

2ND RENT SUBSIDIES WEBINAR

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



Presenters



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



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



Presenters

Linda Byars, City of St Petersburg

Mary Downey, Community Hope Center in
Kissimmee

Richard Carter and **Jack Humburg**, Boley
Centers for Behavioral Healthcare



Two Webinars on SHIP Rental

Webinar One: May 26

<https://vimeo.com/168578095>

- 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



Reviewing Key Concepts from the 1st Webinar

Statute Changes: New 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



Which VLI applicants are eligible for subsidy?

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

- 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.



Rent Limit Compliance for ongoing rental assistance

- 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

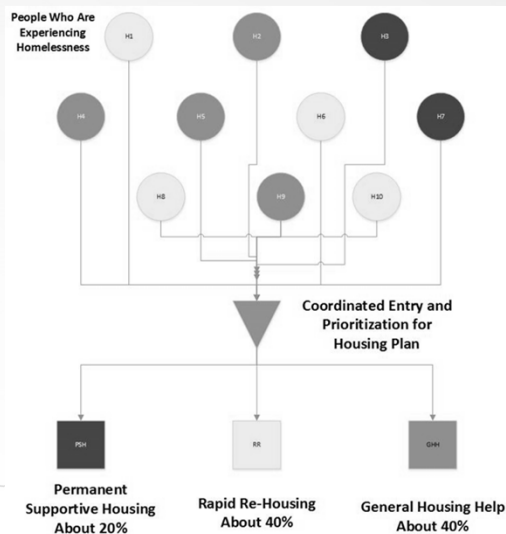
Continuums of Care (CoCs) offer:

- Experience working with homeless households
- Understanding of best practices in providing short-term rent assistance
- Collaborations with service providers
- Homeless Management Information System and Coordinated Entry System
- Leverage through other funding sources



Housing Homeless Households

(Adapted from Orgcode)



Rapid Rehousing

- 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
- Minimal barriers to entry (no minimum income requirements, sobriety, employment)



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.
- Reduces the length of time a person is homeless
- Reduces returns to homelessness
- Minimizes trauma due to being homeless



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 funded rapid rehousing
- Supportive Services for Veteran Families (SSVF) rapid rehousing



QUESTIONS?



Strategy Implementation with a Sub Recipient Organization

Minimum Best Practice: Referrals for Recipient Selection

- Recommended: 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.
- Recommended: Do not take self-referrals; work with referral agencies to ensure collaboration, need, and eligibility



Sub-Recipient Selection Criteria

- Recommended: utilize subrecipients to administer the rental assistance
- 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



May Sub-Recipients Receive SHIP Service Delivery Fee?

- Yes – if it is reasonable and related to limited scope of services provided.
- SHIP cannot support broad “case management” (e.g., mental health and substance abuse counseling).
- SHIP supports “housing stability counseling”:
 - Initial applicant qualification,
 - Linking with services to promote housing stability (benefits, employment, disability income)



Related Webinar Coming

June 22, 2016 at 2:00 pm
**Working with Non-Profits,
Sponsors and Sub-Recipients**

Register at:

[https://attendee.gotowebinar.com/register/
7182919618516408066](https://attendee.gotowebinar.com/register/7182919618516408066)



ONE TIME RENTAL ASSISTANCE 2015-2016

**CITY OF ST. PETERSBURG
HOUSING & COMMUNITY DEVELOPMENT**

WORKING TO IMPROVE OUR NEIGHBORHOODS (W.I.N.) PROGRAMS



2015 RENTAL ASSISTANCE STRATEGY - PILOT PROGRAM

- × As a Pilot Program, the city's SHIP Rental Assistance Grant was made available to those in the workforce who may have experienced an unforeseen financial hardship that caused pending eviction or homelessness, such as:
 - + Abandonment
 - + Death of a family member or roommate
 - + Illness
 - + Unexpected financial burden
 - + Foreclosure
 - + Loss of job
- × The grant provided a one time benefit, not to exceed \$2,500, to individuals or families facing eviction or homelessness to include payment for:
 - + First and last month's rents compliant with SHIP rent limits
 - + Security deposit
 - + Utility deposits (water & electric)
 - + Up to 3 month's past due rents

2015 Rental Assistance Strategy

- × Program Outcome:
 - + 37 households assisted
 - × \$62,000 expended
 - × \$ 1,700 average expenditure per household
 - + 59 applications processed, of which 22 were denied or withdrawn, in part, because:
 - × Insufficient income to sustain rents
 - × Affordable rental housing not available within rent limits
 - × Income could not be verified (undocumented self-employed or working for cash)
 - + 70% success rate determined after a 90 day follow-up with landlords
 - × 30% of those assisted were again facing eviction or past due at least one month

2015 RENTAL ASSISTANCE STRATEGY

- × What was learned from the 2015 rental assistance strategy pilot program:
 - + There is an overwhelming need for financial assistance to assist tenants in the workforce with upfront rents and deposits
 - + A limited number of affordable rental housing units exist in an urban environment
 - + Lower rate rental housing units are often not compliant with HQS
 - + Special needs population is expanding with no readily available financial rental assistance and other services
 - + The number of those unemployed or underemployed is increasing
 - + Assistance for those between 50% and 80% MFI is not easily available (The Federal Emergency Solutions Grant (ESG) program administered by the city serves those at 50% or less for rapid rehousing of the homeless (SHIP could fund the “gap” with rental assistance for tenants at or below 80% MFI; ESG for the extremely low and very-low income categories)

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2016 Rental Assistance Strategy

- × A \$10,000 grant has been made available to assist households facing eviction or those of very low income with at least one adult household member with special needs (F/S 420.621):
 - × Up to 3 month’s rent to prevent homelessness
 - × Up to 6 month’s for rapid rehousing the homeless
 - × Processing fees to implement the program (pending RFP in process)
 - × Security deposit
 - × Utility deposits (water & electric)
- × Rents and utilities must be sustainable within the SHIP rent limits
- × A twelve month rental lease is required
- × Applicant must be a US citizen or permanent resident alien
- × Unit must pass a Housing Quality Standards (HQS) inspection
- × Tenant must be income eligible

2016 RENTAL ASSISTANCE STRATEGY

- × The city of St. Petersburg will issue a Request for Proposal (RFP) from non-profit sub-recipient organizations to administer the SHIP Rental Assistance Program.
- × Each proposal will be evaluated based on the organization's:
 - + Experience in administering rental assistance programs
 - + Practice working with the homeless and those with special needs
 - + Ability in documenting household income compliant with the State Housing Initiative Partnership (SHIP) program guidelines and Chapter 420, Part VII, of the Florida Statutes and Rule Chapter 67-37, of the Florida Administrative Code
 - + Capacity to accomplish the Scope of Work as referenced in the RFP
 - + Financial stability
 - + Participation in the continuum of Care Coordinated Entry system

2016 RENTAL ASSISTANCE STRATEGY

- × Sub-recipient social service organizations provide the following advantages over in-house administration of Rental Assistance Programs:
 - + Facilities are generally open to the public and provide convenient hours of operation not available by local government
 - + Offer additional services not available directly from a local municipal government
 - + Offer innovative ways to improve the quality of life and quality of services to the homeless or soon to be homeless population
 - + Operate facilities to provide alternative affordable housing opportunities
 - + Supervise personnel responsible for providing services
 - + Track and report shelter residents who secure employment, income and stable housing upon completion of the program
 - + Maintain an information data base
 - + Record and report successes and methods to improvement
 - + Avoid turning away applicant's who may be qualified and eligible for other assistance

2016 RENTAL ASSISTANCE STRATEGY

× Landlord responsibilities:

- + Shall terminate any eviction proceedings currently in process against the tenant
- + Accept financial assistance under the terms of a twelve month lease and the Landlord Agreement
- + Agree to adhere to the SHIP rent limits
- + Maintain and operate the dwelling in decent, safe and sanitary condition and provide all services, maintenance and utilities
- + Adhere to all Lead-Based Paint regulations
- + Shall inspect the dwelling to assure compliance with Housing Quality Standards (HQS)
- + Shall not discriminate on the basis of race, color, religion, gender, national origin, marital status, age, disability, familial status, sexual orientation, genetic information of other protected categories.
- + The rental property cannot be in the process of foreclosure
- + Cannot allow the property to be occupied by more persons than permitted
- + Real estate taxes are paid current
- + Only the owner of the property or the owner's management company can execute any agreement or lease

2016 RENTAL ASSISTANCE STRATEGY

× Documentation:

- + Application for Rental Assistance (all member's over the age of 18)
- + Application Checklist
- + Statement of Hardship
- + Copy of Lease Agreement (at least 12 months)
- + Income Certification (and calculations)
- + Award Letter & Acceptance
- + Recipient Grant Agreement
- + Landlord Agreement
- + Landlord's W-9 (Tax Payer Identification Number & Certification)
- + Inspection Report (health and safety standards)
- + Affidavit of No Assets (checking accounts)
- + Household Budget Worksheet (determines sustainability)
- + Pinellas County Public Record and Appraiser's Print-out (proof of clear ownership)

2016 RENTAL ASSISTANCE STRATEGY

City of St. Petersburg
Housing & Community Development
Post Office Box 2842
St. Petersburg, Florida 33731
(727) 893-7247 or (727) 892-5572

Presented by:

Linda Byars

Housing Finance Coordinator

www.stpete.org/housing



Housing Stability Counseling

Housing Stability Counseling efforts are typically limited to services focused directly on housing stability – subrecipients can be paid for “housing counseling” but not for broader case management activities



Other Support Services

- Support services in the more general sense – behavioral health services, domestic violence counseling, helping arrange for transportation for kids for school, etc. – cannot be paid by SHIP funding
- This is one of the areas where the CoC agencies can be so helpful
- We have two presenters to talk more about this aspect of an effective rent subsidies program



SHIP and the Homeless Population



Mary Lee Downey

Executive Director & Founder
Community Hope Center of Osceola County



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 is giving the opportunity to serve those in the VLI bracket who need help moving into permanent supportive housing. Especially those with fixed income.



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



Richard Carter and
Jack Humburg, Boley
Centers for Behavioral
Healthcare

○ Housing Choice Vouchers

- Mainstream 176
- HOPWA 145
- Shelter+Care 72
- HOME TBRA 25
- Total 418





Supportive Housing Services

- 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

QUESTIONS?



Evaluation Survey:

<https://www.surveymonkey.com/r/T8NWQBF>

