

# Getting Rapid ReHousing Right

November 10, 2020

Florida Housing Coalition

# Our Thanks to the Florida Housing Finance Corporation



**AFFORDABLE HOUSING CATALYST PROGRAM**

Sponsored by the Florida Housing  
Finance Corporation



we make housing affordable™



# The Florida Housing Coalition

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- Statewide nonprofit provider of training and technical assistance
- From ending homelessness to first time homeownership
- See [www.flhousing.org](http://www.flhousing.org)



# Presenter



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**Florida Housing Coalition**

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# Webinar Logistics

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- Participants are muted
- Enter your questions in the box in your webinar panel
- The slide deck is attached
- This webinar is being recorded and will be available on our website along with the slide deck and all the questions and answers
- A survey will immediately follow the webinar; *please* complete it!  
Thanks!



COMPONENTS OF AN EFFECTIVE  
**HOUSING CRISIS**  
Response System



A blue callout box with a white border and a dark blue shadow on the left side, containing the text "Housing First and Housing-Focused".

# Housing First and Housing-Focused

# Housing First Key Features

- Few programmatic prerequisites
- Low barrier admission policies
- Rapid and streamlined entry into permanent housing
- Voluntary and engaging supportive services
- A focus on housing stability







# Ending Homelessness

- **Rare**
  - Increasing diversion strategies and prevention
- **Brief**
  - Implement comprehensive outreach, low barrier emergency shelter, strong coordinated entry systems, and **swift connections to permanent housing**
- **One-time**
  - Ensure that people **exit to permanent housing stably and successfully**



# Rapid Re-Housing

Housing intervention designed to help individuals and families quickly exit homelessness and return to permanent housing.

Offered without preconditions.

Resources provided are tailored to the needs of the household.



**Rapid Re-Housing (RRH)**  
**ends homelessness** for  
families and individuals.

National Alliance to  
End Homelessness

# RRH HELPS



## **FIND** HOUSING

Help people quickly find housing  
within one month or less.

## **PAY** FOR HOUSING

Help people pay for housing short  
term; longer-term help an option.

## **STAY** IN HOUSING

Help access services so  
people can stay in housing.

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The **Core Components** of Rapid Re-Housing help people  
**find** housing fast, **pay** for housing, and **stay** in housing.



# RRH Background

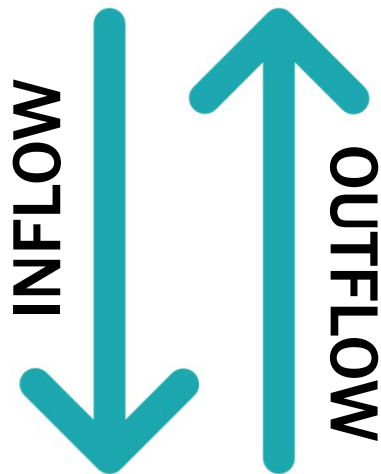
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- HPRP is the first time RRH was tried nationwide
- Found short term assistance to be successful and cost effective in stabilizing households, especially families

# Why Do Rapid Re-Housing?

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It works!

- Decreases length of time homeless
- Quickly re-integrates people back into the community
- Frees up resources by being more cost-effective
- Provides a flexible intervention that can be funded multiple ways
- Creating flow in the system

# RRH Funding Sources



## Traditional Homeless Funding

- ESG
- COC



## Other Government Sources

- HOME TBRA
- CDBG (very limited)
- CSBG (rare)
- SSVF (Veterans)
- SHIP
- Local general revenue



## Private/Other

- Foundations & Private Donors
- Faith Groups
- Businesses

# CARES Act Funding

- Several federal sources were made available for rental assistance, including:
  - CDBG-CV
  - ESG-CV
  - SSVF
  - CRF
  - And a lot more

**A critical response to COVID-19 to rehouse people experiencing homelessness as quickly as possible**



# Who is Eligible?

- Eligibility varies based on funding source
- Most common eligibility criteria is literal homelessness
- Programs vary, but it can serve a wide range of individuals and families





# What Can it Pay For?

## \*\*\*Funding Sources Vary\*\*\*

- Rental Assistance - Short, medium, or longer term
  - 3-24 months
- Case Management – Support post housing that assists the household in obtaining and maintaining housing stability
- Housing Location – Identify units and engaging landlords
- Move in Costs – Utility deposits, security deposits, landlord incentives



# SHIP: Rent Subsidies Strategy

- Allows up to 12 months of rent subsidies
- Subsidies for very low-income households only
- VLI eligibility:
  - At least one adult who is a person with special needs (s. 420.0004) *or*
  - A person who is homeless as defined in s. 420.621 when the person initially qualified for a rent subsidy

Introduction to SHIP Rent Subsidies- [Recording](#) - [PowerPoint](#) - May 5, 2020



A blue ribbon graphic with a 3D effect, featuring a darker blue shadow on the left side. The ribbon is horizontal and contains the text "Program Design" in white.

# Program Design

# Progressive Engagement

Progressive Engagement is an approach to helping households end their homelessness as rapidly as possible, despite barriers, with minimal financial and support resources.

**'one size fits all' fits  
no-one**



@virtuallykaren | CC BY-NC-ND

# Progressive Engagement

	Standard Model	Progressive Engagement Model
Budget	\$150,000	\$150,000
Households Served	50 Households - \$3,000 per HH	10 Households \$8,000 10 Households \$5,000 10 Households \$2,000
Length of Assistance	No more than 3 months	1 month – 18 months (kept open 6 months post \$)
Outcomes	More Households	Less Households with varying needs
Efficient? Effective?	High Efficiency; low effectiveness	High efficiency and effectiveness



# Rehousing Strategies

- Could be more flexible to meet a broader range of needs
  - Keep length of assistance limits flexible
  - Budget for and allow longer lengths of rental assistance
  - Revisit ESG and CoC written standards or SHIP strategy
- Ensure flexibility and adapting to the needs of the households served
- Scale up intensity
  - Using RRH as a bridge to permanent supportive housing (PSH)



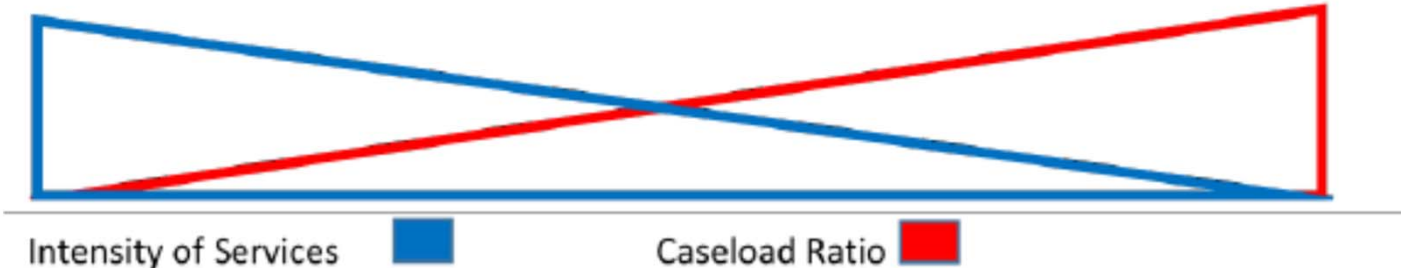
# Support Services

!!! Just as critical as the financial assistance for some households

- ✓ Client Driven
- ✓ Housing Focused
- ✓ Home Based (when possible)
- ✓ Collaborative



# Staff-to-Client Ratios





# What's The Hold Up?



**BURDEN ON CLIENT  
FOR DOCUMENTATION**

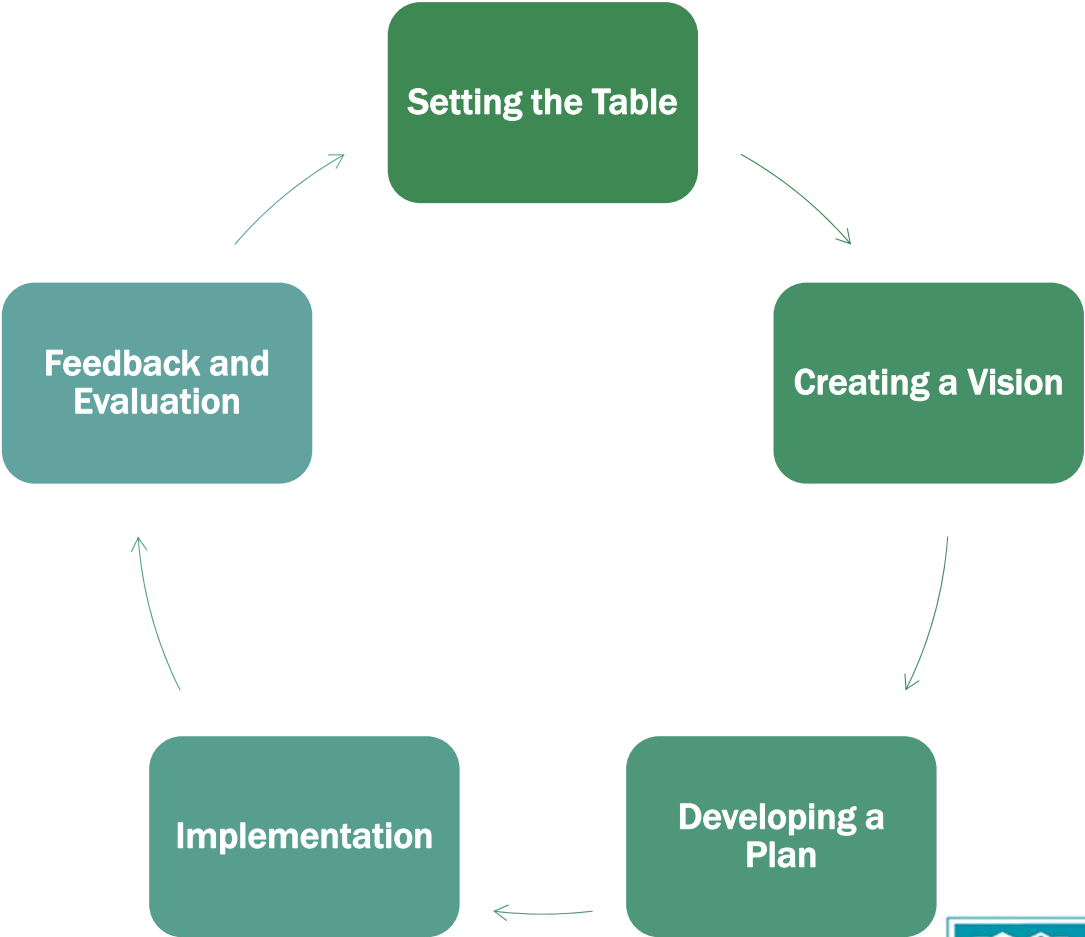


**BURDEN ON CLIENT  
FOR HOUSING  
LOCATION**



**CLIENT HAS LOTS OF  
BARRIERS TO  
OBTAINING HOUSING  
(E.G. CRIMINAL  
HISTORY, EVICTIONS,  
ETC)**

# Time to Ramp Up!



# What HUD is Saying

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- Lead with Equity
  - Example: Coordinated Entry
  - Include diverse organizations
- Make Smart Investments
  - Promote Integrated Planning
  - Short-term investments have long-term consequences
  - Bring systems to the table
- Create Clear Pathways to Permanent Housing
- Do Innovative Things
  - Ask what is your ideal? (e.g. Housing Surge)



## Checking in with a Racial Equity and Social Justice Lens

- Ensure that program outreach includes organizations and sites that reach all demographics (race, ethnicity, those with disabilities, sexual orientation, housing status, etc.)
- Look at your CoC and local government data
  - Look at community census data and compare it with CoC's homeless population demographics
  - Use HUD's [CoC Analysis Tool on Race and Ethnicity](#)
  - Use NAEH [Racial Disparities tool](#)
- If you find disparities, adjust policies as needed to ensure equity



# Evaluating Success

How quickly do households move into housing following RRH program intake?  
Benchmark: 30 days or less



What is the permanent housing success rate (#HH exited to PH/Total #HH exited) ?  
Benchmark: 80% or more



How many households returned to homelessness within one year of RRH exit?  
Benchmark: 15% or less



# Useful Resources

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- [Florida Housing Coalition](#) – RRH webinars and the following guidebooks: Landlord Collaboration Guidebook and Case Management Guidebook
- [Core Components of Rapid Re-housing](#) – A tool developed in partnership by NAEH, USICH, HUD, and VA
- [NAEH Rapid Re-Housing – Creating Programs that Work](#) – A guide to assist communities in rapid re-housing implementation.
- [NAEH Rapid Re-Housing Training](#) – Five short modules developed by the Center for Capacity Building that break down the basic elements of the intervention.
- [VA SSVF Program: Homelessness Prevention and Rapid Re-Housing Best Practice Standards](#) – Practice standards that reflect a growing consensus about what works in homelessness prevention and rapid re-housing programs.
- [VA SSVF Rapid Re-Housing Webinar](#) – This power point provides an overview of SSVF, as well as components of high-performing rapid re-housing programs.
- [Community Rebuilders Program](#) – A RRH program in Michigan which has produced a publication regarding providing RRH services.





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## Contact

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Don't forget to take the survey!

