



**EMERGENCY SOLUTIONS GRANT**  
**RAPID RE-HOUSING**  
**FOR NON RR ESG AGENCIES**

# DIFFERENCE BETWEEN HPRP & ESG RAPID REHOUSING

# KEY DIFFERENCES OF ESG Rapid Rehousing compared to HPRP

- I-HOPE not used as eligibility tool, but referral tool. Use to screen in, not screen out.
- Housing locators as central component to program design
- MOU's with all shelters & TH in service area. ESG funded shelters required to refer to RR sub-recipients
- You define the service area
- Housing Stability Assessment Required - Arizona Self Sufficiency Matrix used in HMIS
- Outreach plan for reaching unsheltered homeless
- HUD requires case management
- Concerns about tenants being able to sustain housing should be addressed through program design rather than by screening people out of assistance.

# HPRP VS. ESG

<b>HPRP</b> (Homeless Prevention & Rapid Re-housing Program)	<b>Emergency Solutions Grant-                      Rapid Re-housing program</b>
Temporary, ARRA program	<b>Permanent program</b>
\$16,883,827	\$1,134,579 + \$110,313 Round 1 rollover = <b>\$1,244,892 FY11. FYR 2012 1.1 million</b>
Admin. – IHCDCA capped at 2%	<b>Admin. – IHCDCA to cap at 5%</b>
No Match	<b>100% Match</b>
At or below 50% AMI	<b>Below 30% AMI – at Annual Re-evaluation Only</b>
HUD: 18 month maximum IHCDCA: 12 month maximum	<b>HUD: 24 month maximum IHCDCA: 18 months max. services, 12 month max. financial</b>
Recertification: 3 months	<b>Recertification: Annually for RR</b>
Case management encouraged monthly	<b><i>Minimum</i> of monthly case management meetings required for all ESG RR or Homeless prevention funds utilized.</b>
Tenant pays 30% housing payment	<b>Tenant pays 30% housing payment</b>
65% Rental Assistance (includes short term financial assistance) , 35% Services	<b>65% Rental Assistance / 35% Services (includes short term financial assistance)</b>
Habitability Inspection required only if moving into new unit	<b>Habitability inspection required of ALL units</b>
Units must be rent reasonable only	<b>Units must be rent reasonable AND below fair market rent</b>
Lease Addendum executed between tenant and landlord	<b>Rental assistance agreement executed between sub-recipient &amp; landlord</b>

# TRIAGE SYSTEM – ARE YOU IN A RAPID REHOUSING FUNDED AREA?

# AREAS THAT HAVE RAPID REHOUSING

The Rapid Rehousing Agencies are:

**CANI: Ft Wayne and Allen County areas only**

**CoC of Northwest Indiana: Gary – Lake County area – Region 1a**

**Human Services: Bartholomew, Jackson, Jennings, Shelby, Johnson, Decatur Counties: Region 11**

**Aurora: Evansville & Vanderburgh County area only**

**Lafayette Transitional Housing: Lafayette area only**

**Aspire: Boone, Hancock, Hamilton, Hendricks and Madison County**

**Housing Opportunities: Porter County and LaPorte County**

**CANI: Elkhart County & Kosciusko County**

If your shelter or TH program is in these areas, then your agency CANNOT apply for the RR funds – financial assistance or service assistance. Contact these agencies for assistance.

# AREAS NOT COVERED BY ESG RR

If inside these region areas, you CAN apply for extra ESG RR funds for Financial Assistance and Service Assistance. NO rental assistance.

Region 1 (outside Porter County or LaPorte County)

Region 5,

Region 6 (other than Madison County)

Region 7,

Region 9,

Region 10,

Region 13,

Region 14 (new Region – Ripley, Dearborn, Ohio & Switzerland Counties)

# ESG – RAPID REHOUSING- WHERE

- HEARTH Act: primary outcome is to reduce length of stay while exiting clients to permanent housing..... Enter Rapid Re-housing

## ESG Shelter program:

- For shelter programs that do **NOT** have an ESG funded Rapid Re-housing program in their area: may budget in Rapid Re-housing- Financial Assistance & Services but **NOT** rental assistance.

- Develop an Individualized Housing and Service Plan. Claim these activities under Rapid Re-housing: services

- Require still case management 1x at least for one time financial assistance.

- Utilize I Hope to help determine best housing possibility for that area.

- For shelter programs that DO have a ESG RR program in service area, RR referrals must be directed into the funded RR program. All housing placement activities completed on these individuals or those that are not accepted into the program must be budgeted to Essential Services: Developing an Individualized Housing and Service Plan.

# WHY RAPID REHOUSING -

## Why invest in Rapid Re-Housing?

### •Rapid Re-Housing

- Transitions people out of homelessness quickly
- Directly decreases overall number of homeless persons in shelters and on streets

### •Homelessness Prevention

- Difficult to strategically target (many people assisted would not have become homeless)
- More difficult to measure effect on reducing literal homelessness

(from HUD webinar 5/24/2012)

# EVALUATION OF ELIGIBILITY & NEEDS

# EVALUATIONS

## Initial Evaluation:

Homeless person who is homeless at ES, TH or streets with no available other resources – Category 1 and Category 4 definition person.

There is no income threshold with Rapid Rehousing.

Only require 30% AMI when on rental assistance and at their annual re-evaluation. This won't be necessary for ESG shelters receiving RR assistance.

# REQUIREMENTS: RAPID REHOUSING

**The sub-recipients must assist each program participant, as needed, to mainstream resources and other :** Appropriate supportive services, medical health treatment, mental health treatment, counseling, supervision, and other services essential for achieving independent living.

**Case Management** required at least 1x a month for rental assistance and also just for financial assistance. Increase case management as indicated by the barriers noted in the Arizona Matrix Tool and focusing on those needs & goals in the housing plan. Adjust Housing Plan as needed.

**Develop a Housing Plan** – Utilize Arizona Matrix Tool – goals, etc.

**Housing Inspection** for financial assistance.

# HOUSING RELOCATION & STABILIZATION ACTIVITY:

## FINANCIAL ASSISTANCE

# HOUSING RELOCATION & STABILIZATION SERVICES: FINANCIAL ASSISTANCE COSTS

ESG funds maybe used to pay housing owners, utility companies, and other third parties for the following costs:

**(1) Rental application fees.**

*ESG funds may pay for the rental housing application fee that is charged by the owner to all applicants.*

**(2) Security deposits.**

*ESG funds may pay for a security deposit that is equal to no more than 2 months' rent. (security and first month's rent).*

**(3) Last month's rent.**

*If necessary to obtain housing for a program participant, the last month's rent may be paid from ESG funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 24 months during any 3-year period*

# HOUSING RELOCATION & STABILIZATION SERVICES: FINANCIAL ASSISTANCE COSTS

## (4) ***Utility deposits.***

*ESG funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (5) of this section.*

## (5) ***Utility payments.***

*ESG funds may pay for up to 12 months (IHCDA) of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments.*

Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.

# HOUSING RELOCATION & STABILIZATION SERVICES – FINANCIAL ASSISTANCE

## 6) *Moving costs.*

*ESG funds may pay* for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of temporary storage fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving assistance under paragraph (b) of this section and before the program participant moves into permanent housing. Payment of temporary storage fees in arrears is not eligible.

Even though this is **not rental assistance**, a Housing Habitability has to be completed for the above items.

NOT required to do a rent reasonable nor be within HUD FMR.

Case Management is required – at least 1x month while funds are being provided.

# HOUSING RELOCATION & STABILIZATION SERVICES

# HOUSING SEARCH & PLACEMENT

ESG funds may be used to pay the costs of providing the following services:

**Utilize these funds only when providing RR financial assistance.**

## **(1) Housing search and placement.**

Services or activities necessary to assist program participants in locating, obtaining, and retaining suitable permanent housing, include the following:

- (i) Assessment of housing barriers, needs, and preferences;
- (ii) Development of an action plan for locating housing;
- (iii) Housing search;
- (iv) Outreach to and negotiation with owners;
- (v) Assistance with submitting rental applications and understanding leases;
- (vi) Assessment of housing for compliance with Emergency Solutions Grant (ESG) requirements for habitability, lead-based paint, and rent reasonableness;
- (vii) Assistance with obtaining utilities and making moving arrangements; and
- (viii) Tenant counseling



# HOUSING STABILITY CASE MANAGEMENT:

## 2) Housing Assessing

*ESG funds may be used to pay cost of assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a program participant who resides in permanent housing or*

*assist a program participant in overcoming immediate assistance cannot exceed 30 days during the period the program participant is seeking permanent housing and cannot exceed 24 (18 mnths IHCD) months during the period the program participant is living in permanent housing.*

# HOUSING STABILITY CASE MANAGEMENT

Component services and activities consist of:

***Housing stability case management.*** (Utilize Arizona Matrix Tool in HMIS & Housing Plan with Goals)

(1) *While providing* rapid re-housing assistance to a program participant, the sub-recipient **must:**

(i) Require the program participant to meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability; and

# HOUSING STABILITY CASE MANAGEMENT

(ii) Develop a housing plan (utilize HMIS) to assist the program participant to retain permanent housing after the ESG assistance ends, taking into account all relevant considerations, such as the program participant's current or expected income and expenses; other public or private assistance for which the program participant will be eligible and likely to receive; and the relative affordability of available housing in the area.

The sub-recipient is exempt from this requirement under paragraph if the Violence Against Women Act of 1994 or the Family Violence Prevention and Services Act *prohibits that* sub-recipient from making its shelter or housing conditional on the participant's acceptance of services.

# HOUSING STABILITY CASE MANAGEMENT SERVICE COSTS

A) Using the centralized or coordinated assessment system as required to evaluate individuals and families receiving rapid re-housing assistance; (IHOPE & 211 for some locations)

(B) Conducting the initial evaluation including verifying and documenting eligibility, for individuals and families applying for rapid re-housing assistance;

(C) Counseling;

(D) Developing, securing, and coordinating services and obtaining Federal, State, and local benefits;

# HOUSING RELOCATION & STABILIZATION SERVICE COSTS

- E) Monitoring and evaluating program participant progress;
- (F) Providing information and referrals to other providers;
- (G) Developing an individualized housing and service plan, including planning a path to permanent housing stability; and

# HOUSING CASE MANAGEMENT SERVICE COSTS

## ***Mediation.***

*ESG funds may pay for mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.*

## ***Legal services.***

*Eligible subject matters also include landlord/tenant matters, and the services must be necessary to resolve a legal problem that prohibits the program participant from obtaining permanent housing or will likely result in the program participant losing the permanent housing in which the program participant currently resides.*

# HOUSING RELOCATION & STABILIZATION SERVICE COSTS

## ***Credit repair.***

*ESG funds may pay for credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.*

# HOUSING & RELOCATION STABILIZATION: SERVICES

c) *Maximum amounts and periods of assistance.*

*The recipient (IHCDA) may set a maximum dollar amount that a program participant may receive for each type of financial assistance under paragraph (a) of this section. The recipient may also set a maximum period for which a program participant may receive any of the types of assistance or services under this section. **IHCDA has not set a limit – this is the sub-recipients judgment.** IHCDA has set a limit of rental assistance of 12 months for rental assistance programs (RR agencies).*

However, except for housing stability case management, the total period for which any program participant may receive the services:

must not exceed 24 months during any 3-year period. The limits on the assistance under this section apply to the total assistance an individual receives, either as an individual or as part of a family.

# SERVICES: HOUSING HABITABILITY CHECK

## SERVICES: HOUSING HABITABILITY

### ***Minimum standards for permanent housing.***

*The recipient or sub-recipient cannot use ESG funds to help a program participant remain or move into housing that does not meet the minimum habitability standards. The recipient (IHCDA) may also establish standards that exceed or add to these minimum standards. **IHCDA has the form to be utilized.***

***Housing Habitability is REQUIRED for any ESG fund to help participant to remain or move into housing. If provide security deposit, utility deposit, utility payments, last month's rent, application fees, moving costs: need an inspection.***

(1) ***Structure and materials.*** The structures must be structurally sound to protect residents from the elements and not pose any threat to the health and safety of the residents.

# HOUSING HABITABILITY

2) **Space and security.** *Each resident* must be provided adequate space and security for themselves and their belongings. Each resident must be provided an acceptable place to sleep.

(3) **Interior air quality.** *Each room or space* must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.

(4) **Water supply.** *The water supply* must be free from contamination.

(5) **Sanitary facilities.** *Residents must* have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.

# HOUSING HABITABILITY

6) ***Thermal environment.*** The housing must have any necessary heating/cooling facilities in proper operating condition.

(7) ***Illumination and electricity.*** The structure must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There must be sufficient electrical sources to permit the safe use of electrical appliances in the structure.

(8) ***Food preparation.*** All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.

(9) ***Sanitary conditions.*** The housing must be maintained in a sanitary condition.

# HOUSING HABITABILITY

## **(10) Fire safety.**

(i) *There must be a second means of exiting the building in the event of fire or other emergency.*

(ii) Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.

(iii) The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, community rooms, day care centers, hallways, stairwells, and other common areas

# HOUSING HABITABILITY & LEAD PAINT

*Housing Habitability is REQUIRED for any ESG fund to help participant to remain or move into housing. If provide security deposit, utility deposit, utility payments, last month's rent, application fees, moving costs: need an inspection.*

*If NOT utilizing funds for rental assistance but only for the above items, rent reasonable and FMR requirements are NOT needed.*

## **LEAD PAINT:**

*Lead-based paint remediation and disclosure.*

Utilize form: Should be signed by landlord if: children (6 and below) staying in home and the home is older than 1978.

# MATCH – CASH & IN-KIND

## ESG RAPID RE-HOUSING: MATCH

Matching contributions may be obtained from any source, including any source other than the ESG program, as well as state, local, and private sources.

These extra funds will be required to have a 100% match like regular ESG dollars. Same requirements – cash or in-kind.

# CONFLICT OF INTEREST

# CONFLICTS OF INTEREST

## *Organizational conflicts of interest.*

The provision of any type or amount of ESG assistance may not be conditioned on an individual's or family's acceptance or occupancy of emergency shelter or **housing owned by the sub-recipient, or a parent or subsidiary of the sub-recipient.**

No sub-recipient may, with respect to individuals or families occupying housing owned by the sub-recipient, or any parent or subsidiary of the Sub-recipient, carry out the initial evaluation required or administer homelessness prevention assistance.

# CONFLICTS OF INTEREST

## *Individual conflicts of interest.*

For the procurement of goods and services and its sub-recipients must comply with the codes of conduct and conflict of interest requirements under and 24 CFR 84.42 (for private nonprofit organizations). For all other transactions and activities, the following restrictions apply:

## *Conflicts prohibited. – No Financial Interest or benefit from ESG program.*

*No person* described of this section who exercises or has exercised any functions or responsibilities with respect to activities assisted under the ESG program, or who is in a position to participate in a decision-making process or gain inside information with regard to activities assisted under the program, may obtain a financial interest or benefit from an assisted activity; have a financial interest in any contract, subcontract, or agreement with respect to an assisted activity;

# CONFLICTS OF INTEREST

or have a financial interest in the proceeds derived from an assisted activity, either for him or herself or for those with whom he or she has family or business ties, during his or her tenure or during the one-year period following his or her tenure.

(2) *Persons covered.* The conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected or appointed official of the recipient or its sub-recipients

# BUDGET MODIFICATIONS

Sub-recipients can modify the amounts among line items *within* an activity like items under Financial Assistance and Services. Move this around as much as you like.

**CANNOT** move funds from Rapid Rehousing Financial Assistance or Services to Operations or Essentials under ESG shelter funds.

IHCDA is at its maximum that is allowed by HUD (60% of funds to shelters). If you do not spend it all, goes back to HUD for next year allocations.

# FORMS NEEDED TO APPLY & DOCUMENTATION REQUIREMENTS

## **IHCDA requires:**

New Budget form with added request for Financial Assistance & Service Assistance

Match Form for these extra funds

## **Documentation with DMS claims:**

Similar to ESG shelter – show assistance provided.

Send in habitability form when providing financial or service assistance under RR Proof of Case Management provided. Under Support Services in HMIS. Print off pages/summary pages of those who were provided their case management.

# HUD HOMELESS RESOURCE EXCHANGE RESOURCES

<http://www.hudhre.info/index.cfm?do=viewReadySETGo>

## **HUD Homeless Resource Exchange**

1) HEARTH Act:

[http://www.hudhre.info/documents/HEARTH\\_ESGInterimRule&ConPlanConformingAmendments.pdf](http://www.hudhre.info/documents/HEARTH_ESGInterimRule&ConPlanConformingAmendments.pdf) ;

ESG regulations begin on pg. 75974

2) HUD ESG: <http://www.hudhre.info/esg/>

## **United States Interagency Council on Homelessness**

1) Retooling Crisis Response Systems

[http://www.usich.gov/usich\\_resources/toolkits\\_for\\_local\\_action/retooling\\_crisis\\_response/](http://www.usich.gov/usich_resources/toolkits_for_local_action/retooling_crisis_response/)

2) Retooling the Homeless Response System

[http://www.usich.gov/usich\\_resources/videos\\_and\\_webinars/retooling\\_the\\_homeless\\_crisis\\_response\\_system/](http://www.usich.gov/usich_resources/videos_and_webinars/retooling_the_homeless_crisis_response_system/)

## **National Alliance to End Homelessness:**

1) ESG Resources: Understanding and Implementing the Interim Rule

<http://www.endhomelessness.org/content/article/detail/4318>

2) Coordinated Assessment Toolkit:

<http://www.endhomelessness.org/content/article/detail/4514>

3) Rapid Re-housing Triage Tool

<http://www.endhomelessness.org/content/article/detail/4515>

4) Coordinated Entry: The Basics

<http://www.endhomelessness.org/content/article/detail/4511>

***THANK YOU FOR TIME!***