

FORMING A SUCCESSFUL HOMELESS-RELATED REGIONAL PARTNERSHIP

Michael Chaney
Technical Advisor,

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

THE FLORIDA HOUSING COALITION

Our Thanks to the Florida Housing Catalyst Program

AFFORDABLE HOUSING CATALYST PROGRAM

Sponsored by the Florida Housing Finance Corporation

Florida Housing *we make housing affordable*

THE FLORIDA HOUSING COALITION

2016 Changes to the SHIP Statute

2016 Changes to the SHIP Statute Related to Homelessness and SHIP:

- Encourages: Strategy to reduce homelessness
- Requires: Describe efforts to reduce homelessness
- Encourages: Homeless Continuum of Care (CoC) lead agencies as partners

THE FLORIDA HOUSING COALITION

2016 Changes to the SHIP Statute

SHIP Change: Encourages Homeless-Related Regional Partnerships

- "Local governments may create regional partnerships across jurisdictional boundaries through the pooling of appropriated funds to address homeless housing needs identified in local housing assistance plans."

THE FLORIDA HOUSING COALITION




Regional Partnership

A regional partnership could include:

- A county and a city
- Two adjoining counties
- Two adjoining counties and a city
- A region of counties and cities

THE FLORIDA HOUSING COALITION

Possible Goals of a Partnership

-  1. Share information
-  2. Adopt the same policies, priorities and practices
-  3. Pool money together for a service or project

THE FLORIDA HOUSING COALITION

Possible Goal #1: Share Information

- Cities and Counties within the same Homeless Continuum of Care (CoC) already share the same Homeless Management Information System (HMIS) database
 - Benefits
 - List services in nearby areas that a homeless household has already received, including other types of rent assistance

THE FLORIDA HOUSING COALITION

Possible Goal #1: Share Information

- Benefits (*continued*)
 - If household is in HMIS, documents eligibility as "homeless"
 - Identify nonprofit organizations that have served the household and can provide case management
 - Avoid duplication of assistance

THE FLORIDA HOUSING COALITION

Possible Goal #1: Share Information

- However, separate CoCs do not have linked HMIS databases
 - Example: Miami-Dade and Broward County have separate systems
 - In this case, you'll need other ways to share information (next page)

THE FLORIDA HOUSING COALITION

Options to Share Information with CoCs

Options to Share Information Across a Region with Multiple CoCs:

- Work with a nonprofit that serves an entire region and has access to all the HMIS databases in the region
- Form a Regional Partnership to create an information sharing protocol

THE FLORIDA HOUSING COALITION

Possible Goal #2: Adopt Common Policies, Priorities & Practices

Agree to assign resources to ensure full coverage and avoid having unmet needs.

Examples:

- Agree on a qualification, prioritization, and selection system
- Agree on eligibility guidelines and forms
- Agree on subrecipient/sponsor nonprofit organizations
- Agree on maximum assistance, length of time of assistance, etc.

THE FLORIDA HOUSING COALITION

Possible Goal #2: Adopt Common Policies, Priorities & Practices

Examples continued:

- Agree under what circumstances to allow for use of multiple sources of funding for the same household
- Agree to use ESG rapid rehousing assistance for homeless single adults, but SHIP rent subsidies for homeless families, or vice versa

THE FLORIDA HOUSING COALITION

Possible Goal #3: Pool Money Together

HOW are we allowed to do this?

- SHIP Statute allows for "partnerships across jurisdictional boundaries through the pooling of appropriated funds"
- 'Pooling of funds' indicates that a jurisdiction may spend SHIP outside its boundaries to address homeless housing

THE FLORIDA HOUSING COALITION

Possible Goal #3: Pool Money Together

WHY spend SHIP outside your boundaries?

- Recognize you share the same homeless households with neighboring jurisdictions
- Households who present as homeless in one jurisdiction may be more likely to be successfully housed in a neighboring community

THE FLORIDA HOUSING COALITION

Pooling Money: 1st Example

Chronic homelessness is costly to cities and counties, in terms of emergency services, law enforcement and jails, uninsured emergency health care, and effects on economic vitality.

Those who have been chronically homeless tend to need long-term rent subsidies and support services.

Pool rent subsidies from two or more jurisdictions to have enough resources to help chronically homeless households.

THE FLORIDA HOUSING COALITION

Pooling Money: 2nd Example

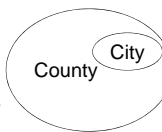
City SHIP Office pays SHIP rent subsidies for nearby apartments in the county beyond the city limits.

This recognizes the effectiveness of searching a larger geographic area for affordable rentals.

THE FLORIDA HOUSING COALITION

Pooling Money: 2nd Ex (con't)

- Homeless household used to rent in County but was evicted, so came to City to stay in shelter
- City has few vacant affordable rental units
- County has affordable rental units
- Household wants to return to County
- Success most likely if City & County pool funds to house the household in County even though household presents as homeless in City



THE FLORIDA HOUSING COALITION

Pooling Money: 3rd Example

Finance construction of Permanent Supportive Housing (PSH) near the border of multiple counties to serve homeless households with disabilities in the region.

Or finance construction of PSH units in the County to house those staying in the woods of county and on the streets of the city.

THE FLORIDA HOUSING COALITION

Forming an Interlocal Agreement

- This is the mechanism for a regional homeless-related partnership
- Interlocal Agreement defined in Florida Statute 163.01

THE FLORIDA HOUSING COALITION

Not All in a Region Must Participate

- Scenario: Jurisdictions in a region are forming a partnership, but one city does not want to participate.
- This is acceptable. The regional partnership agreement will only impact those cities and counties that sign and agree to it.

THE FLORIDA HOUSING COALITION

Case Study: Miami-Dade County

- 6 SHIP Jurisdictions (Partnering with 3)
- Miami-Dade (RRH Only)
 - Hialeah (RRH & Prevention)
 - Miami
 - Miami Beach
 - Miami Gardens (RRH & Prevention)
 - North Miami

THE FLORIDA HOUSING COALITION

Case Study: Miami-Dade County

- Homeless Trust identified a provider through a competitive process (RFA).
- SHIP jurisdictions independently contracting with selected provider.
- SHIP funds do not pay for case management or other supportive services.
- Homeless Trust provided flexible match of \$300K to assist with case management, housing search services, etc.

THE FLORIDA HOUSING COALITION

Case Study: Miami-Dade County

- All SHIP Administrators incorporated a Rental Assistance Strategy into their Local Housing Assistance Plans (LHAP).
 - Eviction prevention in the form of rental assistance not to exceed 6 months (low to very low-income households)
 - RRH assistance in the form of security and utility deposit assistance and rental subsidy not to exceed 12 months (low to very low-income which may include at least (1) adult with special needs).
 - Rent up to 120% of SHIP Rent adjusted for bedroom size.
- MOU's signed with each SHIP Administrator.

THE FLORIDA HOUSING COALITION

Case Study: Miami-Dade County

- Homeless Trust Responsibilities:
- Verify household meets SHIP homeless definition
 - Referrals made by Housing Coordinator
 - HMIS data used to avoid duplication
 - Monitor performance against CoC's performance standards
 - Monitor overall delivery of SHIP assistance

THE FLORIDA HOUSING COALITION

Case Study: Miami-Dade County

SHIP Administrator Responsibilities (through sub-recipient):

- Utilize HMIS
- Utilize the coordinated entry system
- Verify income
- Comply with SHIP program requirements
- Serve as liaison with household/landlord
- Agree to comply with CoC performance standards
- Report on expenditures monthly
- Participate in resource planning

THE FLORIDA HOUSING COALITION

Case Study: Miami-Dade County

SHIP Jurisdiction Commitments

- Miami-Dade - \$300K
- Hialeah -- \$141,571
- Miami Gardens -- \$45K
- Homeless Trust Match -- \$300K

TOTAL: \$881,480

THE FLORIDA HOUSING COALITION

SHIP Applicants Must be Income Qualified

Upcoming Webinar

Income Qualification Considerations when Working with Homeless Applicants

May 11, 2017 2:00 PM - 3:30 PM

- Register at: <https://attendee.gotowebinar.com/register/861015836867116545>

THE FLORIDA HOUSING COALITION