

Understanding Best Practices in Rapid Rehousing

Rehousing Strategies Webinar Series
Part II : Rapid Rehousing
October 21st 2020

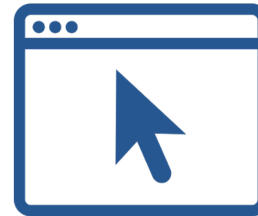
Webinar Information



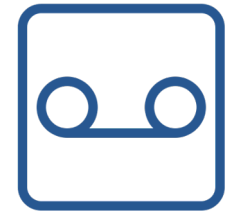
All participants lines are muted.



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.

https://www.google.com/url?sa=i&url=http%3A%2F%2Fwww.homeny.org%2Fservices%2Fcommunity-housing-center%2F&psig=AOvVaw3j7a_ABPDxkx0coCleGeU0&ust=1596107144917000&source=images&cd=vfe&ved=0CAIQjRxqFwoTCPjCodWo8uoCFQAAAAAdAAAAABAD

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-rehousing/?emailsignup&gclid=CjwKCAjwqML6BRAHEiwAdquMnaFA1q53ijSpbi0X6e3WIYPN4QwL0C6gy98lsgTVIFMcL3-8IjvqbhoCdA8QAvD_BwE

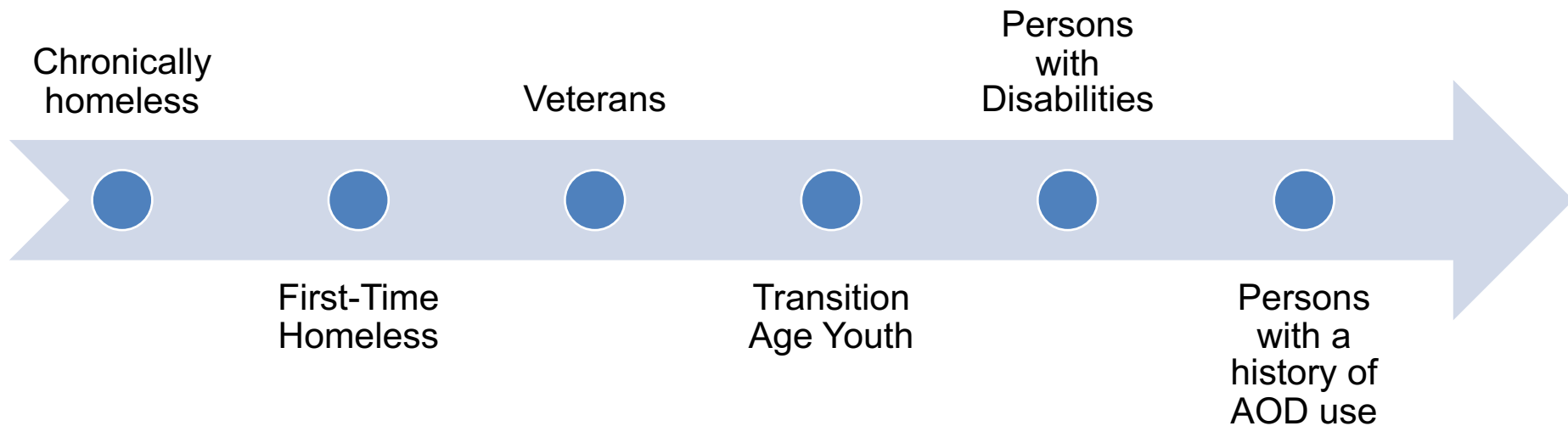
Targeting Rapid Rehousing

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

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/>

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

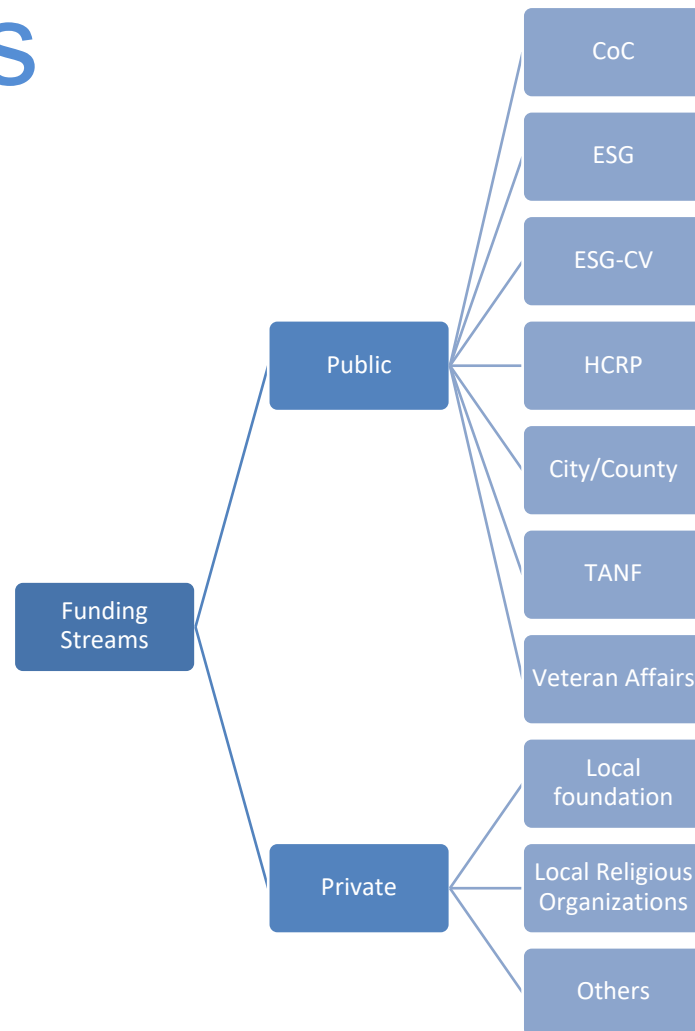


<https://hudexchange.us5.list-manage.com/track/click?u=87d7c8afc03ba69ee70d865b9&id=15ee48c193&e=7466db0827>

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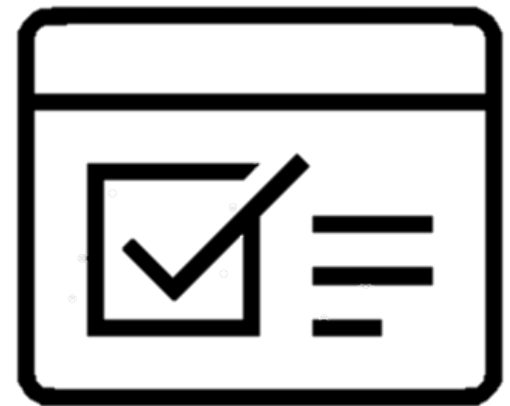
Rapid Rehousing: Funding Streams



Poll

What type of funding are you using?'

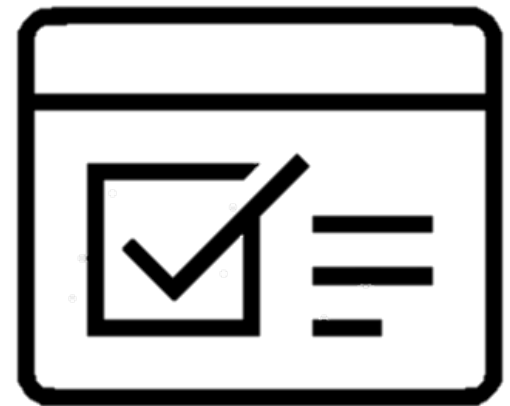
- Public
- Private
- Other



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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Rapid Rehousing CDP Waivers

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

Rapid Rehousing CPD Waivers

CoC/YHDP Program Req.	Typical Requirement	Waiver
4. Third Party Documentation of Income	Order of priority asks for third party documentation of income when obtainable	Self-certification of income is acceptable
5. Housing Quality Standards – Initial Inspection of Unit	Units should be physically inspected to assure they meet HQS before assistance can be provided	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

Rapid Rehousing **ESG-CV** Waivers

ESG-CV Waivers	Waiver
1. Fair Market Rent Limits	Waived. Units must still meet rent reasonableness standards
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

Agenda

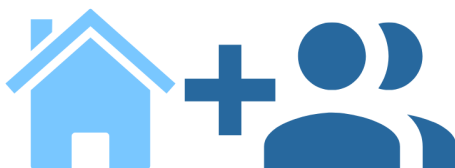
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Best Practices



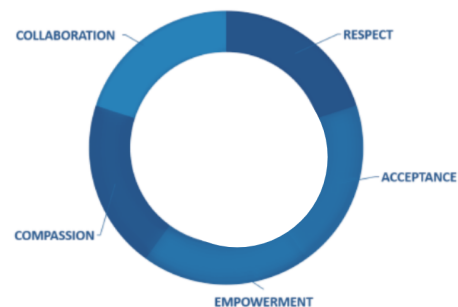
GENERAL HOMELESS BEST PRACTICES

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



COHHIO
Training and
Technical Assistance

Training Materials

Go to: Advocacy | Aging Homelessness | COVID- 19 Related | Diversion & Prevention | Domestic Violence | Evidenced-Based Practice| Fair Housing | Family Homelessness | Infant Mortality | Landlord Tenant Law | LGBTQ+ | Race Equity | Recovery Housing | Substance Use Disorder | Veteran Homelessness | Youth Homelessness

COVID-19 Related Trainings

Strategies for Applying Harm Reduction During a Pandemic	Accessing and Understanding FEMA Resources	Improving Connections- Working With Your Local Community
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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



FINANCIAL
ASSISTANCE



Rental
Assistance



Utility
Assistance



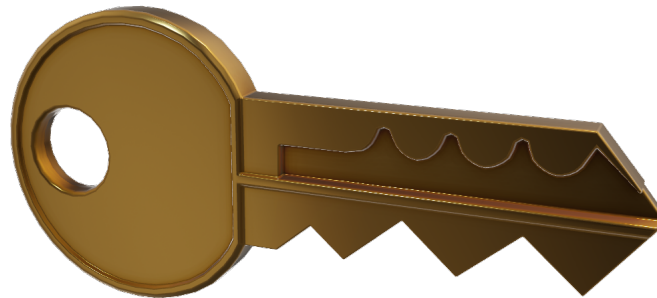
Move
In Cost

RRH Core Component: Financial Assistance



FINANCIAL
ASSISTANCE

- Key principles of Financial Assistance:
 - Flexibility
 - Right-sized
 - Timely



RRH Core Component: Financial Assistance



FINANCIAL
ASSISTANCE

Resources



Move in Planning process



Supplies

RRH Core Component: Financial Assistance



FINANCIAL
ASSISTANCE

Making Payment to Landlords:

Communicate

Where?

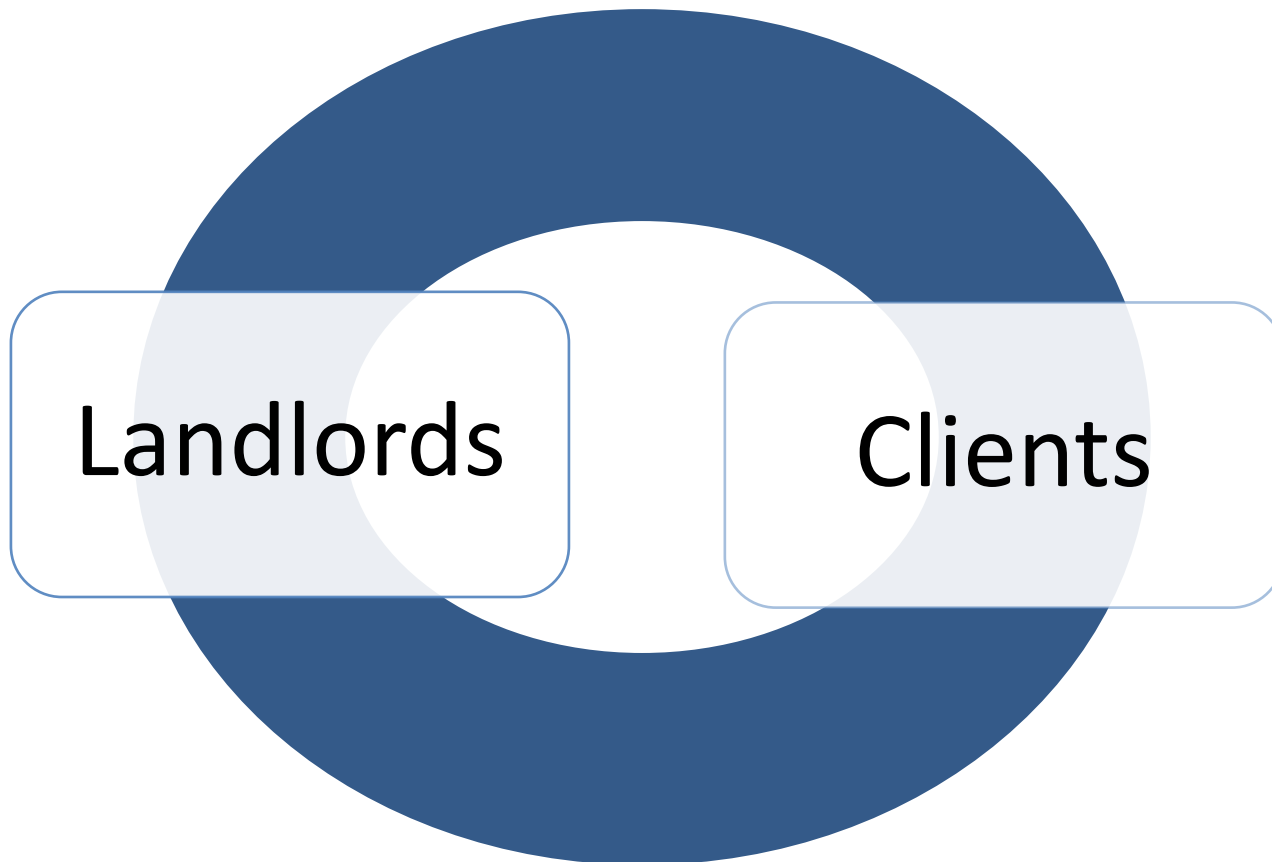
When?

How much?

RRH Core Component: Housing Identification



HOUSING
IDENTIFICATION
ASSISTANCE



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



HOUSING
IDENTIFICATION
ASSISTANCE

RRH Core Component: Housing Identification



HOUSING
IDENTIFICATION
ASSISTANCE

Mission-driven approach

A vertical diagram on the left side of the slide consists of four white circles connected by a thin line. Each circle is positioned to the left of a blue rectangular box containing white text. The boxes are stacked vertically, corresponding to the four circles.

Marketing materials

Recruitment of landlords

Incentives

RRH Core Component: Case Management and Services



CASE MANAGEMENT &
SERVICES



Individualized

- Assessment
- Coordination
- Resource



Housing

- Obtain
- Move
- Stabilize



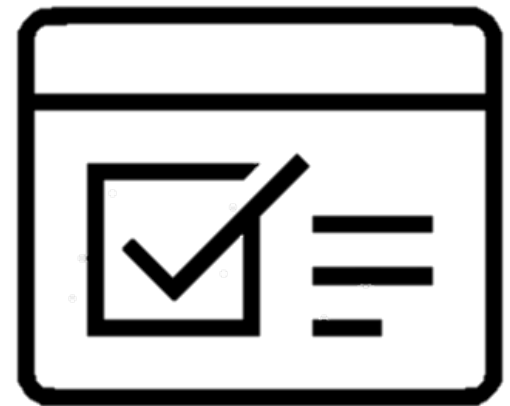
Assistance

- 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



CASE MANAGEMENT &
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



RRH Core Component: Case Management and Services



CASE MANAGEMENT &
SERVICES

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



CASE MANAGEMENT &
SERVICES

Rapid Rehousing Exiting Strategies



CASE MANAGEMENT &
SERVICES

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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FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

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October 21, 2020

Licking County Coalition for Housing



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...

