Understanding Best Practices in Homeless Prevention

Rehousing Strategies Webinar Series

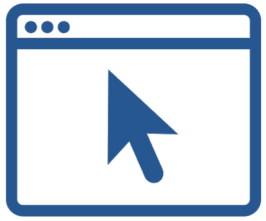
Part I : Homelessness Prevention

August 27th 2020

Webinar Information

All participants lines are muted.

Use the questions feature in the GoToWebinar control panel to submit questions.



This webinar will be posted to COHHIO's website.

This webinar is being recorded.

Advocacy
Housing Info Line
Landlord Tenant Law
Housing Ohio Conference
Fair Housing
COHHIO
Coalition on Homelessness and Housing in Ohio
Technical Assistance
SOAR
Ohio Votes
Youth Initiative
Ohio Balance of State CoC
HMIS

Webinar Objectives

1. Advance your knowledge of prevention, particularly amid COVID-19
2. Explore the effectiveness and efficacy of prevention
3. Obtain evidence-based targeting tools that will improve prevention in your community
4. Learn about on-the-ground prevention strategies in Ohio
5. Review content and address any clarifications or related issues that were not covered

Agenda

- Defining Homelessness Prevention (HP)
- Prevention Efficacy
- HP Requirements and Eligibility
- Types of HP Services
- HP Strategies
- Best practices & Core Components in HP
- Overview of Tools
- Provider Presentations
- Questions

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Societal Conditions & Structural Factors

- Lack of affordable housing
- Domestic Violence
- Incarceration History
- Substance Use
- Racial discrimination
- Mental Illness
- Physical Disabilities

https://disaster-response-rehousing.info/

Definition of Homelessness
Prevention

- Homeless Prevention (HP) programs provide housing stabilization services and short/medium-term rental assistance, as necessary, ***to prevent entry into literal homelessness***, including to an emergency shelter or an unsheltered location

https://www.google.com/url?sa=i&url=http%3A%2F%2Fwww.homeny.org%2Fservices%2Fcommunity-housing-center%2F&psig=AOvVaw3j7a_ABPDXkx0coCIeGeU0&ust=1596107144917000&source=images&cd=vfe&ved=0CAIQjRxqFwoTCPjCodWo8uoCFQAAAAAdAAAAABAD

Definition of Homelessness
Prevention

Homelessness Prevention must consist of these core components

1. Financial assistance
2. Case management/Supportive services
3. Prioritization

Eviction Prevention is not HP as it does not target those closest to literal homelessness

Targeting Homeless Prevention

Set rehousing and prevention goals for populations in high-risk settings

- Unsheltered populations
- Shelters with congregate sleeping areas
- People exiting non-congregate shelters
- Those at risk of losing their housing and entering unsheltered/congregate shelter settings

1.HUD, 2020. Targeting Homelessness Prevention in the Midst of COVID-19. https://www.hudexchange.info/news/targeting-homeless-prevention-in-the-midst-of-covid-19-webinar/

Types of Prevention

Primary Prevention

- Universal Strategies
- Selected Group Strategies
- Indicated Group Strategies

Secondary Prevention (Diversion)

Tertiary Intervention

1.HUD, 2020. Targeting Homelessness Prevention in the Midst of COVID-19. https://www.hudexchange.info/news/targeting-homeless-prevention-in-the-midst-of-covid-19-webinar/

Primary Prevention

Primary Prevention strategies aim to reduce individual and structural risk factors that contribute to homelessness and increase protective factors that shield against homelessness.

- Universal Strategies
- Selected Group Strategies
- Indicated Group Strategies

Target population. groups or populations with a high risk of homelessness as members of a protected class

Goal. Keep marginalized populations housed, targeting assistance to those who face significant structural barriers. These methods will reduce racial disparities.

1.HUD, 2020. Targeting Homelessness Prevention in the Midst of COVID-19. https://www.hudexchange.info/news/targeting-homeless-prevention-in-the-midst-of-covid-19-webinar/

Secondary and Tertiary Prevention

- Secondary Prevention, Diversion
  - Goal. Provides a safe alternative for people who are seeking shelter or are moving to an unsheltered location.
  - Target population. Households at the "front door" of the homeless response system.
- Tertiary Prevention
  - Goal. End chronic homelessness.
  - Example. Housing First because it provides no-barrier housing and the wrap-around supports needed to keep people stably housed.
- Resources on Prevention Types
  - Strategies for Preventing Homelessness, HUD (link)
  - Targeting Homelessness Prevention, HUD (link)

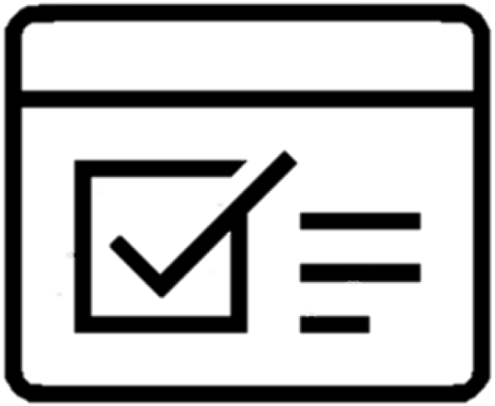
1.HUD, 2020. Targeting Homelessness Prevention in the Midst of COVID-19. https://www.hudexchange.info/news/targeting-homeless-prevention-in-the-midst-of-covid-19-webinar/

prevention-in-the-midst-of-covid-19-webinar/

Poll

What type of prevention do you use?

- Universal Strategies
- Selected Group Strategies
- Indicated Group Strategies
- Secondary prevention
- Combination
- Other



Prevention & Rehousing Strategy

1. Gather change agents
2. Articulate vision
3. Plan with accountability
4. Implement
5. Evaluate (process and impact)
   Revisit plan and repeat cycle

Adapted From: HUD, 2020. Targeting Homelessness Prevention in the Midst of COVID-19. https://www.hudexchange.info/news/targeting-homeless-prevention-in-the-midst-of-covid-19-webinar/

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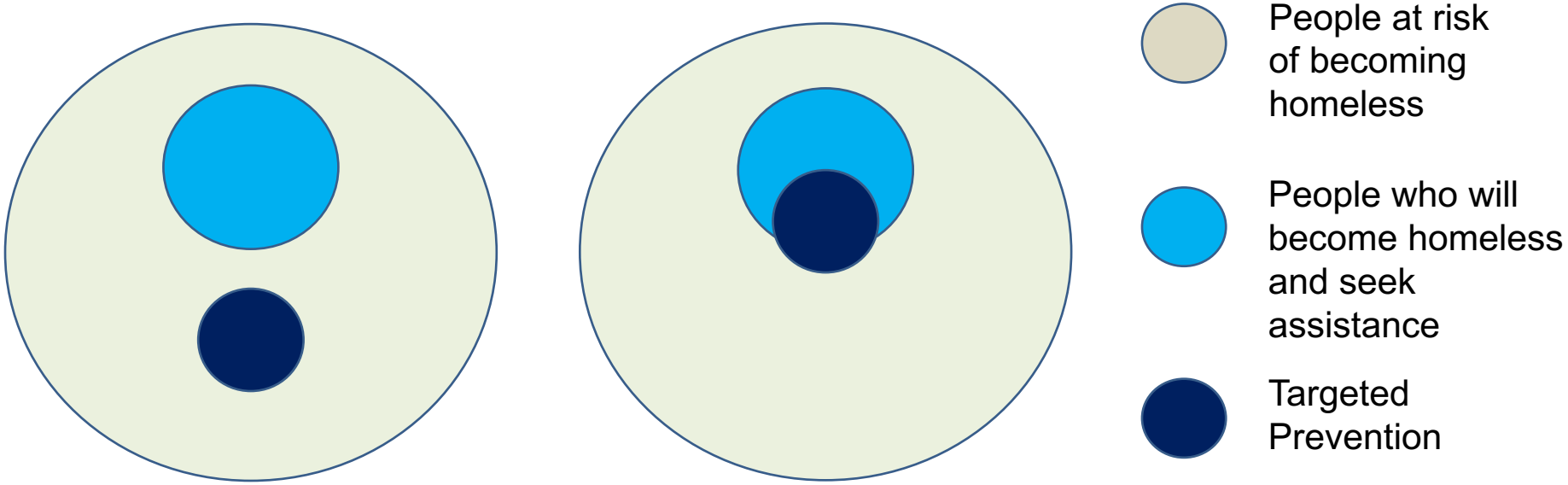
Homelessness Prevention Efficacy Means Targeting Prevention That Is

Effective interventions help people find and maintain stable housing and avoid homelessness.

Efficient interventions assist people who would experience homelessness in its absence.

Inefficient Targeting

Efficient Targeting



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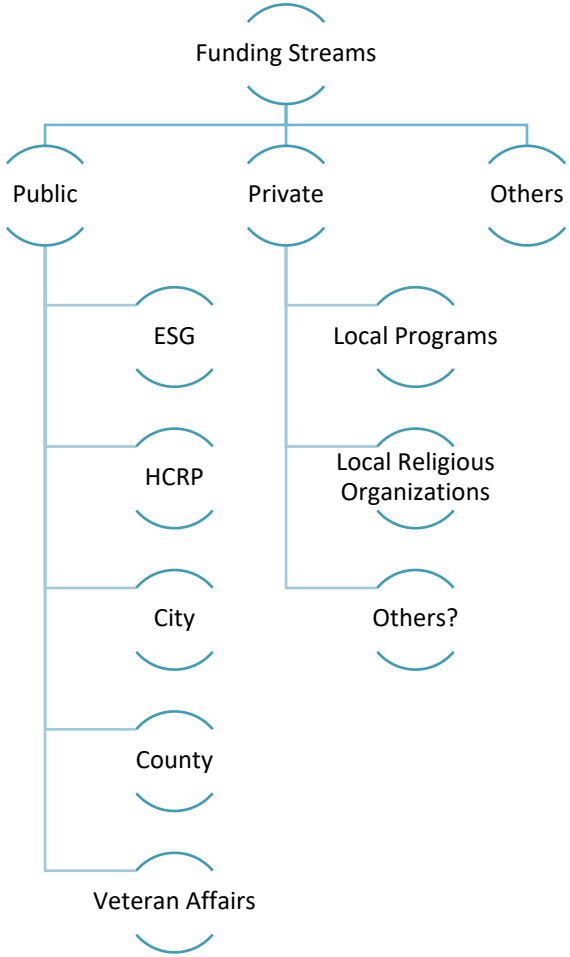
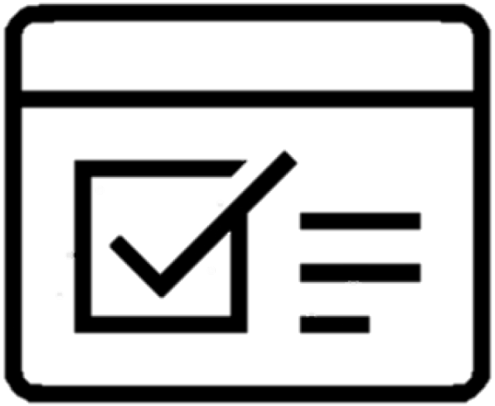
Homelessness Prevention
Funding Streams



Poll

Which type(s) of funding are you using for HP?

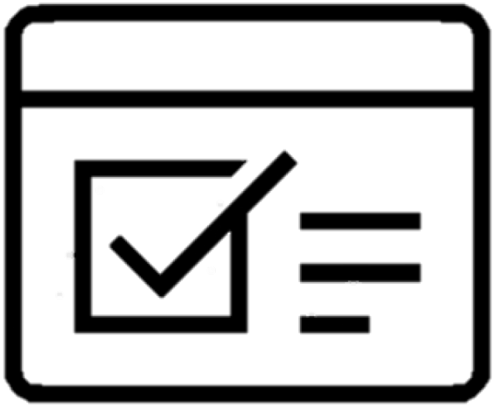
- Public
- Private
- Combination
- Unknown
- Other



Poll

Which type of public funding are you using?

- ESG CV
- HCRP
- City/county
- Other



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Homelessness Prevention
Eligibility Requirements

- Imminent Risk of Homelessness
  - An individual/family who has annual income
    - Below 30% AMI (for **HCRP**)
    - Below 50% AMI (for **ESG-CV**)
      - Household must demonstrate being impacted by COVID-19.
  - Does not have sufficient resources or support networks

Homelessness Prevention
Requirements Eligibility

- At-risk of homelessness
  - below 30% of AMI
  - Does not have sufficient resources or support networks immediately available to prevent them from moving into an emergency shelter or to become unsheltered;
  - Meets one of the following conditions:

Homelessness Prevention
At-risk of homelessness

- Conditions:
  - Has moved because of economic reasons two or more times during the 60 days
  - Is living in the home of another because of economic hardship
  - Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days
  - Lives in a hotel or motel and the cost of the hotel or motel stay is not paid for by charitable orgs, or fed, state, or local programs
  - More than 1.5 people per room, as defined by the U.S. Census Bureau
  - Is exiting a publicly funded institution, or system of care
  - Housing instability and an increased risk of homelessness, as identified in the state's approved consolidated plan

Homelessness Prevention
Required Eligibility Criteria

- Living situation impacted by COVID 19:
  - HUD *C.A.R.E.S Act* requires households to attest risk of homelessness was related to an impact by the COVID-19 pandemic
  - Providers are required to document households attestation
    - Household's verbal confirmation of COVID-19 impacts is sufficient -- provider is responsible for documenting not household
  - Examples of impacts include but are not limited to: job loss due to layoff or business closure, income loss due to reduction in work hours, income loss due to no childcare, income loss due to being ill with COVID-19 or caring for someone with COVID-19, other

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Homelessness Prevention

Eligible Expenses **(HCRP/ ESG CV)**

- Rental assistance on behalf of clients, up to a max of 24 months
- Security deposits (up to 2 months)
- Utility deposits and payments
- One-time rental arrears (no more than 6 months)
- Rental application fees
- Moving costs
- Case management services for up to 30 days (Housing search) /24 months (while in housing)

Homelessness Prevention
Case Management **(HCRP/ ESG CV)**

- Regularly meet with case manager
  - Establish a housing plan
  - Report any changes
  - Ensure ongoing eligibility

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Homelessness Prevention
Prioritizing

Use equitable tool to target HP assistance to those most at risk of literal homelessness

Possible Targeting Criteria/Approaches:

- History of homelessness
- Geographic targeting
- High Risk of COVID-19 vulnerability*
- Other characteristics, including:…
  - Pregnant household/ Households with young children

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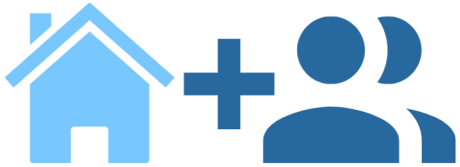
Best Practices

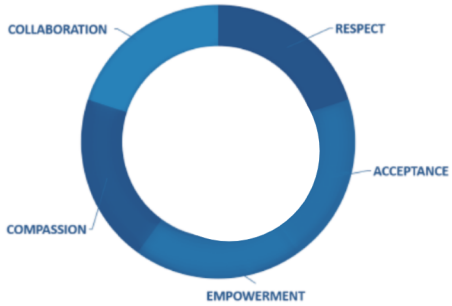
GENERAL HOMELESS BEST PRACTICES

Housing First



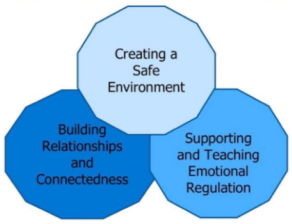
Housing First programs operate under the assumption that everyone is ready for housing.

Harm Reduction



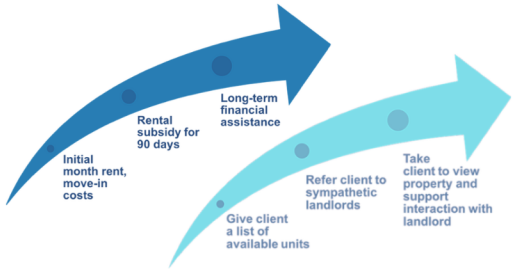
Harm Reduction is a set of practical strategies and ideas aimed at reducing negative consequences associated with drug use.

Trauma Informed Care



Trauma-informed care focuses on an understanding of the vulnerabilities and triggers of trauma survivors so that we can be more supportive and avoid re-traumatization.

Progressive Engagement



Progressive Engagement supports families/Individuals to quickly resolve their housing crisis by tailoring services, offering the minimal amount of resources and increasing as needed.

Housing First

Progressive Engagement

Harm Reduction Practices

Trauma-Informed Care

Trainings on best practices are located on COHHIO's website

Poll

- Which of the best practices are you going to try to implement in your program?
  - Housing First
  - Trauma Informed Care
  - Harm Reduction
  - Progressive Engagement
  - Motivational Interviewer
  - Other

Homelessness Prevention
Core Components

FINANCIAL ASSISTANCE

Activities associated with determining the amount and duration of rental assistance and other financial assistance that is provided to HP clients, and the activities associated with making payments for rent, utilities, and move-in assistance.

CASE MANAGEMENT & SERVICES

Providing individualized case management to HP clients in order to help them obtain and move into housing, stabilize in housing, and determine when the HP assistance can be terminated. Involves a blend of assessment and coordination of services.

HOUSING IDENTIFICATION ASSISTANCE

Working with landlords and/or property managers to expand and retain HP housing options, and with HP clients to overcome housing barriers and identify housing options.

PRIORITIZATION

Prioritizing assistance for individuals and families with the greatest needs and who are closest to literal homelessness while ensuring all resources are allocated equitably and consistently

Homelessness Prevention
Core Component:

FINANCIAL ASSISTANCE

The HP **Financial Assistance** core component is comprised of activities associated with determining the amount and duration of rental assistance and other financial assistance that is provided.

Homelessness Prevention Core Component: Financial Assistance

Two key principles of Financial Assistance are:

- Assistance needs to be flexible and matched to the needs of the client
- Least amount of assistance possible to stabilize.

Homelessness Prevention
Core Component:

HOUSING
IDENTIFICATION
ASSISTANCE

Overview:

Activities associated with working with landlords and/or property managers to expand and retain HP housing options, and activities associated with working with HP clients to overcome housing barriers and identify housing options.

HP Core Component:
Housing Identification

HOUSING IDENTIFICATION ASSISTANCE

Two parts of Housing Identification are working with:

- Landlords
- Clients

HP Core Component:

CASE MANAGEMENT & SERVICES

Overview:

The HP Case Management and Services core component is comprised of providing individualized case management to clients in order to help them obtain and move into housing, stabilize in housing, and determine when assistance can be terminated.

HP Core Component: Case Management and Services

CASE MANAGEMENT & SERVICES

- Housing plans developed collaboratively with clients
- Strengths-based approaches
- Identify possible housing units
- Community-based
- Low case loads

HP Core Component:

PRIORITIZATION

HP projects prioritize assistance for individuals and families with the greatest needs and who are closest to literal homelessness

HP Core Component: Prioritization

HP projects should use Targeting Tool to determine which households should be prioritized for assistance. These factors to consider should include:

- Little or no income
- Previous episodes of homelessness
- Previous evictions
- Residing in temporary, doubled up situations
- Having young children or being pregnant
- Experiencing recent income loss
- Zip codes/Neighborhoods

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LAHSA Youth Homelessness Tool

STEP 1: Determine Eligibility & Priority for Homelessness Prevention Assistance				
Household is at imminent risk of literal homelessness. Without prevention assistance the household will experience literally homelessness within the immediately preceding month (i.e. either living in a place not meant for human habitation or residing in an emergency shelter or transitional housing facility intended for persons and households who are homeless).			Check if Applicable	Point Value
1.	Housing Status (Select only one below)			
	1a.	If DOUBLED UP, the household has been told by the lease holder to vacate the unit. Program staff has verified with lease holder that prospective PRV participant is no longer welcome and must vacate. Prospective participant lacks the resources to secure alternative housing arrangements.	☐	5
	1b.	If LEASE HOLDER, the household has received an Unlawful Detainer ("Eviction") lawsuit by the property owner or manager. An Unlawful Detainer is a formal eviction action that is filed in justice court. Program staff has verified with property owner/manager that prospective PRV participant has received notice to vacate. Prospective participant lacks the resources to secure alternative housing arrangements.	☐	5
	1c.	Currently fleeing or attempting to flee domestic violence, dating violence, sexual assault, or other dangerous or life-threatening conditions that relate to violence against any household member.	☐	5
	1d.	Staying in a hotel in which youth is paying out of pocket, but can no longer sustain in the unit due to costs. Agency staff have verified with youth costs of increase in hotel, debt to cost ratio, applicable after a certain amount of days paying out of pocket. Prospective participant lacks the resources to secure alternative housing arrangements.	☐	5
2.	Imminent loss of current housing. Loss of housing means the prospective household will experience literal homelessness – either on the streets or staying in an emergency shelter. Imminent loss of current housing must be verified with a *'pay or vacate'* notice, ledger record of past due rent, or court paperwork showing the prospective PRV participant is at risk of losing housing. (Select only one below)			
	2a.	Have failed to respond to the Unlawful Detainer notice within 5 days of the court hearing or have received a court ruling with a date the person must move out.	☐	5
	2b.	Have been served an Unlawful Detainer requiring court response or have an already determined court date.	☐	4
	2c.	Have received 3-day pay or quit notice with more than one month of rent owed.	☐	3
	2d.	Have received 3-day pay or quit notice with less than one month of rent owed.	☐	2
STOP	If none of the items from STEP 1 are applicable and person scores a 0, adult does not meet eligibility requirements. Refer to community resources.		SUBTOTAL:	

[LAHSA Youth Homelessness Prevention Targeting Tool]

COHHIO Single Tool

Homelessness Prevention Program Targeting Tool - Singles
HCRP and ESG-CV Projects

This too is intended to be used with single adults and other households, ages 25 years and above, WITHOUT dependent children, such as couples with no children.

This tool should be completed by the HP program during the eligibility determination process. Households who meet income and homeless status eligibility, but do not meet the targeting criteria threshold score, should be offered light-touch assistance only. This may include referral to community resources, brief problem solving, or mediation assistance. Financial assistance is only provided to eligible households who pass the targeting criteria threshold score.

SCREENING DATE (e.g., 05/24/2020) *[All clients]*

		/			/				

Month Day Year

PHONE NUMBER:

_____-_____-_____

APPLICANT HEAD OF HOUSEHOLD

First	Last

Eligibility Condition - Very Low-Income Status	
Eligible? **___ Yes ___No**	**Eligibility Requirement:** ☐ Gross annual household income less than 30% Area Median Income for household size (for HCRP-HP) ☐ Gross annual household income less than 50% Area Median Income for household size (for ESG-CV) Household size (all adults): _____ 30% of Area Median Income for Household Size: $ **Document income eligibility in compliance with Ohio BoSCoC HP Standards and retain in client file*
	Total Annual Gross Income from All Sources: $

COHHIO Family Tool:

Homelessness Prevention Program Targeting Tool - Families
HCRP and ESG-CV Projects

This form is intended to be used with households with dependent children, including parenting youth ages 18-24 (no household member can be more than 24 years of age)

This tool should be completed by the HP program during the eligibility determination process. Households who meet income and homeless status eligibility, but do not meet the targeting criteria threshold score, should be offered light-touch assistance only. This may include referral to community resources, brief problem solving, or mediation assistance. Financial assistance is only provided to eligible households who pass the targeting criteria threshold score.

SCREENING DATE (e.g., 05/24/2020) *[All clients]*

		/			/				

Month Day Year

PHONE NUMBER:

_____-_____-_____

APPLICANT HEAD OF HOUSEHOLD

First	Last

Eligibility Condition - Very Low-Income Status	
Eligible? **___ Yes ___No**	**Eligibility Requirement:** ☐ Gross annual household income less than 30% Area Median Income for household size (for HCRP-HP) ☐ Gross annual household income less than 50% Area Median Income for household size (for ESG-CV) Household size (all adults/children): _____ 30% of Area Median Income for Household Size: $ **Document income eligibility in compliance with Ohio BoSCoC HP Standards and retain in client file*
	Total Annual Gross Income from All Sources: $

Prioritization of ESG-CV Funds

https://www.youtube.com/watch?v=BkBMt7NpveA

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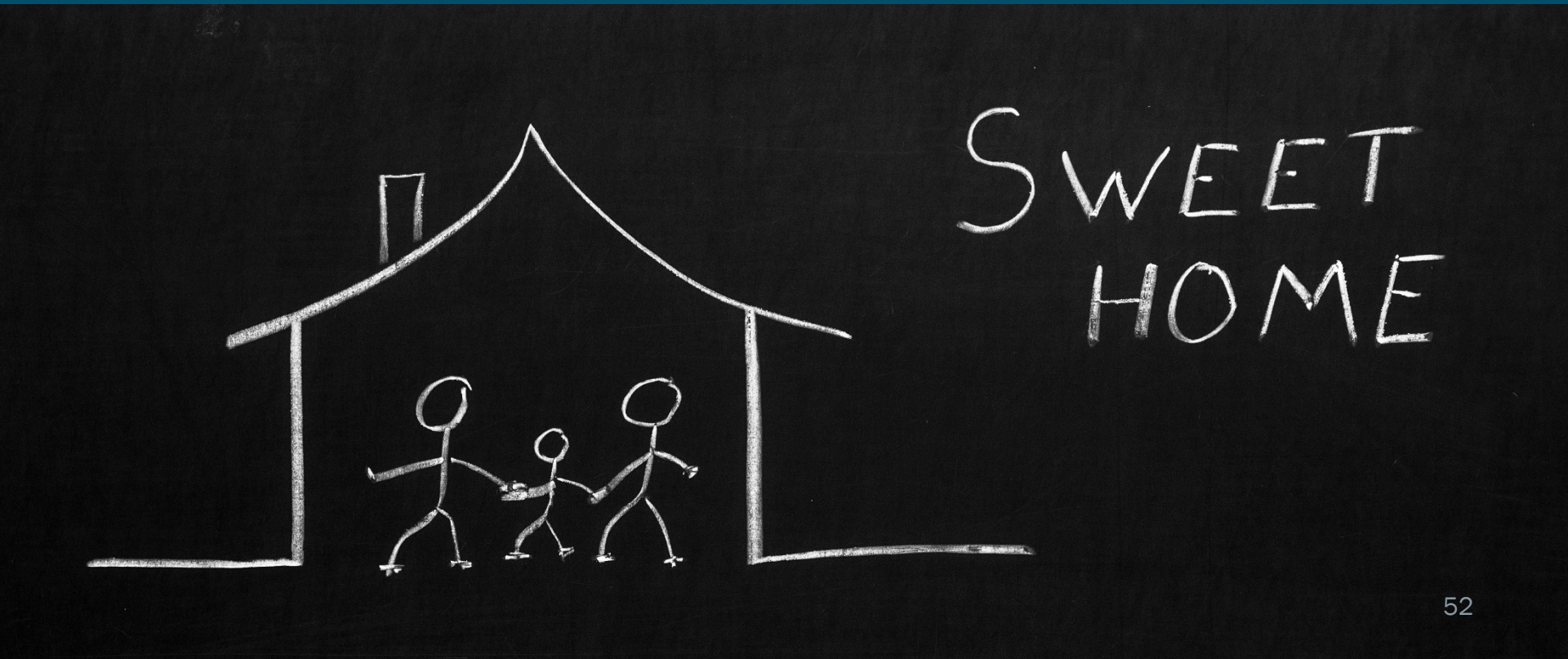
Columbus/Franklin County
COVID-19 Homeless Response Network (HRN)
Homelessness Prevention Network (HPN)

August 27, 2020

communityshelterboard
Until everyone has a place to call home

www.csb.org



Columbus and Franklin County
Homelessness Prevention Network Demonstration

Homelessness Prevention Network (HPN) Model

The HPN connects families at imminent risk of literal homelessness within 14 days with community partners and resources to stabilize families and avoid literal homelessness. HPN partners can be Access Points or HPN Service Providers (also serving as Access Points).

HPN partners identify high risk families using a standardized screening protocol and immediately offer such families housing-focused problem-solving assistance. HPN Service Providers prioritize access to housing stabilization resources, such as financial assistance or food pantry resources, for high risk families they identify or who are referred to them from another Access Point.

Access HPN access points and service providers collaborate based on a shared MOU among HPN partners to facilitate referrals and prioritize access to assistance.

Columbus and Franklin County
Homelessness Prevention Network Demonstration

Components:

Brief Standardized Screening: Standardized homeless risk typology and brief screener, including web-based screening and referral tool developed by ESRI.

Housing-Focused Problem-Solving: HPN partner staff trained on screening; strength-based, housing-focused problem solving; and connecting families to targeted and non-targeted community resources.

Response & Referral Guidance: Standardized response and referral guidance for staff based on risk level and customized for each access point and targeted populations.

Prioritized Access to Housing Stabilization Resources: Prioritized referrals among HPN partners for risk level 3 families to target and expedite access to needed prevention resources.

Columbus and Franklin County
Homelessness Prevention Network Demonstration

HPN Service Providers

compass at broad street
Giving a Hand Up while Changing the Face of Poverty

IMPACT Community Action
Serving Columbus and Franklin County

Physicians CareConnection
An affiliate of the Columbus Medical Association

GLADDEN COMMUNITY HOUSE

St. Stephen's Community House
Brightening Lives in Columbus since 1919

TBD: Partner/location

HPN Access Points (specific partners TBD)

- ❑ Service-based locations
- ❑ Public facility-based locations (e.g., libraries, recreation centers)
- ❑ Residential-based locations (i.e., apartment complexes)

Shared Strategy & Intervention Framework for Family Housing Stabilization in Columbus/Franklin County

Aligned with…
One Columbus – Partners for regional growth and prosperity
Rise Together Blueprint for reducing poverty in Franklin County

Affordable Housing Alliance of Central Ohio (focused on households at risk levels 0-4)

Purpose: Advocate for increased resources for affordable housing projects and programs, and for policy change, to cut the affordable housing gap for low-income Franklin County households.

Housing Stabilization Coalition (focused on risk level 2)

Purpose: Align public-private resources to stabilize housing for vulnerable children and their families through a collective impact approach

Coordinator: Housing Stabilization Coalition

Homelessness Prevention Network (HPN) Demonstration Project (focused on risk level 3)

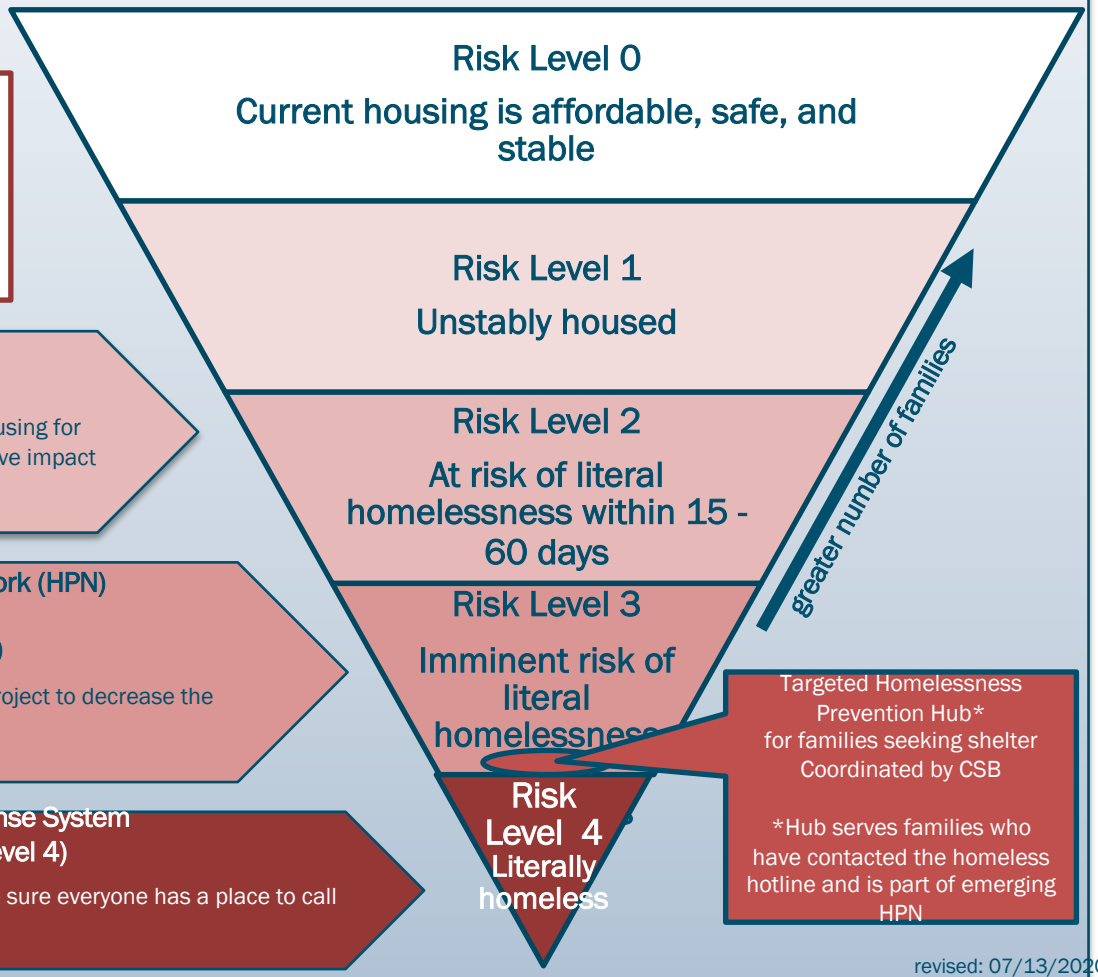
Purpose: Launch a 3-year prevention demonstration project to decrease the number of families entering shelter

Coordinator: Community Shelter Board

Homeless Crisis Response System (focused on risk level 4)

Purpose: A coordinated, community effort to make sure everyone has a place to call home

Coordinator: Community Shelter Board



revised: 07/13/2020

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Great Lakes Community Action Partnership (GLCAP)

Susan Wren
Support Services Coordinator

Great Lakes
COMMUNITY ACTION
PARTNERSHIP

- Region 2
  - Wood, Sandusky, Ottawa, Seneca, Erie, Huron and Richland Counties
  - SSVF Covers Region 2, and Lucas, Lorain, Hancock and Wyandot.
  - GLCAP Annual Report – served 1,212 Households across all housing programs

RCAP Great Lakes COMMUNITY ACTION PARTNERSHIP

Housing Programs

- Homeless Crisis Response Program (HCRP)
  - Rapid ReHousing and Homeless Prevention
- HUD Rapid Rehousing
- Permanent Supportive Housing (PSH)
- Permanent Supportive Housing for Domestic Violence Survivors
- Supportive Services for Veteran Families Program (SSVF)
- Criminal Justice Housing Program
- DayOne Housing for Homeless Families (Jeff Bezos Foundation – Amazon)
- OHFA COVID non-homeless dedicated program
- CSBG Cares Homeless Prevention
- Housing Now for Homeless Families Program (TANF)
- CARES Housing Stability - pending

RCAP Great Lakes COMMUNITY ACTION PARTNERSHIP

Housing during COVID-19

- Flexibility
  - Staff
  - Funding
  - Internal policy and procedure
- Organization
  - Tracking change and updates

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Homeless Prevention

- Negotiation with landlords
- Flexible Funding
- Targeted Diversion
- HP Screening Tool – Threshold Score

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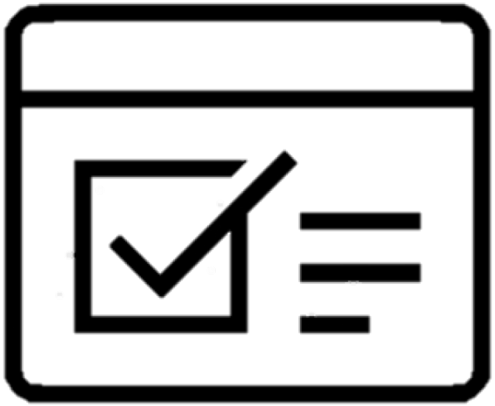
Questions…

Poll

- What other training do you need?(Use chat box)