

HOMELESSNESS PREVENTION FUND LEADERSHIP PLANNING SUMMIT

3.23.09

NC Coalition to End Homelessness

Homeless Prevention Funds in NC

NC Total	\$29,078,387
North Carolina State Program	\$22,157,468
Asheville	\$509,460
Charlotte	\$1,930,217
Durham	\$789,101
Fayetteville	\$589,648
Greensboro	\$781,141
Raleigh	\$991,091
Wake County	\$582,164
Winston-Salem	\$748,097

Housing PLUS Services

- Chronic Homeless Research = Housing Plus Services is effective and cost-efficient
- New research shows effectiveness of Housing Plus Services approach for families
- Difference = Length of Assistance

Our Current System

1. Experience housing crisis
2. Move from system to system seeking support
3. Lose Housing
4. Enter Emergency Shelter
5. Address barriers to housing while in the shelter or transitional housing

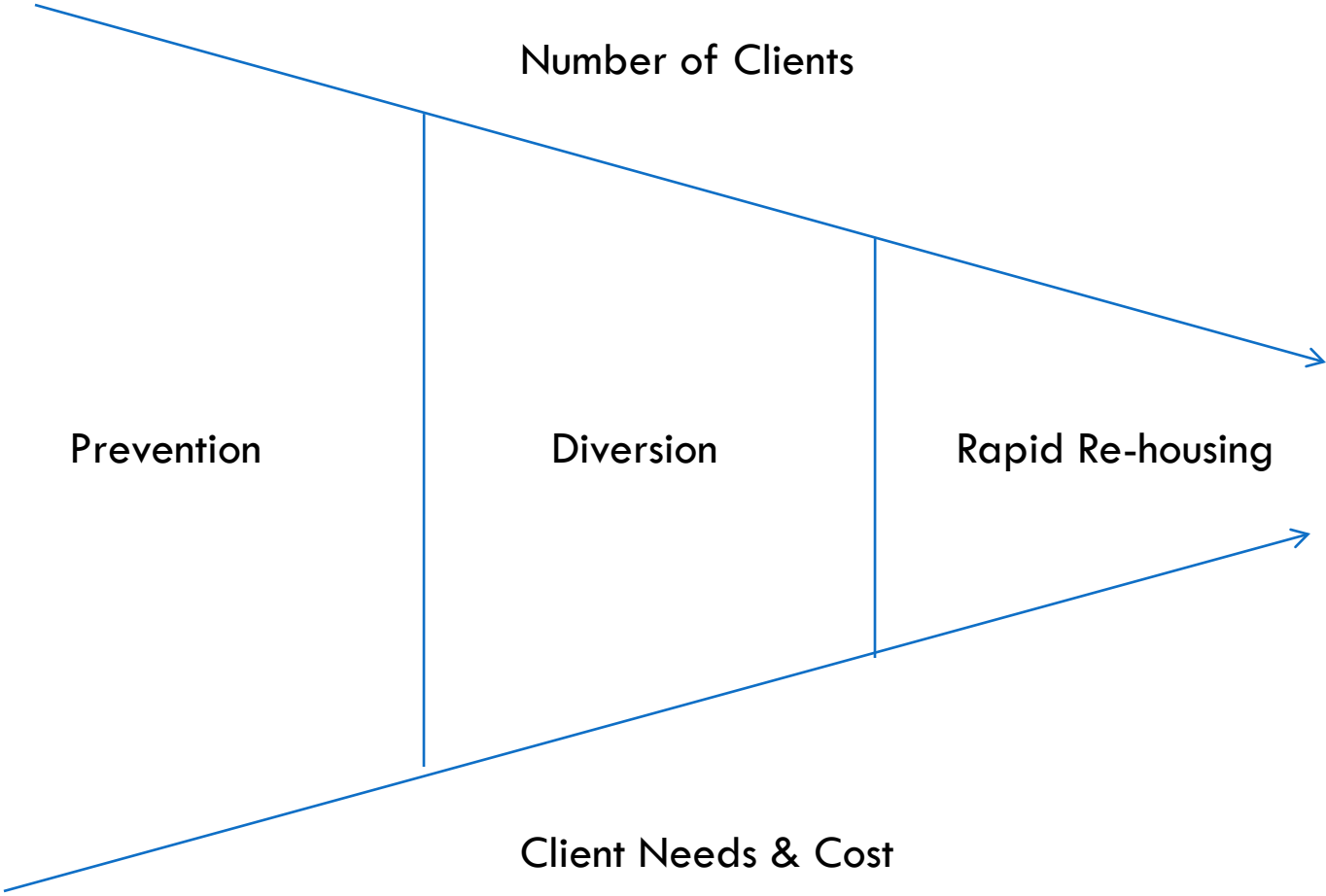


A New Approach

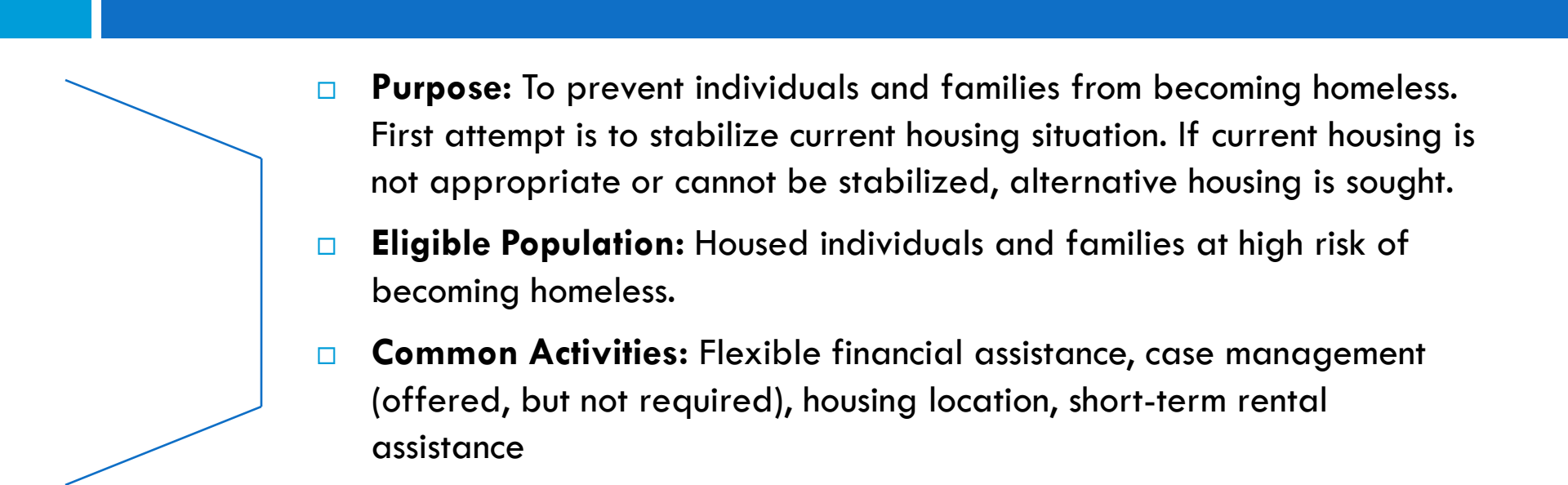
1. Experience housing crisis
2. Reach out for support
3. Providers assess for housing risk and make referral to housing stabilization services
4. Based on client need, appropriate services are provided (e.g. landlord mediation, short-term rental assistance, housing search, rapid re-housing, and wrap-around services provided)
5. Client may need to stay at a shelter while receiving stabilization services



A New Approach



Prevention

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- **Purpose:** To prevent individuals and families from becoming homeless. First attempt is to stabilize current housing situation. If current housing is not appropriate or cannot be stabilized, alternative housing is sought.
 - **Eligible Population:** Housed individuals and families at high risk of becoming homeless.
 - **Common Activities:** Flexible financial assistance, case management (offered, but not required), housing location, short-term rental assistance
 - **Length of Assistance:** One-time or short-term
 - **Common Concerns:** Housed Individuals and Families often do not know where to seek help or have trouble navigating the system. There must be an outreach component in order to ensure that high risk persons are being offered assistance. Must address tendency to cherry-pick. Programs should strive to provide just enough assistance to prevent homelessness. In this way, resources will serve more people and prevent more episodes of homelessness.

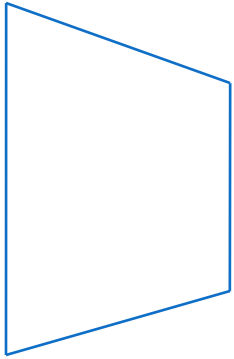
Prevention Targeting

At a minimum, should be targeted to people who have extremely low incomes (below 30% of Area Median Income), who have demonstrated a housing crisis, and lack protective factors, such as friends or family members who can help them.

Use HMIS data or common Risk factors identified in research:

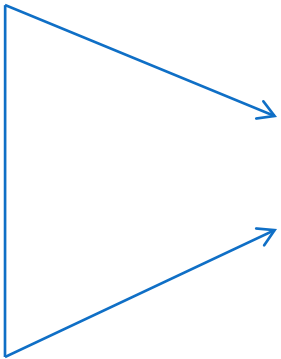
- ▣ Have income below 15 percent of area median income
- ▣ Are families with children and are a secondary tenant (doubled up)
- ▣ Have experienced 2 or more moves in the past year
- ▣ Have a young child (under age 2)
- ▣ Are under age 24 and were in foster care at some point
- ▣ Have a prior episode of homelessness
- ▣ Have an eviction from public or assisted housing
- ▣ Have experienced domestic violence in the past 30 days
- ▣ Have missed 2 or more appointments with a caseworker
- ▣ Have a serious mental illness

Diversion



- **Purpose:** Diversion programs attempt to prevent homelessness for people who are seeking shelter. Diversion attempts to return people to their prior living situation, if it is appropriate and safe. If they cannot return, new housing is sought.
- **Eligible Population:** Individuals and families seeking shelter (imminently homeless)
- **Targeting:** This population is easier to target, as they are presenting for shelter and it is obvious they have an immediate housing crisis.
- **Common Activities:** Flexible financial assistance, case management (offered, but not required), housing location, short-term rental assistance
- **Length of Assistance:** One-time or short-term
- **Common Concerns:** Diversion should not prevent entry into shelter for people who are homeless. Preventing people from entering shelter is not the same as diverting people from shelter.

Rapid Re-housing



- **Purpose:** Rapid Re-housing programs work with currently homeless individuals and families to help them quickly move into rental housing.
- **Eligible Population:** Individuals and families who are currently homeless
- **Targeting:** All currently sheltered or unsheltered individuals and family are eligible
- **Common Activities:** Flexible financial assistance, case management (offered, but not required), housing location, short-term rental assistance, coordination with other community resources
- **Length of Assistance:** Short-term or medium-term (up to 15 months)
- **Common Concerns:** Rapid re-housing programs must coordinate with other community resources to ensure that participants are linked to ongoing services, such as housing vouchers, intensive case management, or assertive community treatment.

Housing Location

- Housing locators identify affordable housing, encourage landlords to rent to people who are homeless or at risk of homelessness, help negotiate good rents and lease terms, work to address credit issues with a potential tenant, and are generally available to the landlord and tenant in case there are problems.

Flexible Financial Assistance

- This activity includes assistance for first and last months rent, deposits, utilities, rental assistance for a final month at a location, moving cost assistance, or other activities that will directly help a person stay in his or her current housing situation or quickly move to a new location.
- Disbursements should be requested by the housing locator or home-based case manager and based on whether funding will help overcome an immediate barrier to entering or maintaining housing. Average grants will be approximately \$1,500, but depend greatly on the circumstances.

Short/Medium-Term Rental Assistance

- Rental assistance is provided for 3-18 months depending on the needs of the household. Rental assistance may be deep (tenant contributes no more than 30 percent of income for rent) or shallow (subsidy pays for a smaller portion of the rent).
- Rental assistance should target people who will likely not be able to move quickly into permanent housing without it (even if they receive one time financial assistance).

Case Management

- Case Managers work with people to ensure that their housing situation is stable and that they access the benefits and services they need for long-term self-sufficiency.
- Case managers also help mediate disputes between tenants and landlords.
- Case managers should refer participants to other providers that can better address other service or self sufficiency needs.

A New HUD Program

Homeless Prevention & Rapid Rehousing Program (HPRP)

HPRP is not ESG

- Funding will not be used for traditional ESG activities of operating emergency shelters
- \$ allocated through same funding formula
- Similar to proposed changes to ESG rules in McKinney Reauthorization
- 2009 ESG will continue as normal

HPRP: Two Target Populations

- Prevention: Individuals and families who are currently in housing but are at risk of becoming homeless and need assistance to move to another unit
- Rapid Re-housing: Individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it

HPRP Program Participant Requirements

- Initial consultation with case manager to determine appropriate type of assistance
- Household must be at or below 50% Area Median Income (AMI)
- Must either be homeless or at risk of losing housing and meet both: 1) no appropriate subsequent housing options have been identified and 2) the household lacks the financial resources and support networks needed to obtain immediate housing or remain in its existing housing

HPRP Eligible Activities

- Financial Assistance
 - ▣ Rental Assistance (3-18 Months & up to 6 month arrears)
 - ▣ Security and Utility Deposits
 - ▣ Utility Payments
 - ▣ Moving Cost Assistance

HPRP Eligible Activities

- Housing Relocation & Stabilization Services
 - Case Management
 - Outreach and Engagement
 - Housing Search and Placement
 - Legal Services
 - Credit Repair

HPRP: Eligible Activities

- Data Collection & Evaluation
 - ▣ Data Collection (HMIS or comparable database)
 - ▣ Evaluation

HPRP Eligible Activities

- Administrative Costs (5% of total grant award)
 - Pre-award administrative costs
 - Accounting for the use of grant funds
 - Preparing reports for submission to HUD
 - Obtaining program audits
 - Similar costs related to administering the grant after the award
 - Grantee and subgrantee staff salaries associated with these costs

Ineligible Expenses

- ❑ Expenses that can be covered through other ARRA resources (child care, employment training)
- ❑ Mortgage Costs
- ❑ Construction or Rehabilitation
- ❑ Credit card bills or other consumer debt
- ❑ Car repair or other transportation costs
- ❑ Travel costs, food, medical or dental care and medicines, clothing/grooming, home furnishings, pet care, entertainment activities, work or education related materials,
- ❑ Cash assistance
- ❑ Development of discharge planning programs in mainstream institutions such as hospitals, jails, or prisons

Discharge Coordination Policy

- Grantees must develop and implement appropriate discharge planning policies.
- Development and updating of policy is not an eligible expense.
- Persons who are being imminently discharged into homelessness from publicly funded institutions are eligible to receive financial assistance or services through HPRP as long as they meet the minimum requirements of eligibility.

Establishing Need

- Grantees are responsible for verifying and documenting the individuals' risk of homelessness that qualifies them for receiving rental assistance.
- Grantees and subgrantees must evaluate and certify the eligibility of program participants at least once every 3 months for all persons receiving medium-term rental assistance.
- If initial assessment determines that the household needs more intensive supportive services or long-term assistance, or if a household is not at risk of homelessness, grantees and subgrantees should work to link them to other appropriate services.

Who May Carry Out Eligible Activities

- A state grantee must make available all of its formula allocation, except for an appropriate share of funds for administrative costs, to the subgrantees listed below to carry out all eligible activities:
 - Units of local government
 - Private non-profit organizations

Application Requirements

- A completed and signed Standard Form 424 (SF-424)
- A completed and signed substantial amendment using form HUD-40119
- Signed copy of the required certification
- Deadline for submission: May 18, 2009
 - All funds must be obligated by September 30, 2009

Timeline for HUD Resources

- March 19: HUD releases HPRP Notice
- March 20th: Q & A document for [HPRP](#) posted on HUD's Homeless Resource Exchange ([HRE](#)).
- March 23rd: On-line "Virtual Help Desk" goes live, for questions about Homelessness Prevention and Rapid Re-housing Program (HPRP)
- March 25th: Sample community documents related to prevention and rapid re-housing posted to HUD HRE.
- March 27th: On-line searchable database of Questions and Answers.
- April 8th: HUD webcast dedicated to HPRP.

Timeline for Grantee Submission

- May 18, 2009: Applications due to HUD
 - Time period for comment on the substantial amendment may be reduced to 12 days
 - If 2nd comment period is required locally, period may be reduced to 3 days
- HUD will approve or disapprove by July 2, 2009
- Disapprovals must be resubmitted within 15 days of notification from HUD
- All funds must be obligated by September 30, 2009

HPRP Details

- 60% of funds must be spent in 2 years, 100% in 3 years
- Clock starts when HUD signs Grant Agreement
- Funds may be drawn down in advance, not by reimbursement

Resources

- www.ncceh.org/2009homelessnessprevention
- www.endhomelessness.org
 - *Creating a Plan for the Homeless Prevention Fund
- <http://www.hudhre.info>