

Florida Housing Coalition

April 8, 2020

Assisting Homeless and Special Needs Populations through COVID-19

Thank you.



AFFORDABLE HOUSING CATALYST PROGRAM

Sponsored by the Florida Housing
Finance Corporation



we make housing affordable™



The Florida Housing Coalition

- Statewide nonprofit provider of training and technical assistance
- From ending homelessness to first time homeownership
- Professional staff throughout the state
- See www.flhousing.org

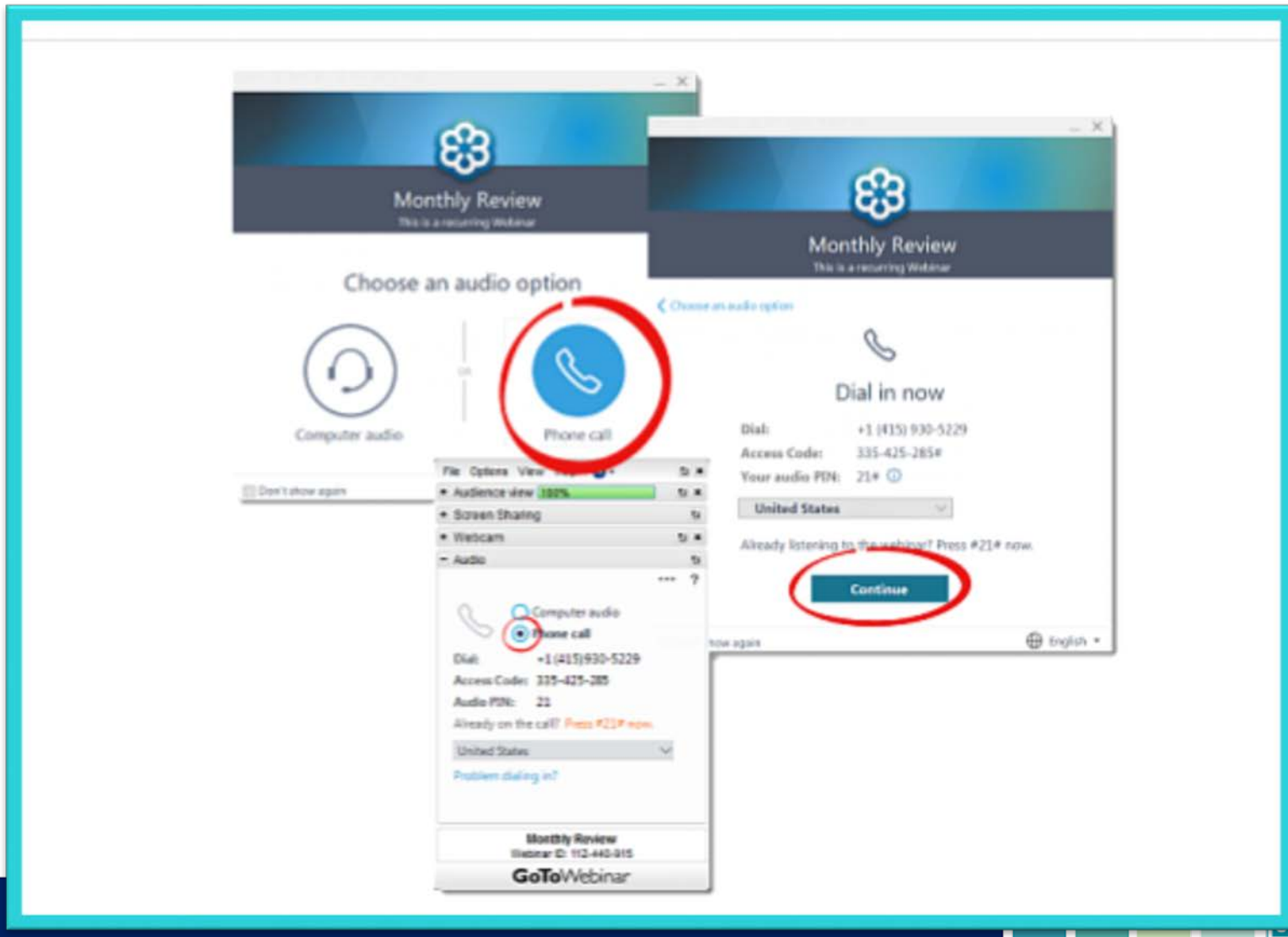


Webinar Logistics

- Participants are muted
- Enter your questions in the box in your webinar panel
- Handouts are available with this webinar
- This webinar is being recorded and will be available on our [COVID-19 Resource Page](#) along with the attached handouts and all the questions and answers
- A survey will immediately follow the webinar; *please* complete it! Thanks!



Troubleshooting Audio



The screenshot displays the GoTo Webinar interface for a "Monthly Review" session. It shows two overlapping windows. The primary window prompts the user to "Choose an audio option" between "Computer audio" and "Phone call". The "Phone call" option is highlighted with a red circle. To the right, a "Dial in now" section provides the dial-in number (+1 (415) 930-5229), access code (335-425-285), and audio PIN (21*). A "Continue" button is also circled in red. A secondary window in the foreground shows a menu with "Audio" selected, displaying the same dial-in information and a "Continue" button. The bottom of the screen features the GoTo Webinar logo and a "Florida Housing Coalition" logo in the bottom right corner.

Monthly Review
This is a recurring Webinar

Choose an audio option

Computer audio

Phone call

Dial in now

Dial: +1 (415) 930-5229
Access Code: 335-425-285
Your audio PIN: 21*

United States

Already listening to this webinar? Press #21* now.

Continue

Monthly Review
Webinar ID: 112-443-815
GoToWebinar

FLORIDA HOUSING COALITION

Hosted by:



Amanda Rosado,
Ending Homelessness Team
Director



Carter Burton,
Technical Advisor

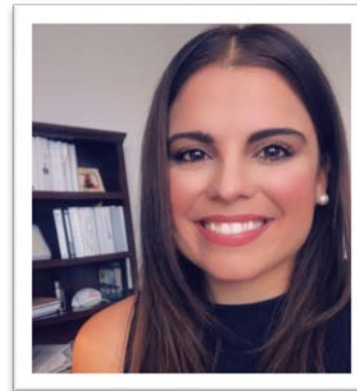


Dr. Susan Pourciau,
Technical Advisor and
Digital Content Strategist

Guests



Dawn Gilman, CEO
Changing
Homelessness
CoC Lead Agency



Jennifer Ferriol,
Director of Housing and
Community
Development
City of West Palm
Beach



Jack Humburg, Executive Vice
President of Housing, Development,
& ADA Services
Boley Centers

<input checked="" type="checkbox"/>	A
<input checked="" type="checkbox"/>	B
<input type="checkbox"/>	C
<input type="checkbox"/>	D

Poll

Agenda

- State and Federal Funding
 - SHIP
 - CDBG, ESG, and CoC Program
- Crisis Response System
 - CoC Response
 - PSH Response
 - What's Important Today
- Questions and Wrap Up



State Funding - SHIP

- On the ground now
- “Disaster Strategy”
- Check with your local government

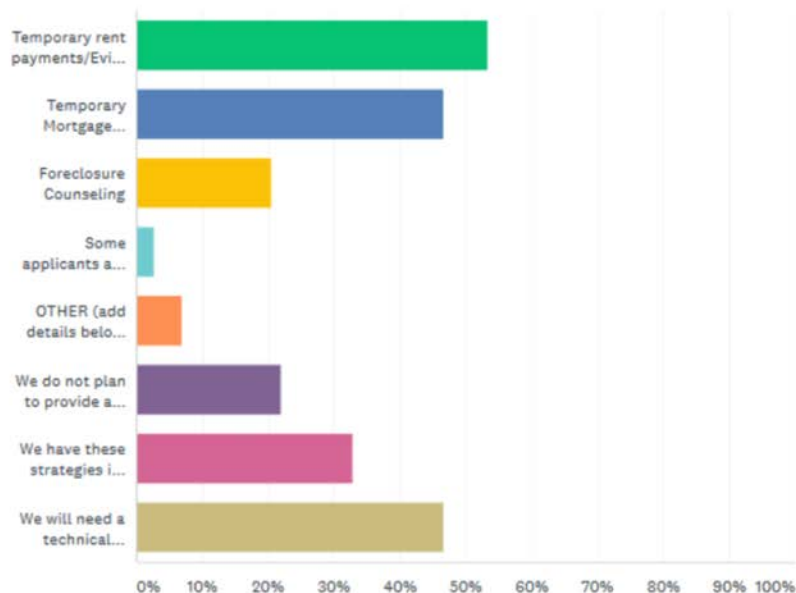
insurance policies;

- Security deposit for eligible recipients that have been displaced from the disaster;
- Rental assistance for eligible recipients that have been displaced from the disaster;
- Strategies included in the approved LHAP that benefit applicants directly declared disaster; and
- other activities as proposed by the counties and eligible municipalities a Housing.



Do you plan to provide any emergency assistance? Check all the following that apply

Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Temporary rent payments/Eviction Prevention	53.42% 39
▼ Temporary Mortgage payments/Foreclosure prevention	46.58% 34
▼ Foreclosure Counseling	20.55% 15
▼ Some applicants are displaced from their homes	2.74% 2
▼ OTHER (add details below in open response question)	6.85% 5
▼ We do not plan to provide any emergency assistance	21.92% 16
▼ We have these strategies in our current LHAP	32.88% 24
▼ We will need a technical revision to the LHAP provide these services	46.58% 34
Total Respondents: 73	



Jennifer Ferriol

Director of Housing and
Community Development

City of West Palm Beach

Jferriol@wpb.org

Utilizing SHIP Funds to Support the City's COVID-19 Rental Eviction Prevention Program

Jennifer Ferriol

Director of Housing and Community Development



WEST PALM BEACH

- Ensure that applicable LHAP had a Disaster Relief Strategy that supported our Program
- Reviewed unallocated and/or unspent FY 2018/19 and 2019/20 funds including Program Income (Total of \$220K)
- On March 16th – Emailed Florida Housing Finance Corp to seek waivers of the following SHIP program set- asides:
 - 65% homeownership requirement;
 - 75% construction requirement; and
 - 30 day requirement for Notice of Funding Availability.

Program Overview

- One-time payment equal to a maximum of 2 months' rent
- Not to exceed \$3,000
- City will pay the landlord directly on behalf of the applicant/tenant
- Applicant must have evidence loss of income, reduction in hours, or unemployment as a result of the COVID-19 pandemic only
- Assistance will only be provided for rents due beginning on April 1, 2020 and onward

Program Eligibility



WEST PALM BEACH

- Must reside within the corporate City limits
- Gross annual incomes not exceeding 80 of % AMI
- Rent must not exceed SHIP rental limits (80% AMI)
- Must have documentable information to evidence loss of income, reduction in hours, or unemployment as a direct result of the COVID-19 pandemic
- Must have a lease in their or a household member's name
- Must have capacity to meet basic needs once payment has been rendered as determined by their household budget assessment
- Must have no have liquid assets that exceed two (2) months of the household's monthly expenses
- Must apply for unemployment benefits and provide support documentation

Program Administration & Other Considerations



WEST PALM BEACH

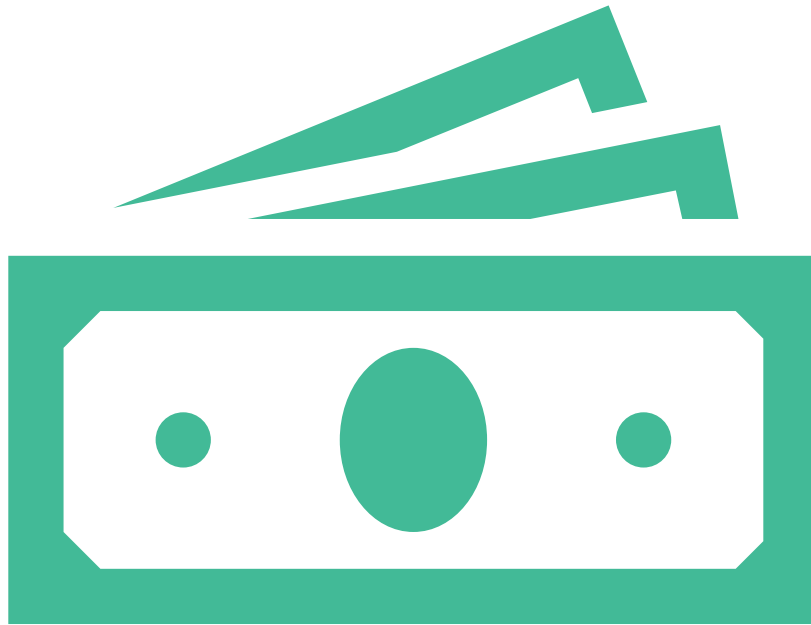
- Program is administered in-house by the City in close coordination with County
 - Avoid delays with selecting a project sponsor, developing agreements, City Commission approval, etc.
- Working with the County to establish a coordinated entry to receive rental assistance (i.e.; think CoCs)
 - Applicants will be entered into HMIS/ Client track
 - Develop hotline for this specific program
 - Develop FAQ for the program
- City will pay for the landlords on behalf of the tenants
 - Establish Direct Deposits with Landlords
- Review household budget to ensure self sufficiency after funding is received (i.e.; review all sources of income, unemployment benefits, federal unemployment benefits, increase in food stamps, income tax returns, etc.)
- Become familiarized with the CARES Act and other State and local resources available

Jennifer Ferriol

City of West Palm Beach

Director of Housing and Community Development

Jferriol@wpb.org



Federal Funding

Disclaimer: We are not HUD and we do not speak for HUD. Please always cross reference information with HUD guidance.



Carter Burton

Technical Advisor
Florida Housing Coalition
burton@flhousing.org

UTILIZING CDBG FOR COVID-19 RESPONSE

- Under the CARES Act, \$5 billion in CDBG funds will be allocated to States and local governments to prevent, prepare for, and respond to coronavirus.
- In addition, the 15% public service cap for CDBG has been waived.
- This provides the opportunity to increase funding to public and social service providers.



ACTIVITIES TO CONSIDER

- Short term activities to support homeless, at risk, and special needs populations:
 - Emergency rental assistance (not to exceed 3 months).
 - Operations and management of shelters.
 - Staff capacity;
 - Materials and supplies;
 - Cost of operating the facility.

ACTIVITIES TO CONSIDER

- Healthcare Services:
 - Provide testing, diagnosis or other services at a fixed or mobile location.
 - Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities.
 - Provide equipment, supplies, and materials necessary to carry-out a public service.
 - Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.

ACTIVITIES TO CONSIDER AND NEXT STEPS

- Long term activities to support homeless, at risk, and special needs populations:
 - Job training and employment services.
 - Acquisition of property for housing purposes (example: hotels).
- Coordinate and partner with the local government grantee.
- The grantee must still identify these activities in their Consolidated Plan to carry them out.
- HUD may issue additional guidance at any time relaxing regulations further or providing waivers.



Susan Pourciau

Technical Advisor and
Digital Content Specialist
Florida Housing Coalition
pourciau@flhousing.org

ESG Allocations

- Entitlement and nonentitlement
 - Local jurisdictions
 - State
- Recipients and subrecipients
- See handout for first phase of CARES Act ESG (ESG-CV) allocations
 - First allocation: \$1B to existing recipients
 - Second: \$2.96B to eligible recipients based on an adjusted formula
- Eligible uses



CARES Act Special ESG Provisions

- Funds available through 9/30/2022
- VLI standard for prevention (50% AMI)
- Recipient max admin 10%
- No match required
- Exempt from consultation and citizen participation requirements but must post allocations
- Housing First Approach



CARES Act Special ESG Provisions (con't)

- Spending cap of 60% for shelter does not apply
- Can deviate from applicable procurement standards
- Can cover past COVID-related allowable costs
- Can use for temporary shelters, and not subject to habitability or environmental review standards
- Can use for COVID-related training, hazard pay, etc.

Available Waivers: HUD CPD

- See handout for 3/31/2020 HUD waiver memo
- Must request desired waivers – not automatic
- Programs: CoC, ESG, HOPWA
- Separate from CARES Act – applies to all program funding

Available Waivers 1-4: CoC

1. May lease above FMR *if* meet rent reasonableness standards (time: 6 mo)
2. Third party documentation of disability for PSH waived and self-cert ok (time: 6 mo)
3. May pay up to 6 mo of utility and/or rent arrears (time: one year)
4. Monthly CM meeting waived (time: 2 mo)

Available Waivers 5-7: CoC

- 5. Initial HQS *physical* inspection waived, *but* must still meet HQS and document (time: 6 mo)
- 6. HQS reinspection waived (time: one year)
- 7. Lease term may be less than one year with min of 1 month (time: 6 mo)

Available Waivers 10-13: ESG

- 10. Programs other than HMIS Lead can use ESG funds to upgrade HMIS for COVID-19 ESG data (time: 6 mo)
- 11. Frequency of HP re-evaluations changed from every 3 mo to every 6 mo (time: 2 yr)
- 12. Monthly CM meeting waived (time: 2 mo)
- 13. May lease above FMR *if* meet rent reasonableness standards (time: 6 mo)

Planning

- Big pie includes CDBG, SHIP, ESG, CoC, HOME TBRA, HOPWA, SSVF, philanthropy, etc.
- Ideal – Look at the pie as a whole and establish complementary priorities and uses of each
- Even if you *can* do something, it doesn't mean you *should*
- Ensure equity
- Example



Crisis Response System



Dawn Gilman

Chief Executive Officer
Changing Homelessness
dgilman@changinghomelessness.org



Jack Humburg

Executive Vice President of
Housing, Development, & ADA
Services

Boley Centers

Jack.humburg@boleycenters.org

COMPONENTS OF AN EFFECTIVE
HOUSING CRISIS
Response System



Federal Updates



- 1) CDC: Screening Clients at Entry to Homeless Shelters (March 31)
- 2) State of CA: Systemwide COVID-19 Protocol for People Experiencing Homelessness (March 28)
- 3) Non-Congregate Approaches to Sheltering for COVID-19 Homeless Response HUD/CDC (March 26) – ONLY ONE PAGE!

Best Practice Approach: Private Individual Rooms

- Individuals who are symptomatic after screening at shelter has been implemented
- Individuals who are pending testing or are close contacts of confirmed cases
- Individuals who are high riskⁱ with or without symptoms
- Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized

Better Approach: Individual Rooms/Semi-Private Spaces

- Individuals who are symptomatic after screening at shelter has been implemented
- Individuals who are confirmed to be COVID-19 positive who do not need to be hospitalized as long as all individuals in the space are COVID-19 positive



State Updates

- **Florida Department of Emergency Management (FEMA's "Client")**
 - Mass Care – Receiving requests for food, supplies (handwashing stations, showers, etc.), volunteers – working to keep shelters operating
 - FEMA non-congregate shelter requests (11 approved and 8 waiting)
- **Department of Children and Families**
 - State Office on Homelessness: Reviewing CARES Act Information and compiling CoC feedback
- **CoC Lead Agencies talking weekly**



Local Updates

- Find your local Emergency Management
- Use your volunteers in other ways (e.g. making masks, donating \$\$ for the meals they were going to serve, dropping off groceries to tenants)
- Housing is Healthcare! How can we provide the housing and how can they provide the healthcare?
- Can we share staff across agencies to repurpose and fill in gaps?



Who's Doing It Well?

- Organized, efficient planning
 - Calls broken out by type of provider
 - The right/consistent people on the calls
 - Frequent communication
- Coordination with emergency management, local government, and health departments
- Long-term thinkers
 - What will this look like when it's over



What I Find Helpful

- Our Webinars 😊
 - [Weekly COVID-19 Webinars on Housing and Homelessness Response](#)
- HUD SNAPS Office Hours
 - [Fridays from 2:30-4:00pm \(ESG\)](#)

Any
Questions

Contact Us



Amanda Rosado

p: 904.502.1666

e: rosado@flhousing.org

w: www.flhousing.org

