

Rapid Re-Housing

ESG 2016-2017

Georgia Department of
Community Affairs

Rapid Re-Housing

- **Rapid Re-Housing** projects are designed to help those who are homeless transition into permanent housing. The primary goal is to stabilize a project participant in permanent housing as quickly as possible and to provide wrap-around services after the family or individual obtains housing. Households receiving this funding must have an income level at or below 50% AMI.

Financial Services

- Moving costs
- Rent application fees
- Security deposit
- Last month's rent
- Utility deposit
- Utility payments

Housing Relocation and Stabilization Services

- Housing Search & Placement
- Housing Stability Case Management
- Mediation
- Legal Services
- Credit repair

Rental Assistance

- Short-term – Up to 3 months
- Medium-term – More than 3 months, up to 24 months (DCA generally limits to 12 months)
- Rental arrears – One-time payment for up to 6 months of arrears
- May be tenant-based or project-based
- Total monthly rent must not exceed FMR

Eligibility Criteria-Housing Status

- Individuals and families defined as Homeless under the following categories are eligible:
 - CATEGORY 1 – Literally Homeless
 - Includes individuals exiting institutions if stay was less than 90 days and he/she was literally homeless before entering
 - CATEGORY 4 – Fleeing/Attempting to Flee DV
 - *if CATEGORY 1 already met

Documenting Housing Status

Preferred order of documentation:

1. Third-party documentation (source preferred, then oral verification)
2. Intake worker observation (staff)
3. Self-Certification (client)

Homeless Verification

CATEGORY 1

An individual or family who lacks a fixed, regular, and adequate nighttime residence.

- DCA Housing Status Verification, Staff Certification, or Self Certification Forms
- A written observation by an outreach worker of the conditions where the individual or family was living, a written referral by another housing or service provider

Homeless Verification

CATEGORY 1

Exiting an institution where he or she resided for 90 days or less and fit the above criteria immediately prior to entering:

- ❑ One of the forms of evidence on the previous slide, **and** ONE of the following:
 - ❑ (A) Discharge paperwork or a written or oral referral from a social worker, case manager, or other appropriate official of the institution, stating the beginning and end dates of the time residing in the institution. All oral statements must be recorded by the intake worker; **or**
 - ❑ (B) Where the evidence listed above in (A) is not obtainable, a written record of the intake worker's due diligence in attempting to obtain the evidence described in (A) and a certification by the individual seeking assistance that states he/she is exiting or just exited an institution where he/she resided for 90 days or less.

Homeless Verification

CATEGORY 4

Is fleeing, or is attempting to flee some form of family violence, has no other residence; **and** Lacks the resources or support networks, e.g., family, friends, faith based or other social networks, to obtain other permanent housing:

- ❑ Third party verification (law enforcement, referrals, etc.)
- ❑ The DCA Housing Status Self Certification Form documenting that applicant is fleeing a domestic violence situation, has not identified a subsequent residence, and lacks the resources or support networks, e.g., family, friends, faith-based, or other social networks, needed to obtain housing where his/her safety would not be jeopardized **and**
- ❑ Written observation by the intake worker, a written referral by a housing or service provider, social worker, legal assistance provider, health-care provider, law enforcement agency, legal assistance provider, pastoral counselor, or any other organization from whom the individual or head of household has sought assistance for domestic violence, or records contained in Apricot.

Eligibility Criteria

- ❑ At or below 50% AMI and literally homeless
- ❑ Eligibility must be re-assessed every 90 days and annually for those enrolled in the program 1 year after initial enrollment date
- ❑ To meet eligibility at annual re-certification, must be below 30% AMI
- ❑ Income Eligibility spreadsheet on Grantees Only website
- ❑ CPD Income Eligibility Calculator on HUD Exchange
<https://www.hudexchange.info/incomecalculator/>

Case Management Requirements

- ❑ At least 1X per month
- ❑ Changes in income/household composition
- ❑ Re-certification every 90 days (No advances)
- ❑ Re-cert annually
- ❑ Housing stability plan at discharge
- ❑ Increase incomes and acquisition of mainstream benefits (COMPASS)

Property Related Items

1. Lease (in client name)
2. Rent reasonableness
3. Fair Market Rent (FMR) assessment
4. Habitability inspection
5. Lead based paint if: financial assistance and
 - Built before 1978
 - Child under 6 or pregnant woman
6. Rental assistance agreement

Late Payment Fees

- Make timely payments to each owner in accordance with the rental assistance agreement
- Sub-recipient is responsible for paying late payment penalties that it incurs with non-ESG funds
- Arrears payments can be made up to 6 months rent, including late fees, and 6 months utilities, per service

Maximum Amounts and Periods of Assistance

- ❑ Recipient may set a maximum amount of financial and/or rental assistance
- ❑ Total period for any service must not exceed 24 months during a 3 year period
 - ❑ Rental arrears and last month's rent must be included in this calculation
- ❑ Housing stability case management may be provided beyond the limitation stated above

Use with Other Subsidies

- ❑ Collaborations with other programs are allowable if services are unduplicated (VASH, SSVF, etc.)
- ❑ Cannot receive same type of assistance from 2 public sources (federal, state, local, etc.)
- ❑ Rental assistance cannot be provided to a program participant who is receiving tenant-based or project-based rental assistance or URA
- ❑ Payment for client's part of rent arrears allowable (1 time)

Performance Measures-RRH

1. An increase in the percentage of discharged households that secured permanent housing at project exit.
2. An increase in discharged households permanently housed 3 months after exit.
3. An increase in households that increase cash and non-cash income during project enrollment.

Implementation Steps

1. Read manual and regulations
 - Homeless Definition Rule
 - Interim ESG Rule
 - DCA ESG Guidebook
2. Read your contracts!
3. Familiarize yourself with ESG Grantees Only website
4. Watch pre-recorded ESG webinars on HUD Exchange website
5. Incorporate Housing Support Standards into practice

Implementation Steps

7. Establish relationships with landlords
8. Hire and train staff
9. Adopt intake, etc. forms from DCA website
10. Participate in 2016 ESG trainings
11. Establish partnerships with shelters, hotels/motels, service agencies, DoL, etc.
12. Master the FMR equation (page 21-22 of ESG Guidebook)

Implementation Steps

13. Set up HMIS
14. Coordinate with your RRH peers
 - DCA lists, webinars
15. Set staff and project goals for the year
16. “Screen in” for services
17. Make project participants' long term success your main goal

Resources

- HMIS webinars, trainings and technical assistance throughout the year
- ESG webpage for sub-grantees
- Peer support
- HUD Exchange website:
<https://www.hudexchange.info/>
- Reach out to DCA and HMIS staff for assistance please!

Questions/ Thank You

- ESG workshop survey will go out-we need your feedback
- Thanks again!
- Questions?

