

Rapid Re-Housing for Families
2008 Continuum of Care requirements

Definitions and Concepts:

Applicant. An entity that applies to HUD for funds. See the CoC Homeless Assistance Programs Chart in Section III.A.1 of this NOFA for a list of eligible entities. An applicant must submit a SF-424 (Application for Federal Assistance Form). If selected for funding, the applicant becomes the grantee and is responsible for the overall management of the grant, including drawing grant funds, distributing funds to project sponsors, overseeing project sponsors, reporting to HUD, providing performance data to the CoC for community-level analysis, and collecting information to provide the CoC with counts of the homeless through HMIS. Applicants can submit applications for projects on behalf of project sponsors, who will actually carry out the proposed project activities. Applicants can also carry out their own projects. In these cases, the applicant is responsible for both administering and managing the grant (as the grantee), and carrying out the project activities (as the project sponsor).

Central Intake. An assessment hotline, a single point of entry, a central intake facility or a centralized group of people that is standardized across the CoC and has the responsibility of assessing homeless persons as a method for screening homeless individuals and families into appropriate housing placements and service needs.

Rapid Re-Housing for Families Demonstration Program. HUD will implement through the 2008 CoC NOFA a demonstration program for households with dependent children residing on the street or in emergency shelters as directed by Congress in the Consolidated Appropriations Act for 2008 (H.R. 2764). Through this focused effort on assisting this population, HUD will both learn more about how to best serve families who are homeless and also contribute to the research that has already been done in this area.

Each CoC may submit no more than **one** project under the Rapid Re-Housing for Families Demonstration Program. That project must have a grant term of three-years and may request up to 30 percent of the CoC's PPRN or \$2 million, whichever is less. Grants awarded under Rapid Re-Housing for Families Demonstration Program will be administered in accordance with the requirements of the SHP program, TH component, with the exception that the eligible activities are limited to administration, leasing (up to 18 months), and supportive services; that the grantee must participate in the evaluation phase; and that they must comply with all Rapid Re-Housing Demonstration Program requirements established in the NOFA. No more than 30 percent of the total eligible program activities (grant total minus administration costs up to five percent) may be used for supportive services, including case management. Eligible supportive services are limited to housing placement, case management, legal assistance; literacy training, job training, mental health services, childcare services and substance abuse services. Eligible housing activities include leasing only. One household may receive leasing dollars one time for three to six months **or** twelve to fifteen months, as determined at the time of the assessment. Households are expected to independently sustain housing, either subsidized or unsubsidized, at the end of the leasing subsidy; therefore, it is crucial that households are appropriately assessed. The Rapid re-Housing Demonstration program will include an evaluation phase, which will focus on determining the efficacy of the assessment processes and the housing/service intervention related to how successfully households are able to independently sustain housing after receiving short-term leasing assistance.

Project Eligibility Threshold. HUD will review all projects to determine if they meet the following eligibility threshold requirements. If HUD determines that these standards are not met by a specific project of activity, the project or activity will be rejected from the competition.

- a. Applicants and project sponsors must meet the eligibility requirements for the specific program as described in program regulations and provide evidence of eligibility and capacity and submit required certifications as specified in this NOFA
- b. The population to be served must meet the eligibility requirements of the specific program as described in the program regulations, and the application must clearly establish eligibility of program participants
- c. The only persons who may be served by permanent housing projects are those who come from the streets, emergency shelters, safe havens, or transitional housing. Persons in transitional housing must have originally come from the streets or emergency shelter. As participants leave currently operating projects, participants who meet the eligibility standard must replace them
- d. Samaritan Housing Initiative Projects and Rapid Re-Housing for Families Demonstration Projects will have additional eligibility requirements. The additional eligibility requirements for Samaritan Housing Initiative Projects are described in Section I.A.4.y of this NOFA. The additional eligibility requirements for Rapid Re-Housing for Families Demonstration Projects are provided in Section III.C.2.a.(12) of this NOFA.
- e. Projects that involve rehabilitation or new construction must certify that they will meet the accessibility requirements of Section 504 of the Rehabilitation Act of 1973, and the design and construction requirements of the Fair Housing Act and the accessibility requirements of the Americans with Disabilities Act, as applicable
- f. The project must be cost-effective, including costs associated with construction, operations, and supportive services with such costs not deviating substantially from the norm in that locale for the type of structure or kind of activity.
- g. For those applicants applying for the Innovative component of SHP, whether or not a project is considered innovative will be determined on the basis that the particular approach proposed is new and can be replicated
- h. Renewal applications must be submitted as part of a CoC application
- i. Under the Sponsor-based rental assistance S+C component, an applicant must subcontract the funding awarded with an eligible project sponsor; a private nonprofit organization or a community mental health agency established as a public nonprofit organization that owns or leases the housing where participants will reside.
- j. For the Section 8 SRO program, only individuals meeting HUD's definition of homeless are eligible to receive rental assistance. Therefore, any individual occupying a unit at commencement of the unit's rehabilitation will not receive rental assistance if they return to their unit (or any other) upon completion of its rehabilitation.
- k. Applicants agree to participate in a local HMIS system when it is implemented in their community
- l. Applicants for Rapid Re-Housing for Families Demonstration Programs must meet the following additional project eligibility thresholds.
 - i. The CoC in which the applicant is applying must have centralized intake as defined in this NOFA (see Section I.A.4.) for households with dependent children.

- ii. The population to be served must be households with dependent children who have lived in emergency shelters or on the streets for at least seven consecutive days, must be able to independently sustain housing at the end of the short-term housing assistance, and must have at least one moderate barrier to housing. A moderate barrier to housing is defined as:
 1. A financial strain that is not ongoing and will not impact the ability to independently sustain housing once re-housed (in subsidized or unsubsidized housing);
 2. Inadequate employment or a loss of employment. The family most appropriate for this demonstration should have, or be willing to obtain, employment that increases the income of the household to such a degree that it can independently sustain housing at the end of the short-term housing assistance;
 3. Inadequate childcare resources;
 4. A head of household with a low level of education or low command of the English language, but who is willing to obtain the language skills and/or education level necessary to obtain employment and maintain housing;
 5. Legal problems. HUD leaves it to the discretion of the individual communities to determine which legal problems it is able to address;
 6. Mental health diagnosis that do not greatly impact the household's ability to independently sustain housing;
 7. A history of substance abuse, without any active use;
 8. Poor rental history, including up to three evictions; and,
 9. Poor credit history.
- iii. The agency must have *one assessment tool that it uses* to assess all families.

Project Quality Threshold. HUD will review new projects, including those requested as part of HHN Reallocation, to determine if they meet the following quality threshold requirements with clear and convincing evidence. A S+C or SHP project renewal will be considered as having met these requirements through its previously approved grant application unless information to the contrary is received. The housing and services proposed must be appropriate to the needs of the program participants and the community. HUD will assess the following:

- a. That the type, scale and general location of the housing fit the needs of the participants and that the housing is readily accessible to community amenities
- b. That the type, scale and location of the supportive services fit the needs of the participants and the mode of transportation to those services is described.
- c. That the specific plan for ensuring clients will be individually assisted to obtain the benefits of the mainstream health, social service, and employment programs for which they are eligible is provided
- d. How participants are helped to obtain and remain in permanent housing is described.
- e. How participants are assisted to both increase their incomes and live independently using mainstream housing and service programs is described
- f. Applicants and project sponsors must evidence satisfactory performance for existing grant(s)
- g. For expansion projects, applicants must clearly articulate that the part of the project that is the expansion

- h. In addition to meeting the quality threshold standards above, applicants for Rapid Re-Housing for Homeless Families Demonstration Projects must meet the following quality threshold standards:
 - i. The applicant's experience in forming relationships with landlords and maintaining an affordable housing stock is described
 - ii. The type, scale and general location of the centralized intake meets the needs of the participants is provided
 - iii. The specific plan for assessing households with dependent children and for ensuring that all households are placed in appropriate housing is described
 - iv. The applicant's connection with mainstream, community based social services is described
 - v. The applicant and project sponsors must evidence satisfactory performance for existing projects serving homeless households with dependent children and existing Rapid Re-Housing for Families projects.

Criteria for Scoring of Rapid Re-Housing for Families Demonstration Projects. All projects applying for the Rapid Re-Housing for Families Demonstration Program will be considered for funding based upon the following review, ranking, and conditional selection process. HUD will award up to 100 points (as described below) and add this score to the CoC score to determine the project's final score.

- a. Applicant Experience in Operating Rapid Re-Housing for Families Projects: HUD will award up to 25 points based upon the applicant's ability to demonstrate:
 - 1. Previous, specific agency and staff experience operating Rapid Re-Housing projects for homeless households with dependent children and/or agency and staff experience operating traditional housing programs for homeless households with dependent children.
 - 2. That performance for previous projects serving households with dependent children and/or Rapid Re-Housing for Families projects was measured.
- b. Assessment Process: HUD will award up to 20 points based upon the applicant's ability to demonstrate:
 - 1. Appropriate criteria for determining whether a family is eligible for the demonstration project (see Section III.C.2.a.(11) of this NOFA).
 - 2. The types of services and referrals that will be made to households based upon the assessment, regardless of whether the family is eligible for the demonstration program, is described.
 - 3. A single homeless family assessment tool (that is attached to the application) that is used across the entire CoC.
- c. Applicant Relationship with Mainstream Community Social Services: HUD will award up to 15 points based upon an applicant's ability to demonstrate that it has a variety of mainstream, community-based social services with which it routinely connects, including any with which it has Memorandums of Understanding or formal agreements.
- d. Applicant Ability to Maintain an Affordable Housing Stock: HUD will award up to 15 points based upon an applicant's ability to demonstrate:
 - 1. A formalized process for providing outreach to local landlords that is already used across the CoC.
 - 2. A process through which the applicant already maintains relationships with local landlords.
 - 3. A formalized protocol for dealing with conflicts between landlords and program participants.

4. A system in place to locate landlords for participation in the project and to track the units that may be leased with grant funds (i.e., a web-based housing locator, distribution list).
- e. CoCs Centralized Intake for Households with Dependent Children: HUD will award up to 20 points based upon an applicant's ability to demonstrate that centralized intake (see Section I.A.4.d of this NOFA) exists for households with dependent children within the CoC that is well advertised to the community and easily accessible by households with dependent children.
- f. CoCs HMIS Bed Coverage Rate for Households with Dependent Children: HUD will award up to 5 points on a sliding scale for a CoCs HMIS coverage of emergency shelters serving households with dependent children. Full points will be awarded if a CoC has a bed coverage rate (the total number of emergency shelter beds for households with dependent children entered into the HMIS as listed in the Housing Inventory Chart divided by the total number of year round emergency shelter beds for households with dependent children from the Housing Inventory Chart—not including the total number of beds provided by domestic violence providers) of at least 65 percent for emergency shelters serving households with dependent children. In the case of a tie between projects, preference will be given to those communities who participated in AHAR 3.
- g. Geographic Diversity. HUD has determined that geographic diversity is an appropriate consideration in selecting projects for the Rapid Re-Housing for Families Demonstration Program. To this end, HUD reserves the right to fund eligible project(s) with the highest total score in each of the 10 HUD regions. In making this determination, HUD will also consider population to ensure that urban and rural communities are selected.