



ESG-CV Rapid Re-Housing Kick Off

Agenda

- ESG-CV Mission
- Rapid Re-Housing Overview
- Program Implementation Expectations
- Project Level Monitoring & Expectations
- ESG-CV Notice Program Flexibilities & Waivers
- Availability of KY BoS Trainings
- Community of Practice Participation
- Q & A

ESG-CV

In response to the novel coronavirus pandemic (COVID-19), the U.S. Congress passed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, in March 2020, which provided a supplemental appropriation of Homeless Assistance Grants under the Emergency Solutions Grant (ESG) Program (24 CFR 576). These funds (ESG-CV) must be used to **prevent, prepare for, and respond** to COVID-19 among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts created by the virus.

*KY BoS ESG-CV Rapid Re-Housing (RRH) is used as a means to “**prevent**” the spread COVID-19 among those experiencing literal homelessness (i.e, living outside or in an emergency shelter).*

ESG-CV Rapid Re-Housing

Prevent coronavirus means an activity designed to prevent the initial or further spread of the virus to people experiencing homelessness, people at risk of homelessness, recipient or subrecipient staff, or other shelter or housing residents.

Notice: CPD-20-08



Rapid Re-Housing

Rapid Re-Housing is designed to help individuals and families quickly exit literal homelessness, return to rental housing in the community (tenant-based), and not become homeless again. Rapid Re-Housing has four core components detailed in the National Alliance to End Homelessness (NAEH) [Rapid Re-Housing Toolkit](#); **housing identification, move-in and rent assistance, and ongoing housing-focused case management services.**

Rapid Re-Housing

Three Key Performance Benchmarks:

- Reduce length of time program participants spend literally homeless (i.e., streets/emergency shelter)
- Exit households to permanent housing
- Limit returns to homelessness

Rapid Re-Housing

Rapid Re-Housing adheres to a Housing First program model and service orientation.

- A Housing First approach **removes** programmatic barriers to program entry, such as requiring behavioral health or substance use to be addressed prior to housing or requiring income prior to housing.
- Housing First does not **mandate participation in services prior** to obtaining housing or as a condition of continued housing assistance.
 - Housing Stabilization Case Management is required to be provided by the RRH program
- Housing First is rooted in the belief that people need the basic necessity of having a place to live before they can effectively address issues such as personal budgeting, gaining employment and substance use.

Rapid Re-Housing

Rapid Re-Housing projects have a great degree of flexibility in how subsidies are applied, in duration and amount, to house and stabilize individuals and families based on their unique needs.

- Rapid Re-Housing programs should not adhere to a ‘cookie cutter’ or ‘one size fits all’ approach to program design and implementation, but rather Rapid Re-Housing providers must **focus on the individual needs of each household they serve.**
- Some households may require short term rental assistance and housing-focused case management services (3 or 6 months), while others may require longer and more intensive terms of assistance and services (12 months or more). Overall, Rapid Re-Housing programs may not exceed 24 months of ongoing rental assistance.

Program Implementation Expectations

Universal program implementation expectations have been developed to ensure BoS-wide ESG-CV RRH consistency and adherence to the purpose of the CARES Act funding.

- Program operation
- Urgency in enrollment and housing move-in
- Service provision
- Performance benchmarks



Program Implementation Expectations

- All ESG-CV RRH projects are required to participate in Coordinated Entry
 - Updated CES process, policies and prioritization go into effect November 1, 2020.
 - COVID-19 Risk Factors should still be accounted for prior to November 1, 2020.
 - LPC Lead agencies continuing prioritization and referral through October.

Program Implementation Expectations

- All ESG-CV RRH projects are called to act in **urgency** to enroll and lease up participants in light of the pandemic.
 - Quickly move prioritized people out of emergency shelters/encampments into permanent housing to prevent the spread of coronavirus
 - Goal: lease up total # proposed units by end of year
 - Think “100-Day Challenge”

Program Implementation Expectations

No 'One Size Fits All' terms of rental assistance:

- Individual programs may not set universal arbitrary limits of assistance such as limitations of duration of financial assistance for all households regardless of need (cap of 3 months, 12 months, etc...)
- Programs are required to complete a reevaluation of participant need and income **every 3 months** (under regular ESG requirement is only at 12 months)
- Subsidy must be adjusted accordingly for each household served
- Programs must be flexible in meeting the needs of the participants in order to **stabilize housing**

Program Implementation Expectations

Housing Search and Placement Services:

24 CFR § 576.105 (b)(1) 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.

All programs are required to play an active, hands on role in the housing search and placement process.



Program Implementation Expectations

Assist participants from the very beginning with the housing search and lease up

- Check local listings; identify eligible and available units with participants
- Drive around desired communities
- Contact current program landlords
- Schedule/attend unit viewings with participant (virtually/socially distanced)
- Create program marketing letter for participants/landlords
- Conduct landlord outreach/negotiation on behalf of participant
- Assist with submitting unit applications and other required documentation
- Review lease terms in detail with participant
- Be present for lease-signing (virtually/socially distant)

Program Implementation Expectations

Lease Requirement:

- The lease agreement between the tenant and landlord must be for an initial term of 12 months
- No 6-month leases will be allowable for RRH unless a waiver is provided by KHC to allow for extenuating circumstances

Housing Stability Case Management Requirement:

- All programs are required to offer **at minimum** monthly Housing Stability Case Management upon program entry
 - All ESG-CV RRH providers will receive a recorded best practice training in providing Housing Stability Case Management Remotely
 - Service intensity and frequency must be tailored to the needs of each household
- Housing Stability Case Management **must still be offered** once financial assistance has ended
- End of financial assistance (i.e., paying the rent from grant) **does not equal program exit**
- Housing Stability Case Management services may not exceed 24 months during the period in which the participant is living in permanent housing.

Project Level Monitoring

- ESG-CV RRH draws **must** be submitted at minimum every 30 days
 - Different than ESG Formula Grant Agreement
 - KHC will recapture and reallocate funds as needed to meet the needs of the BoS
- ESG-CV Project Specialists will monitoring expenditures rates weekly
- ESG-CV Project Specialists will consult with HMIS team to monitor housing move-in and program occupancy rates weekly
- All HMIS data must be entered within 3 day (as required already)
- All HMIS data will be reviewed for accuracy and completeness regularly
- KHC will run Data Quality Reports monthly; reach out to agencies with any discrepancies/concerns

Program Flexibilities

Additional ESG-CV RRH Program flexibilities established under Notice CPD-20-08

The Notice issued on September 1, 2020 announced the allocation formula, amounts, and requirements for the additional \$3.96 billion in funding provided for the Emergency Solutions Grants Program (ESG) under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

Fair Market Rent and Rent Reasonableness:

24 CFR 576.106(d) that prohibits rental assistance where rent for the unit exceeds Fair Market Rent established by HUD, as provided under 24 CFR Part 88, is waived.

- The waiver provides additional flexibility beyond the ESG FMR waiver issued on March 31, 2020 and extended on May 22, 2020.
- Allows ESG-CV RRH programs to waive FMR cap as needed throughout the period they are providing rental assistance to prevent, prepare for and respond to coronavirus. Rent cannot exceed Rent Reasonableness.



Program Flexibilities

Landlord Incentives:

The limitations on eligible activities under section 415(a) of the McKinney-Vento Act and 24 CFR 576.105 are waived and alternative requirements have been established under the Notice:

- Signing bonuses equal to up to 2 months of rent;
- Security deposits equal to up to 3 months of rent;
- Paying the cost to repair damages incurred by program participants not covered by the security deposit or that are incurred while program participant is still residing in the unit; and,
- Paying the costs of extra cleaning or maintenance of a program participant's unit or appliances.

NOTE: These flexibilities have been provided to offer reasonable and necessary incentives to landlords in order for people experiencing homelessness to quickly obtain housing. Incentives should well documented and only used in the most extenuating of circumstances in order to serve as many eligible households as possible.

Remember, under 24 CFR 576, programs **are already able** to provide up to 2 month's rent in security deposit assistance.



Upcoming Free KY BoS Trainings

- KHC has contracted with OrgCode for several online trainings offered throughout 2020:
 - Prevention, Diversion and Rapid Resolution (live webinar)
 - Remote Housing Stability Case Management (recording)
 - Onboarding Essentials for new staff (live webinar)
- CE HMIS training for all LPC members
 - Recording available on HCA Help Desk
- Full SPDAT & VI-SPDAT Refresh training Thursday October 22nd
- CE Policies & Procedures training Tuesday October 27th

Community of Practice

Defined as ***“a group of people who share a concern or a passion for something they do and learn how to do it better as they interact regularly.”***

Each ESG-CV RRH provider will elect 1-2 program staff to participate in a monthly Community of Practice call with KHC staff.

Goals of these calls:

- Peer educate & peer support
- Ask the difficult questions of your peers
- Provide an update of what is happening on the ground in each LPC (what is working, what’s not?)
- Troubleshoot as a cohort of RRH providers across the state
- Ask for additional TA/training from KHC
- Provide program feedback to KHC

Questions?



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