subsidy Design

<table>
<thead>
<tr>
<th>Rental Subsidy Type</th>
<th>Definition</th>
<th>Benefits</th>
<th>Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income-based</td>
<td>HH pays fixed percentage of income for rent</td>
<td>INCOME decrease = RENT decrease INCOME increase = RENT decrease</td>
<td>Cliff effect; disincentive</td>
</tr>
<tr>
<td>Flat</td>
<td>Fixed dollar amount subsidy based on apt size or rent amount</td>
<td>Predictable HH budget; HH can build savings; Predictable program budget</td>
<td>Cliff effect Income changes can affect client stability</td>
</tr>
<tr>
<td>Declining</td>
<td>Declines in “steps” based on timeline and/or milestones</td>
<td>Reduces cliff effect Helps goal setting</td>
<td>Milestones may not happen according to plan</td>
</tr>
</tbody>
</table>
- Furnishings
- Rental Arrears
- Employment Expenses
- Child Care
- Car Repairs
- Transportation
Program Administration
The maximum amount of financial assistance for a household

Maximum amount of rent assistance
  FMR or Rent Reasonableness?

Program eligibility
  How is the eligibility documented?

Population the program intends to serve?
  DV survivors, youth, chronically homeless, families

Level of services provided

Eligible costs/activities

Recertification for assistance
Providing Assistance

• Pay rent on time
• Plan for urgent costs – how quickly can you cut a check?
• Ensure staff are properly trained in written standards – who is responsible for what?
• What needs to be documented and put in the file?
  • Accounting, Grant Administrator, Case Manager
• All staff involved in budgeting
Communicate, Communicate, Communicate

AND

Be Flexible!!!
POVERTY AND HOMELESSNESS

At Risk, 1,125,736

Poverty, 3,116,886

Homeless, 33,502
Almost 1 million Florida households are severely “housing cost-burdened,” paying more than 50% of their income for housing.
LANDLORD COLLABORATION

GUIDEBOOK

Working with Landlords to Help Households Move Out of Homelessness

THE FLORIDA HOUSING COALITION
Rapid ReHousing Series

Webinar 3: 02/27 – Support Services

Full Training Calendar
Case Management Series

- 3/1/2018 - Introduction to Working with Special Populations
- 3/15/2018 - A Trauma-Informed Approach
- 4/5/2018 - How to Work with Difficult Cases
- 4/26/2018 - Self-Care for Human Service Workers
THANK YOU!