

HUD FY2016 FUNDING FOR RAPID REHOUSING PROJECTS



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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

BIG PICTURE



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

<http://www.flhousing.org/wp-content/uploads/2014/10/Landlord-Collaboration-Guidebook-2016.pdf>

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
 - <https://www.hudexchange.info/resources/documents/CoC-Rent-Reasonableness-and-FMR.pdf>
- Rent reasonableness chart
 - http://portal.hud.gov/hudportal/documents/huddoc?id=19671_rentreasonableche.pdf
- How to find FMR and why it matters
 - <https://www.huduser.gov/portal/datasets/fmr/fmrs/docsys.html?data=fmr16>
 - 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
- 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!
 - <http://www.endhomelessness.org/page/-/files/Rapid%20Re-Housing%20Performance%20Benchmarks%20and%20Program%20Standards%202016.pdf>



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 http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/cpd/6509.2



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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