



Homelessness Prevention and Rapid Re-Housing:

Eligible Activities

November 18, 2020

Recap of the Series

- **Purpose: Using ESG-CV to Help Households in Need**
 - **Session #1: ESG / ESG-CV Overview**
 - **Session #2: Participant Eligibility**
 - **Session #3: Documenting Eligibility**
- **TODAY: Eligible Costs and Putting It into Practice**

Today's Objectives

- **Understand ESG and ESG-CV Eligible Costs (other than Rental Assistance)**
- **Practice all skills with Teams (Scenarios)**
- **Identify Additional Skill-Building Needs**

Poll: Recap Knowledge Check 1

Mr. Singh presents at your office asking for assistance. He tells you that he and his family have been living in their car for the last two weeks in the local Walmart car park. Every morning, he has been going to the Home Depot early to try and get work for the day from the local construction crews. He has no ID, no documents at all after he was evicted by the landlord from their apartment and told never to come back

What can you offer Mr. Singh?

- A. Nothing without some form of documentation. He has to have SOMETHING!
- B. He can be assessed for Homeless Prevention assistance
- C. He can be assessed for Rapid Re-Housing assistance

Poll: Recap Knowledge Check 2

Ms. Jones has been staying in a motel, paid for by the local Methodist church for the last month. They have told her that she needs to make other arrangements in one week's time. You've been asked to do the intake homeless documentation.

What do you do?

- A. Ask her to write down her story and sign it, saying it's a true account.
- B. Sit with her and take notes, and then call the motel to see what they say
- C. Ask her if the church has given her any documentation explaining their decision and if they have, copy it for the file.



Rapid Re-housing

- Rapid re-housing provides short-term rental assistance and services. The goals are to
 - help people obtain housing quickly,
 - increase self- sufficiency,
 - and stay housed.
- It 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.

Homeless Prevention

- To **prevent** persons from becoming homeless in a shelter or an unsheltered situation
- To help such persons **regain stability** in their current housing or other permanent housing

Eligible Costs

Two Buckets of Funding:

- Housing Relocation and Stabilization Assistance
- Rental Assistance

Housing Relocation And Stabilization Services

- **Financial Assistance**

- Moving Costs
- Rent Application Fees
- Security Deposit
- Last Month's Rent
- Utility Deposit
- Utility Payments
- * **ESG-CV: Landlord Incentives & Hotel/Motel Costs**

- **Services**

- Housing Search and Placement
- Housing Stability Case Management
- Mediation
- Legal Services
- Credit Repair
- * **Services can continue for 24 months**

Housing Relocation and Stabilization Services: Financial Assistance

Assistance	Description
Rental Application Fees	Application fee that is charged by the owner to all applicants
Security Deposits *	Equal to no more than 2 month's rent *
Last Month's Rent	Paid to the owner of housing at the time security deposit and the first month's rent are paid
Moving Costs	Moving costs, such as truck rental or hiring a moving company, including certain temporary storage fees
Utility Deposits	Standard utility deposit required by the utility company for all customers
Utility Payments	Up to 24 months of utility payments per participant, per service (e.g., gas, electric, water/sewage), including up to 6 months of arrearages, per services

Financial Assistance: payment to a third party

Financial Assistance	Documentation
Moving Costs	Cost reasonableness – comparable bids in file
Rent Application Fees	Must match lease and Rental Asst Agreement
Security Deposit (* ESG-CV Flexibility)	Must match lease and Rental Asst Agreement NOTE: OHS to decide and codify guidance in Written Standards
Last Month's Rent	Must match lease and Rental Asst Agreement
Utility Deposit	Record in case file with account number, timeline etc.
Utility Payments	

Housing Relocation and Stabilization Services

Housing Search and Placement

- Assessment of housing barriers, needs and preferences
- Development of an action plan for locating housing and outreach
- Housing search to and negotiation with owner
- Assistance with submitting rental applications and understanding leases
- Assessment of housing for compliance with ESG requirements for habitability, lead based paint, and rent reasonableness
- Assistance with obtaining utilities and making moving arrangements
- Tenant counseling

Housing Relocation and Stabilization Services

Housing Stability Case Management

- Assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability including:
 - Using the coordinated assessment system to conduct the initial evaluation and re-evaluation
 - Counseling
 - Developing, securing and coordinating services including Federal, state, and local benefits
 - Monitoring and evaluating program participant progress
 - Providing information and referrals to other providers
 - Developing an individualized housing and service plan

Services: Agency cost or pay to a third party

Services	Documentation
Housing Search and Placement	If agency staff – payroll must reflect (if working 100% on this project no problem; if splitting staff with other activities, work through with OHS)
Housing Stability Case Management	If agency staff – payroll must reflect (if working 100% on this project no problem; if splitting staff with other activities, work through with OHS)
Mediation Legal Services Credit Repair	If agency staff – payroll must reflect (if working 100% on this project no problem; if splitting staff with other activities, work through with OHS)

Short- and Medium-Term Rental Assistance

Types of Rental Assistance	Length of Assistance
Short Term Rental Assistance	Up to 3 Months
Medium Term Rental Assistance	4 to 24 Months
Payment of Rental Arrears	One time payment up to 6 months, including any late fees on those arrears
Any Combination of the Three Types of Rental Assistance	Total not to exceed 24 months during any 3 year period, including any payment for last month's rent

Homelessness Prevention & Rapid Re-Housing

Short- and Medium-Term Rental Assistance

- **Tenant-Based Rental Assistance**
 - Program participants select a housing unit in which to live (may be within a specified service area) and receive rental assistance
- **Project-Based Rental Assistance**
 - Recipients or subrecipients identify permanent housing units that meet ESG requirements and enter into a rental assistance agreement with the owner to reserve the unit and subsidize its rent so that eligible program participants have access to the units

A background image showing a pair of hands holding a small, white, paper-made house model. The house has two square windows and a gabled roof. The entire scene is overlaid with a semi-transparent blue filter. The hands are positioned as if presenting the model.

Knowledge Check

Poll: Knowledge Check 3

Both Homelessness Prevention and Rapid Re-Housing provide for rental assistance and relocation/stabilization.

True / False

Poll: Knowledge Check 4

Which persons are potentially eligible for rapid rehousing assistance, subject to local priorities and available funding?

- A. Literally homeless persons (e.g., living in a shelter or park)
- B. B. Persons at imminent risk of homelessness
- C. C. Persons at risk of homelessness



Small Groups Breakout



Scenario 1

Mr. Martinez is relieved that he can remain in his apartment, using ESG-CV funds for Homelessness Prevention. As a reminder, he has two teenage children who stay with him a couple days a week, but he does not have formal custody. His monthly rent payment is \$1,400 for a two-bedroom unit. He is not yet behind on his rent but he is late with child support. There are very few jobs available in his community and he is afraid it will take a long time to find a new job. His rent exceeds his income and his landlord has issued an eviction notice and been to court to have it enforced. Mr. Martinez has brought you a copy.

Mr. Martinez's case has been assigned to you.



Scenario 2

Jennifer Smith is a single mother with two sons. She lived in a 3 bedroom apartment but was asked to leave by her landlord six weeks ago. She left rather than getting an eviction notice which she thinks will damage her chances of getting another apartment. She has been accepted into a family emergency shelter. She still has been working as a waitress in a small restaurant in her neighborhood, although seven months ago, her employer cut her hours back to 20 hours/week (her income is currently \$170/week) She is estranged from her family and has only a few hundred dollars in the bank.

A person's hands are shown holding a small, white, three-dimensional paper model of a house. The house has a gabled roof and two rectangular windows. The person is wearing a blue and white striped sweater. The background is a solid blue color with a faint, larger-scale image of the same person holding the house model.

Debrief of Small Groups

A person's hands are shown holding a small, three-dimensional model of a house made from light-colored cardboard. The house has two square windows and a pitched roof. The person is wearing a blue and white striped sweater. The background is a soft, out-of-focus indoor setting. The entire image is overlaid with a semi-transparent blue filter.

Evaluation / Survey

Wrap-Up

- Additional policy guidance and program resources are continually posted on www.HUDExchange.Info – also go there to join the ESG listserv!
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