

RAPID RE-HOUSING



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THE FLORIDA HOUSING COALITION



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.



WE'RE PROUD TO OFFER PROFESSIONAL
CONSULTING SERVICES

In the areas of affordable housing, fair housing, ending homelessness, & related issues

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](#)

The background of the slide features a dark, moody photograph of several stacks of coins, likely Euro coins, arranged on a reflective surface. The lighting is dramatic, highlighting the edges of the coins and creating soft reflections on the surface below. The overall tone is professional and financial.

Leasing and Financial Assistance

Activities*

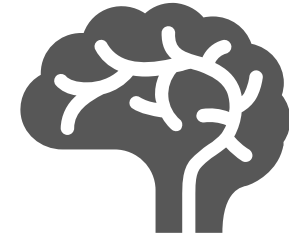
- Security Deposits
- Move-In Expenses
- Rent
- Utilities
- Arrears
- Other costs necessary to obtain and sustain housing

*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

HOUSING FOCUSED

HOUSING FIRST

Homelessness should be

- ✓ Rare
- ✓ Brief
- ✓ Non-recurring



The Housing First Approach



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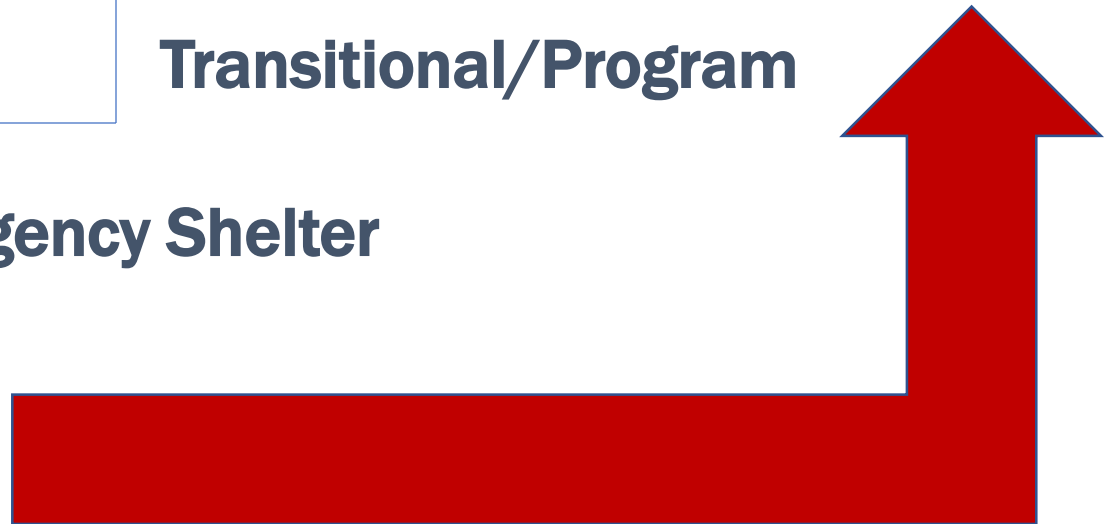
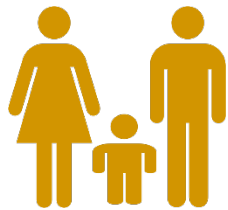
Independent Housing

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Transitional/Program

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Emergency Shelter



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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

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

Program Considerations

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

Program Considerations

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

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.

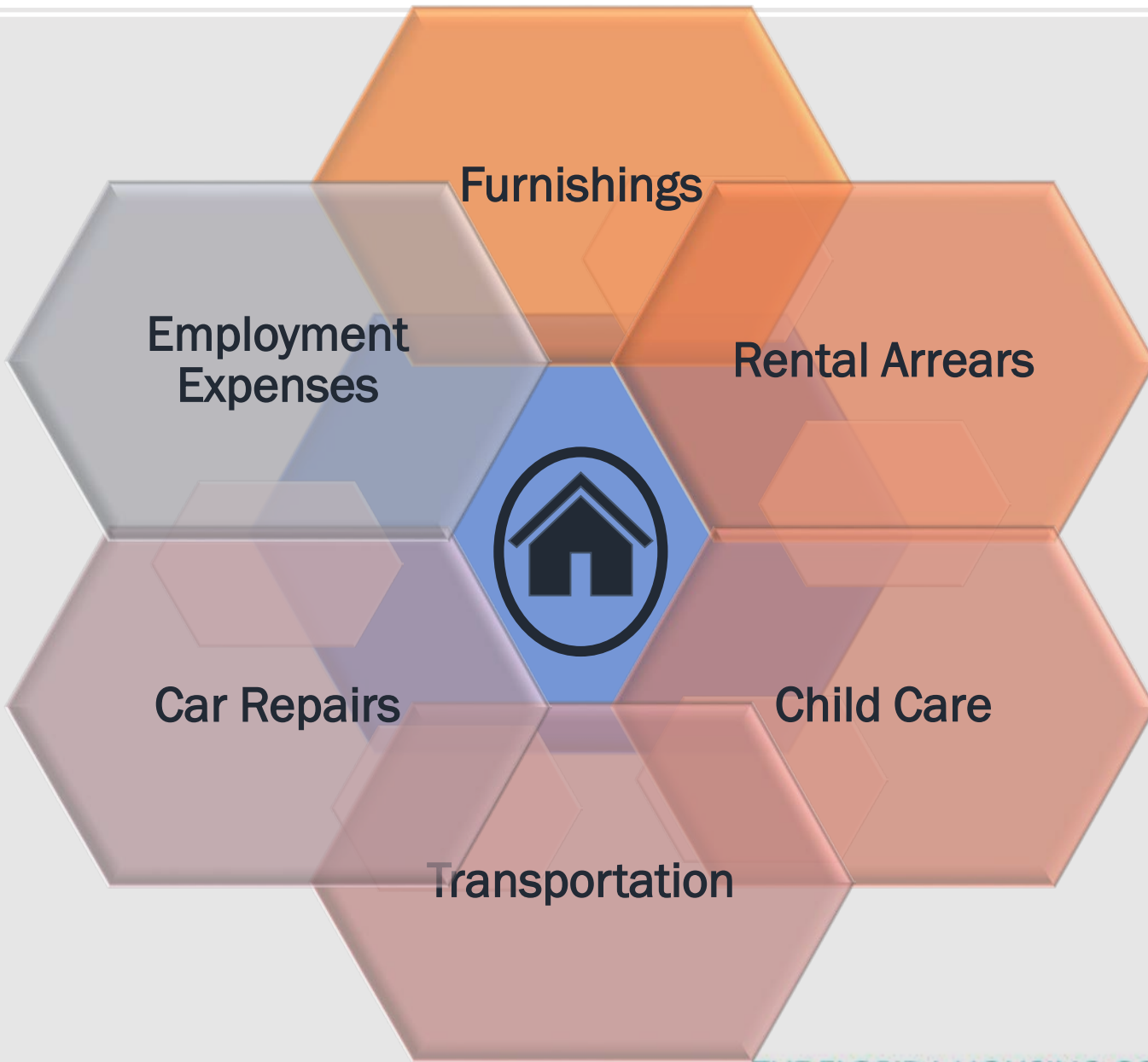
Progressive Engagement

Permanent Housing



Subsidy Design

Rental Subsidy Type	Definition	Benefits	Considerations
Income-based	HH pays fixed percentage of income for rent	INCOME decrease = RENT decrease INCOME increase = RENT decrease	Cliff effect; disincentive
Flat	Fixed dollar amount subsidy based on apt size or rent amount	Predictable HH budget; HH can build savings; Predictable program budget	Cliff effect Income changes can affect client stability
Declining	Declines in “steps” based on timeline and/or milestones	Reduces cliff effect Helps goal setting	Milestones may not happen according to plan



Program Administration

Written Standards



- ✓ 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

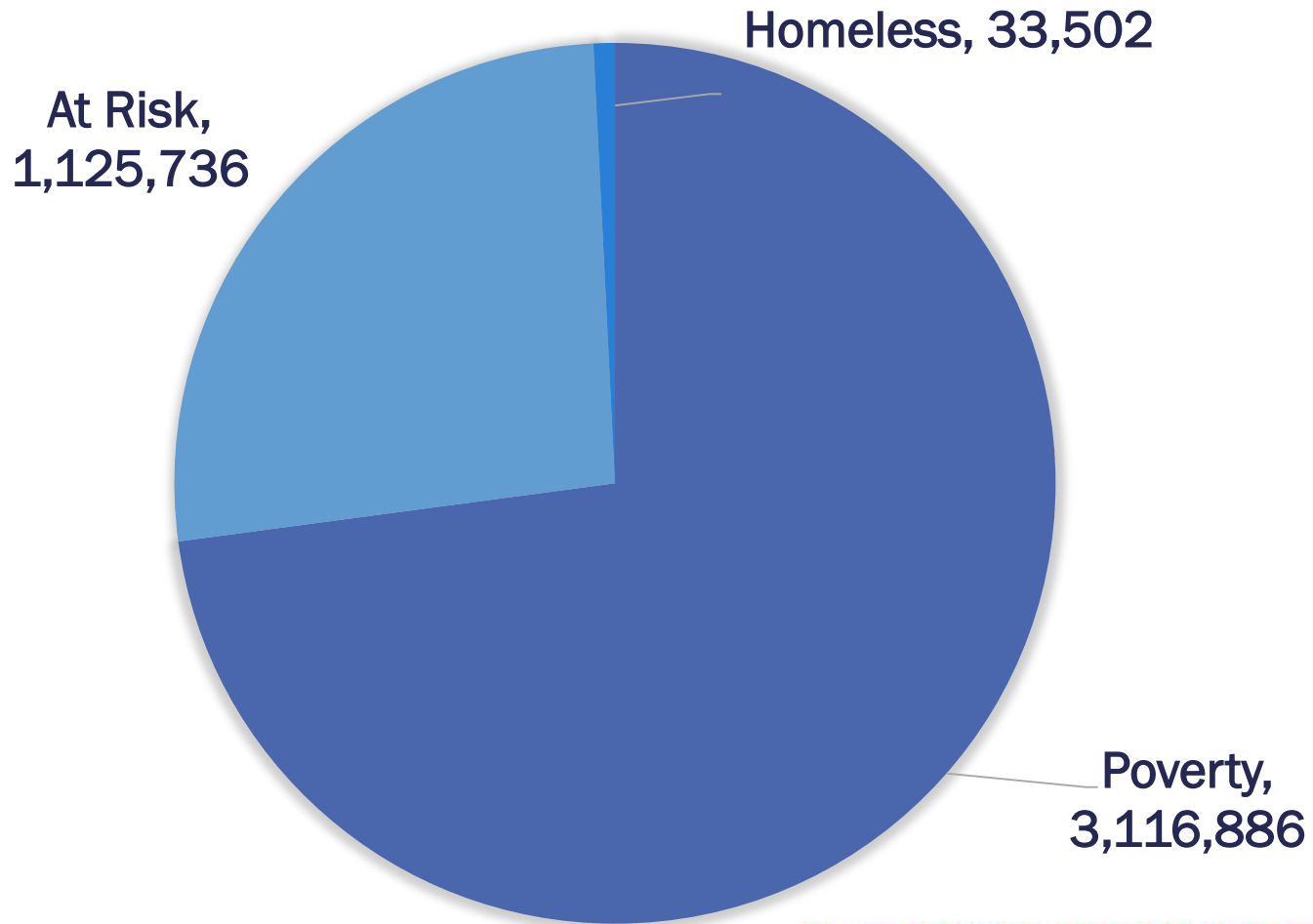
**Communicate,
Communicate,
Communicate**

AND

Be Flexible!!!



POVERTY AND HOMELESSNESS



Almost 1 million Florida households are severely “housing cost-burdened,” paying more than 50% of their income for housing



[2017 Home Matters Report, Florida Housing Coalition](#)

[LINK TO PDF](#)

LANDLORD COLLABORATION GUIDEBOOK

Working with Landlords to Help Households
Move Out of Homelessness

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Support Services](#)

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CASE MANAGEMENT SERIES

- 2/1/2018 - [Case Management Components and Standards Part 2: Service Planning, Documentation, and Exit Planning](#)
- 2/15/2018 - [A Collaborative Approach to Ending Homelessness: Finding Your Role](#)
- 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!

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