Understanding Best Practices in Rapid Rehousing

Rehousing Strategies Webinar Series
Part II : Rapid Rehousing
October 21st 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.
Webinar Objectives

1. Advance your knowledge of Rapid Rehousing, particularly amid COVID-19
2. Explore Rapid Rehousing in the world of COVID-19
3. Obtain evidence-based guidance that will improve Rapid Rehousing in your community
4. Learn about on-the-ground Rapid Rehousing in Ohio
5. Review content and address any clarifications or related issues that were not covered
Agenda

- Defining RRH
  - RRH Funding
  - RRH Requirements and Eligibility
  - Types of RRH Services
  - Waivers & Flexibilities
  - Best practices & Core Components in RRH
- RRH Exiting
- Provider Presentations
- Questions
Definition of Rapid Rehousing

Rapid Rehousing (RRH) provides time-limited rental assistance and services. The goals are to help people obtain:
• housing quickly
• increase self-sufficiency
• and stay housed

RRH is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and the resources and services provided are typically tailored to the needs of the person.
Definition of **Rapid Rehousing**

Rapid Rehousing must consist of these core components

1. Housing Identification
2. Rent and Move-in Assistance
3. Case Management and Services

Rapid Rehousing is **not** a stagnant program

[https://endhomelessness.org/ending-homelessness/solutions/rapid-re-housing/?emailsignup&gclid=CjwKCAjwqML6BRAHEiwAdquMnafaA1q53ijSpbi0X6e3WIYPN4QwL0C6gy98IsgTVIFMcL3-8IjqbhocdA8QAvaD_BwE](https://endhomelessness.org/ending-homelessness/solutions/rapid-re-housing/?emailsignup&gclid=CjwKCAjwqML6BRAHEiwAdquMnafaA1q53ijSpbi0X6e3WIYPN4QwL0C6gy98IsgTVIFMcL3-8IjqbhocdA8QAvaD_BwE)
Targeting Rapid Rehousing

Set rehousing 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

Rapid Rehousing CAN SERVE.... ALL PERSONS OF ALL NEEDS AND ABILITY

- Chronically homeless
- Veterans
- Persons with Disabilities
- First-Time Homeless
- Transition Age Youth
- Persons with a history of AOD use

https://hudexchange.us5.list-manage.com/track/click?u=87d7c8afc03ba69ee70d865b9&id=15ee48c193&e=7466db0827
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Rapid Rehousing: Funding Streams

- Public
  - CoC
  - ESG
  - ESG-CV
  - HCRP
  - City/County
  - TANF
  - Veteran Affairs

- Private
  - Local foundation
  - Local Religious Organizations
  - Others
Poll

What type of funding are you using?

- Public
- Private
- Other
Poll

What type of public funding are you using?

- ESG CV
- HCRP/ESG
- CoC
- City/county
- Other
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Rapid Rehousing
Eligibility Requirements

• Literally Homeless
  • Individual or family who lacks a fixed, regular, and adequate nighttime residence, and has an income:
    • Below 30% AMI (for HCRP)
      • MUST be verified no later than 90 days after program entry, and client income must be less than 30% AMI
    • CoC may establish more stringent income requirements in their written standards
    • Below 50% AMI (for ESG-CV)
      • MUST be verified no later than 90 days after program entry, and client income must be less than 50% AMI.
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Rapid Rehousing Services (CoC/ HCRP)

- Eligible costs:
  - Rental assistance on behalf of RRH clients, up to a max of 24 months
  - Security deposits (up to 2 months of security deposits)
  - Property damage
  - Moving costs
  - Utility deposits
Rapid Rehousing Services (ESG CV)

• Eligible costs:
  • Rental Assistance
    • Up to a max of 12 months
  • Security deposits (up to 2 months of security deposits)
  • Moving costs
  • Utility deposits
Rapid Rehousing

New opportunities (ESG CV)

- Landlord incentives
- Volunteer Incentives
- Temporary Emergency Shelter
- Training
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• Types of RRH Services
• **Waivers & Flexibilities**
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### Rapid Rehousing CDP Waivers

<table>
<thead>
<tr>
<th>CoC/YHDP Program Req.</th>
<th>Typical Requirement</th>
<th>Waiver</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Suitable Dwelling Size and Housing Quality Standards</td>
<td>Units must have 1 bedroom/living/sleeping room for each two persons</td>
<td>Waived until 12/31/20 – still must follow state and local occupancy laws</td>
</tr>
<tr>
<td>2. Permanent Housing – Rapid Re-housing Monthly Case Management</td>
<td>Must meet with case manager monthly</td>
<td>Waived until 12/31/20</td>
</tr>
<tr>
<td>3. Fair Market Rent for Individual Units and Leasing Costs</td>
<td>Rent payments for individual units with leasing dollars may not exceed FMR</td>
<td>Waived until 12/31/20, but still must meet rent reasonableness standard</td>
</tr>
</tbody>
</table>
## Rapid Rehousing CPD Waivers

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<tbody>
<tr>
<td>4. Third Party Documentation of Income</td>
<td>Order of priority asks for third party documentation of income when obtainable</td>
<td>Self-certification of income is acceptable</td>
</tr>
<tr>
<td>5. Housing Quality Standards – Initial Inspection of Unit</td>
<td>Units should be physically inspected to assure they meet HQS before assistance can be provided</td>
<td>No inspection needs to be done as long as: -the owner certifies no life-threatening conditions exist AND -the recipient or subrecipient has written policy to physical inspect the unit within 3 months after COVID-19 special measures are no longer needed</td>
</tr>
</tbody>
</table>
## Rapid Rehousing ESG-CV Waivers

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<tbody>
<tr>
<td>1. Fair Market Rent Limits</td>
<td>Waived. Units must still meet rent reasonableness standards</td>
</tr>
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</table>
| 2. Hotel/Motel Costs                  | Funds may be used to pay for hotel/motel for individuals and families 1) experiencing homelessness, 2) receiving RRH under CoC or ESG, 3) receiving HP under ESG, 4) residing in PSH |}
| 3. Extension of RRH and HP Assistance | Participants receiving max amount of assistance (24 months in 3 years) between 1/21/20-3/1/21, may receive additional 6 months of rental assistance and services |
| 4. Monthly Case Management            | Waived                                                                                                                                 |

**Note:**
- PSH: Permanent Supportive Housing.
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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
RRH Core Components

**Housing Identification Assistance**
Working with landlords and/or property managers to expand and retain RRH housing options, and with RRH clients to overcome housing barriers and identify housing options.

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

**Case Management & Services**
Providing individualized case management to RRH clients in order to help them obtain and move into housing, stabilize in housing, and determine when the RRH assistance can be terminated. Involves a blend of assessment and coordination of services.
RRH Core Component:
Financial Assistance

- Rental Assistance
- Utility Assistance
- Move In Cost
RRH Core Component: Financial Assistance

• Key principles of Financial Assistance:
  • Flexibility
  • Right-sized
  • Timely
RRH Core Component:
Financial Assistance

Move in Planning process

Resources

Supplies
RRH Core Component: Financial Assistance

Making Payment to Landlords:

Communicate  Where?  When?  How much?
RRH Core Component: Housing Identification

Landlords

Clients
RRH Core Component: Housing Identification

Your agency has the opportunity to be more flexible with situations and issues:

- Use of risk mitigation
- Landlord Incentives
- Goodwill compromises
- Shared Housing
RRH Core Component: Housing Identification

- Mission-driven approach
- Marketing materials
- Recruitment of landlords
- Incentives
RRH Core Component: Case Management and Services

**Individualized**
- Assessment
- Coordination
- Resource

**Housing**
- Obtain
- Move
- Stabilize

**Assistance**
- Ongoing
- Exited
Poll

Are you doing in person case management?

• Yes, same as before
• Yes, but less
• No, all virtual
RRH Core Component: Case Management and Services

Person-Centered Remote Engagement of Clients

- Ask for their preferred method of communication
- Ask if certain days or times is better to connect
- Encourage clients to identify their top concerns and priorities
- Reiterate that it is an unprecedented time for everyone
- Consistent communication
The Housing Stability Plan identifies benefits and supports needed and desired by the client:

- Food pantries and food support programs
- Job training programs
- Child care services
- Health insurance/Medicaid
- Utility assistance
- Clothing assistance
- SOAR
- COVID Related
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Rapid Rehousing
Exiting Strategies

Before Terminating:
• Communication
• Opportunity to appeal
Rapid Rehousing
Exiting Strategies

Case Closing Determination:

• Housing Stability Plan Progress
• Income
• Gained or increased non-cash benefits or other mainstream resources
• Gained or accessed other supports
• Housing in good standing
• Ensure contact to program is provided
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October 21, 2020
Best Practices in Rapid Rehousing During a Pandemic

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LCCH Programs

Rapid Re-Housing (RRH)
Homeless Prevention (HP)
Transitional Housing (TH)
Supportive Services for Veteran Families (SSVF)
Returning Home Ohio (RHO)
Community Transition Program (CTP)
Volunteer Income Tax Assistance (VITA)
Housing Opportunities for Persons with Aids (HOPWA)
Housing Now for Homeless Families (HNHF)
Questions...