

HOMELESSNESS PREVENTION FUND

3.12.09

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

HPF 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

Fund Details

- 60% of funds must be spent in 2 years, 100% in 3 years
- 5% admin
- Track through HMIS or a comparable database

Eligible Activities

- ❑ Short- or medium term rental assistance
- ❑ Housing relocation and stabilization services
- ❑ Housing search assistance
- ❑ Mediation or outreach to property owners
- ❑ Credit repair
- ❑ Security or utility deposits
- ❑ Utility payments
- ❑ Rental assistance for a final month at a location
- ❑ Moving cost assistance
- ❑ Case management
- ❑ Other appropriate homelessness prevention and re-housing activities

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

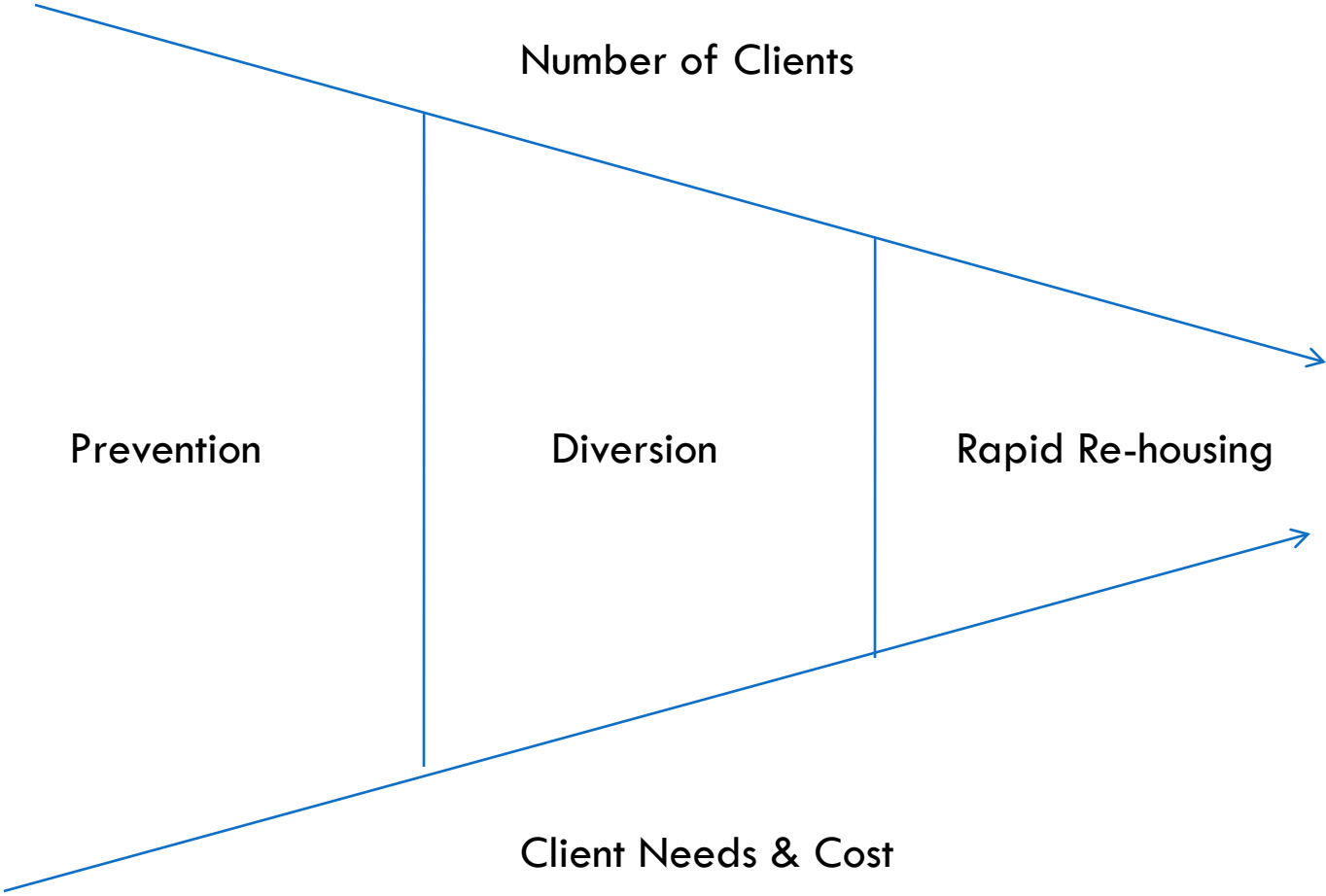


A New Approach

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



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.

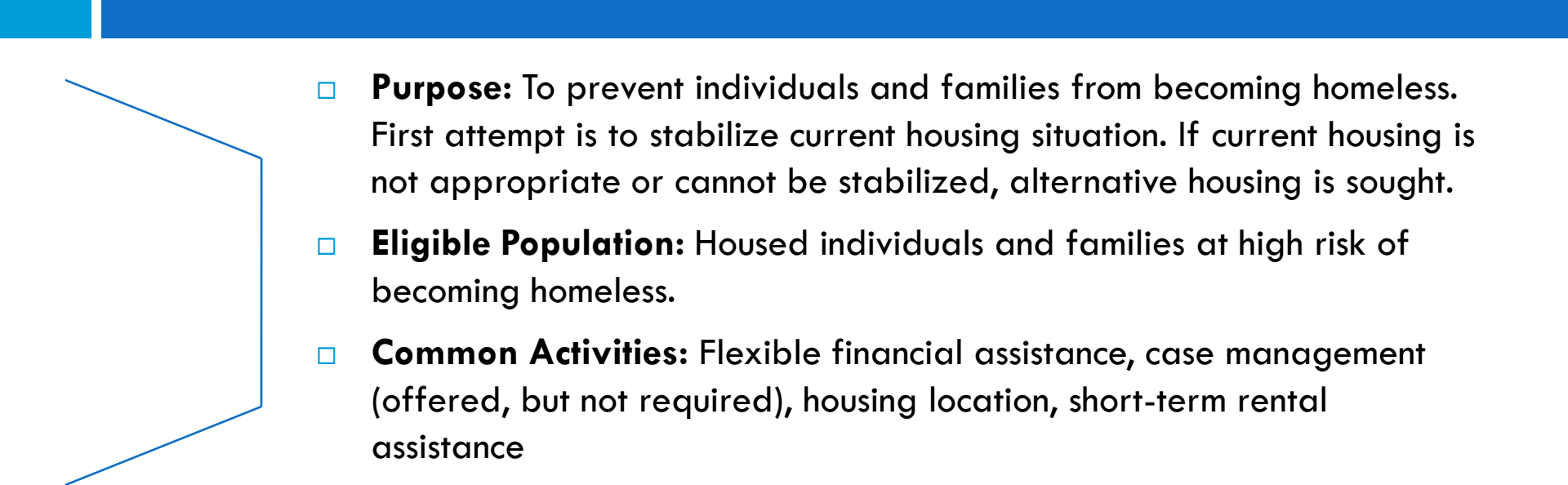
Short/Medium-Term Rental Assistance

- 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.

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.

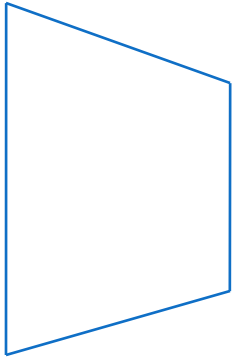
Prevention Targeting

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:

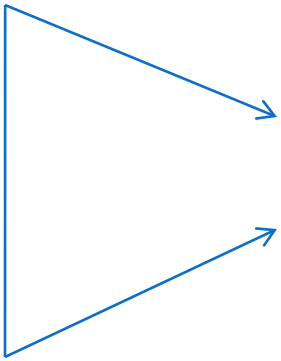
- ▣ Have income below 15 percent of area median income
- ▣ Are families with children and are a secondary tenant (doubled up)
- ▣ Have experienced 2 or more moves in the past year
- ▣ Have a young child (under age 2)
- ▣ Are under age 24 and were in foster care at some point
- ▣ Have a prior episode 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.

Resources

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

Next Steps

- March 19: HUD publishes regulations in Federal Register
- March 23: Community and State Leaders meet in Raleigh to learn more and share ideas
- After the regulations are published, cities and state will have 30-60 days to turn in plan to HUD

Contact

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