

Getting Rapid Rehousing Right

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AFFORDABLE HOUSING CATALYST PROGRAM

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Florida Housing Finance Corporation



we make housing affordable™



Catalyst Training Schedule

A banner for SHIP Catalyst Training. On the left, a group of diverse people are smiling and looking at a laptop. On the right, a teal background contains the text 'Fine Tune Your SHIP Program', 'REGISTER NOW FOR', and 'CATALYST TRAINING' in large white letters. The SHIP logo is on the left side of the banner.

Fine Tune Your SHIP Program
REGISTER NOW FOR
**CATALYST
TRAINING**

SHIP
housing a stronger Florida

Register Now for SHIP Catalyst Training!

The Coalition is Florida's affordable housing training and technical assistance provider.

Hotline: 1-800-677-4548

www.flhousing.org



Webinar Logistics

- Participants are muted
- Enter your questions in the box in your webinar panel
- Forgot to ask a question or want to ask privately?

Email chaney@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!



Overview of Webinar Topics

SHIP Rapid Rehousing Strategy

HUD and State Definitions

Other RRH Funding

Case Management Best Practices

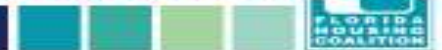
Panel Discussion

THE FLORIDA HOUSING COALITION



SHIP Rapid Rehousing Strategy

THE FLORIDA HOUSING COALITION



SHIP Statute on Rent Subsidies



- Allows up to **12 months** of rent subsidies
- Subsidies for **very-low-income** households only
- VLI households are eligible if
 - At least one adult who is a person with **special needs** as defined in s. 420.0004 or
 - A person who is **homeless** as defined in s. 420.621 when the person initially qualified for a rent subsidy.
- Webinar's focus is on assisting Homeless applicants with **Rapid Rehousing**



Rent Subsidies for Households Experiencing Homelessness



What may be paid for as part of Rent Subsidy Assistance (SHIP Code 26)?

- ✓ Rent and Utility Deposits
- ✓ Monthly Rental Assistance
- ✓ Renters receive Housing Stability Counseling



Use Rent Chart Differently for SHIP Rent Subsidies and SHIP Eviction Prevention

Rent Subsidies

- Rent: check 120% AMI row
- SHIP Strategy Code 26

Eviction Prevention

- Check row of applicant's income category on SHIP Rent Limits
- SHIP Strategy Code 13

Percentage Category	Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
30%	318	359	504	659	814	960
50%	531	569	683	789	881	971
80%	850	910	1,092	1,262	1,408	1,554
120%	1,275	1,366	1,641	1,894	2,115	2,332
140%	1,487	1,594	1,914	2,210	2,467	2,721



Maximum Available for SHIP Rent Assistance

100% SHIP Allocation

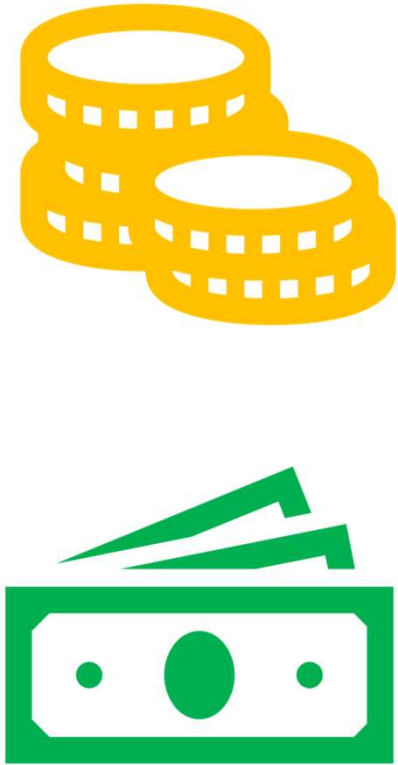
-75% Construction / Rehab set-aside

-10% Administrative

15% Available for Rent Assistance

+ Any Program Income





Sample Rent Subsidy Strategy

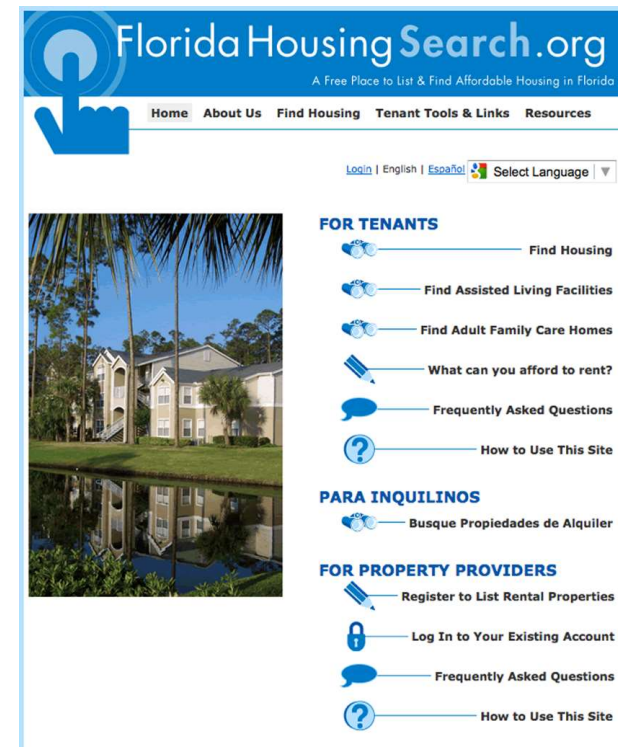
Maximum Award

- Varies by rental market rates and portion of rent paid
- Similar rapid rehousing programs: average \$4,000- \$8,000 per household

1st Effort: Subsidized Rentals

Using floridahousingsearch.org

- Call Center (800) 428-8844
- Inventory of rentals with vacancies
- Available online, via toll-free call center, phone, fax, mail and email
- Includes subsidized and private market-rate rentals affordable for households earning up to 120% AMI





SHIP Applicants must be Income Qualified

Income Qualification Considerations when Working with Homeless Applicants

- Recording: <https://vimeo.com/217516609>

Income Qualification

- Part 1: <https://vimeo.com/600145146>
- Part 2: <https://vimeo.com/772399075>





File Documentation

- Application
- Verification of income eligibility
- Signed Lease
- Copy of monthly rent assistance check
- Details of housing stability counseling

Who you should
serve through
RRH
programs...

HUD and State Definitions

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

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.

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



HUD Homeless Definition - [24 CFR 578.3](#)

Literally Homeless

1. An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (*Literally Homeless*)
 - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
 - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, [transitional housing](#), and hotels and motels paid for by charitable organizations or by federal, [State](#), or local government programs for low-income individuals); or

IN SHORT;

- Is living in an emergency or transitional shelter;
- Is sleeping in a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings;
- Is living in a car, park, public space, abandoned building, bus or train station, or similar setting;



FS 420.621 - Homeless Definition

- **“HOMELESS” MEANS:**

- (a) An individual or family who **lacks a fixed, regular, and adequate nighttime residence** as defined under “homeless” in 24 C.F.R. s. 578.3; or
- (b) An individual or family who will **imminently lose their primary nighttime residence** as defined under “homeless” in 24 C.F.R. s. 578.3.

FS 420.621 and 24 CFR 578.3

Alignment of Homeless Definition

- FS 420.621 definition now matches the federal definition as defined in [24 CFR 578.3](#)
- HUD definition has 4 categories of homelessness (2 of these categories are being used in in FS 420.621)
 - An individual or family who lacks a fixed, regular, and adequate nighttime residence (Rental Assistance)
 - An individual or family who will imminently lose their primary nighttime residence (Prevention)

What other
funding is
available for
RRH...

Other RRH Funding

RRH Funding Sources



Traditional HUD Homeless Funding

- ESG (Regular, COVID, RUSH)
- COC and YHDP



Other Government Sources

- HOME TBRA
- CDBG (very limited)
- SSVF (Veterans)
- SHIP
- Local general revenue
- State Challenge Grant



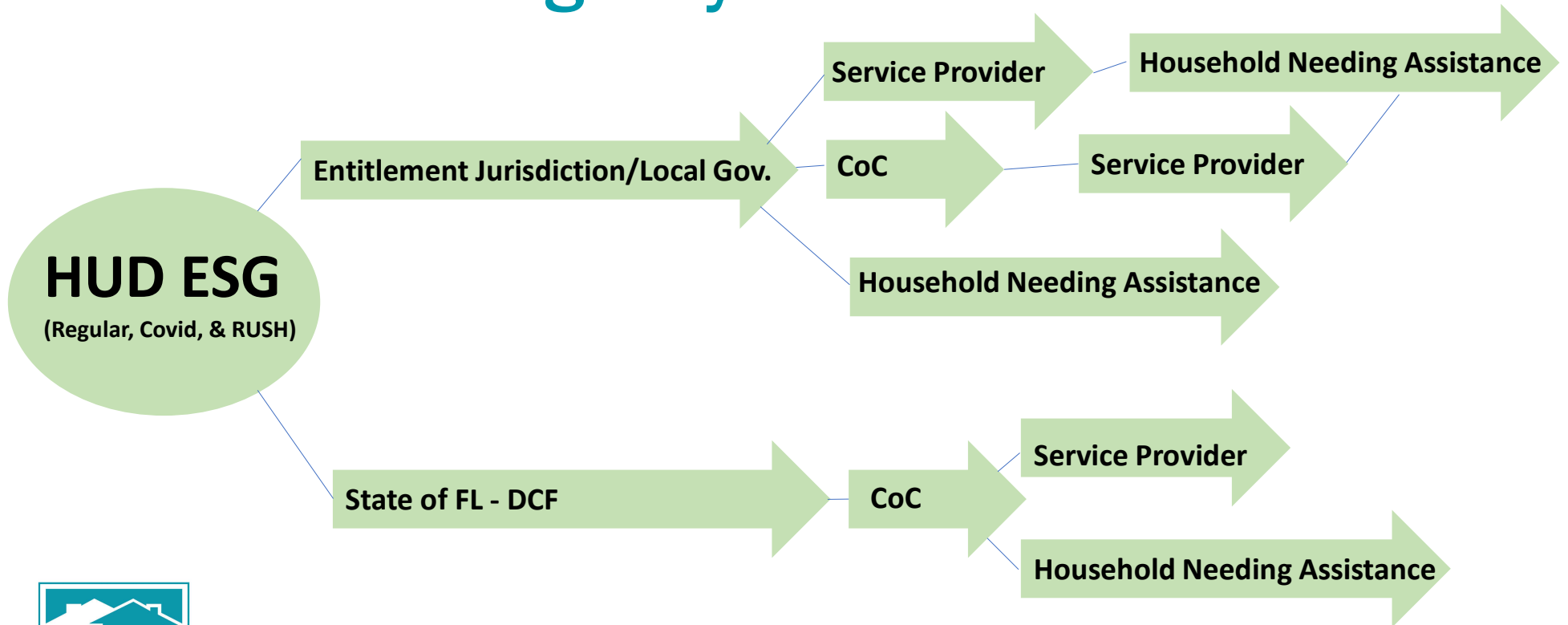
Private/Other

- Foundations & Private Donors
- Faith Groups
- Businesses



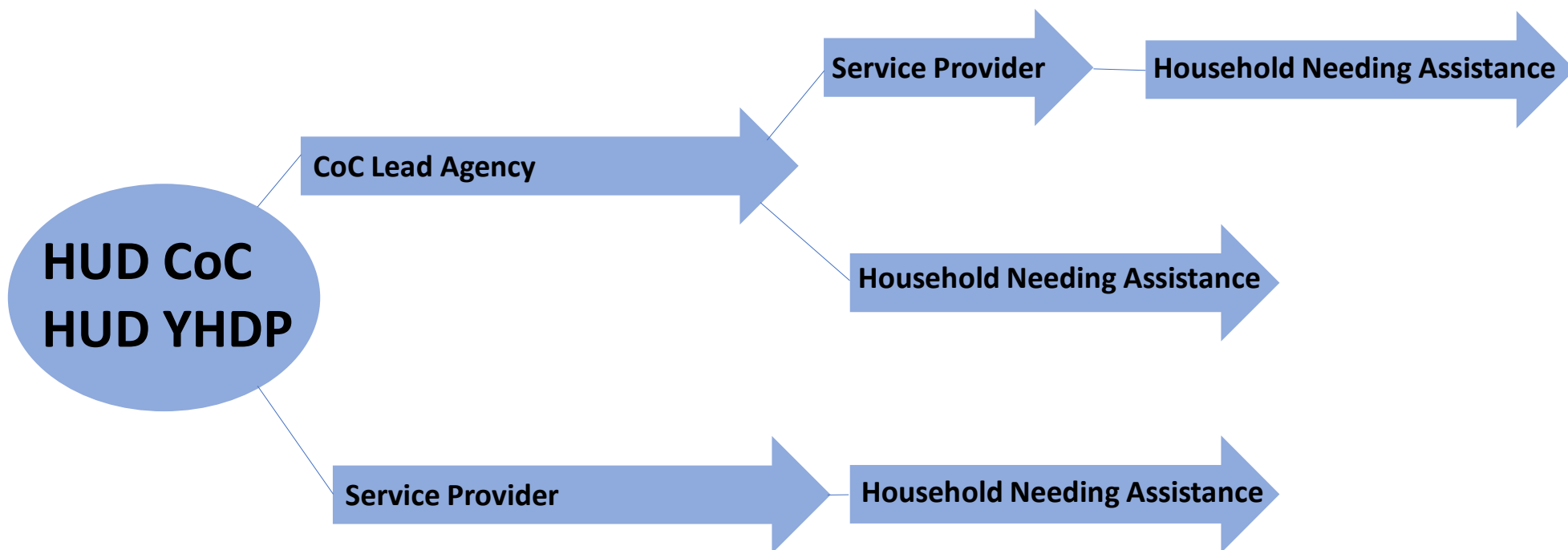
Funding Flow – ESG

Emergency Solutions Grant



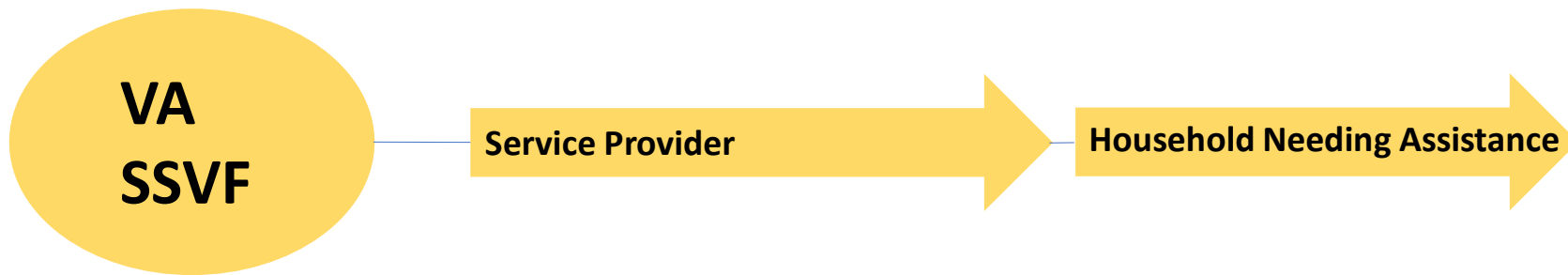
Funding Flow – HUD CoC and YHDP

Continuum of Care & Youth Homeless Demonstration Program

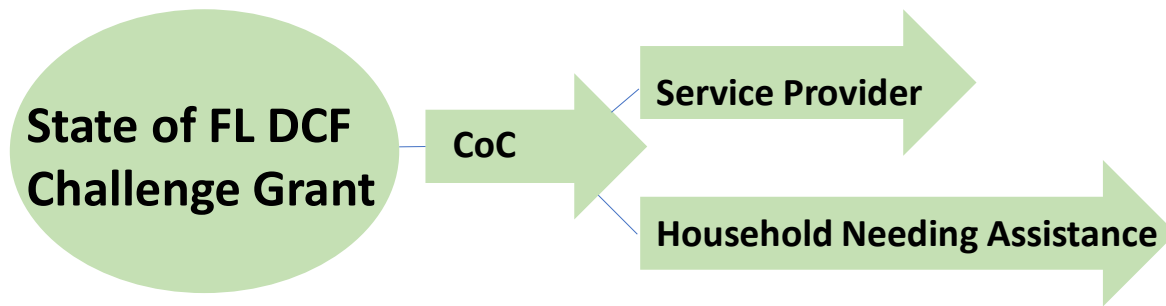


Funding Flow – SSVF

Supportive Services for Veteran Families



Funding Flow – State Challenge Grant



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

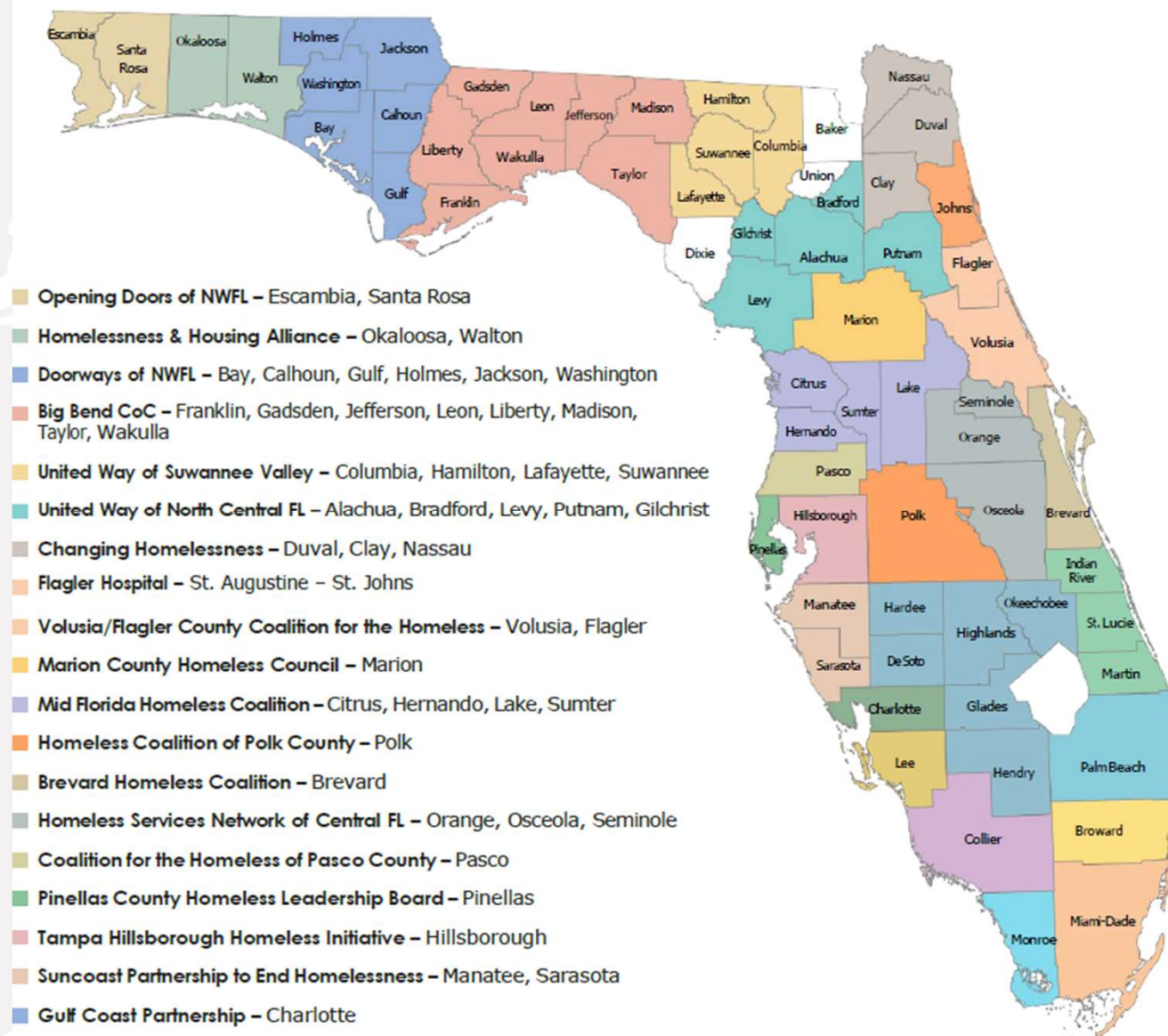
- Allows up to 12 months of rent subsidies
- Subsidies for very low-income households only
- VLI eligibility:
 - At least one adult who is a person with special needs (s. 420.0004) *or*
 - A person who is homeless as defined in s. 420.621 when the person initially qualified for a rent subsidy

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



Working With Your Homelessness Continuum of Care

- 27 CoCs in the State of Florida covering anywhere from eight to one county
- Contact information for your CoC can be found in the attached hand out for this presentation



Systemic Advantages to Working with CoCs

- CoCs also offer:
- Homeless Management Information System
 - helps identify duplication of assistance
 - determines eligibility as “homeless”
 - identifies agencies to provide support services
- Coordinated Entry System matches households with housing/services options (includes systematic prioritization of homeless households)
- Worked out prioritization for targeting rapid rehousing and prevention assistance



*How do we make
a difference...*

Case Management Best Practices



Slide 32

TA0 [@Amanda Wander] you had mentioned a coc using RRH to PSH - I think ? Can we discuss?
Tiffany Adams, 2023-07-12T21:13:39.783

COMPONENTS OF AN EFFECTIVE HOUSING CRISIS Response System



Rapid Re-Housing

- ✓ critical intervention that decreases length of homelessness
- ✓ intended to house and stabilize
- ✓ not the perfect or the only solution for everyone
- ✓ eligible – not earned

housing case
management
at its core is being...

Trauma-Informed

Housing Focused

Strengths Based

Person Centered

Recovery Oriented




Take Care



Monitor your mindset

Acknowledge your assets

Cultivate your craft

- 
- ✓ Consistent with the Housing First philosophy by viewing permanent housing as the foundation and most critical solution to homelessness, without prerequisites, and for anyone to access it.
 - ✓ "Are We All In?" Being housing focused will require shared principles and common beliefs that participants are "worthy and fit" for housing – now.
 - ✓ Housing identification is a creative and collaborative conversation that starts immediately!

Housing Focused: an approach in service delivery that prioritizes housing placement to make homelessness as brief as possible



Trauma-Informed and Strengths Based


"Trauma is an event or series of events experienced by an individual or group that has lasting effects on a person's well-being. The primary goal of the trauma-informed approach is to avoid re-traumatizing a person."

"Effective RRH case managers use a trauma-informed and strengths-based approach. Because homelessness can be a crisis of major significance, rapidly re-housing a household requires case managers who understand the impact of trauma and stress on participants and their emotional, behavioral, and cognitive capacity. Case managers must also consider that some households may face race-based trauma and/or trauma related to other aspects of their identity. Certain personal issues, such as mental health or substance use, may be exacerbated by the stress of experiencing homelessness and should not be a reason for the case manager to assume that someone is not able to obtain or sustain housing."

"A program, organization, or system that is trauma-informed **realizes** the widespread impact of trauma and understands potential paths for recovery; **recognizes** the signs and symptoms of trauma in clients, families, staff, and others involved with the system; and **responds** by fully integrating knowledge about trauma into policies, procedures, and practices, and seeks to actively **resist** re-traumatization."



Person Centered & Recovery Oriented

- ✓ Recognizes the participant as the expert of their own life
 - ✓ Clients are offered choice and the case manager respects the participant's choices and accepts those choices in a non-judgmental manner
 - ✓ Recognizes that everyone has their own path
 - ✓ There is no "right" way or one path
 - ✓ Recovery is not linear
- 



Questions?

Florida Housing Coalition has an
Ending Homelessness Team
working on **Solutions**

Consulting Expertise includes:

- Continuum of Care Board and Staff Training
- Strategic and Action Planning
- Housing and Homeless Service Provider Training
- 1:1 Consulting for Community Specific Needs
- Racial Equity in Homelessness Services
- Homelessness Data Analysis
- Program Policy and Procedure Development and Review
- And more!

ENDING
HOMELESSNESS IN
FLORIDA IS WITHIN
REACH



Check out our Trauma-Informed Care training for **FREE!**
[See our courses on ELEVATE](#)



For more info contact Amanda Wander,
Ending Homelessness Team Director at
wander@flhousing.org

Panel Discussion

Meet the experts...



Hope Brown, Facility Operations Manager
Sulzbacher Center
hopebrown@sulzbacherjax.org



Katie Ross, Chief of Staff
Changing Homelessness, CoC Lead Agency
kross@changinghomelessness.org

THE FLORIDA HOUSING COALITION





Questions?

Useful Resources



- [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.



Please complete the evaluation!

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