Using SHIP to Help End Homelessness

Sponsored by Florida Department of Economic Opportunity
Presenters
(in order of presentation)

- **Jaimie Ross**, President/CEO, *Florida Housing Coalition*
- **Susan Pourciau**, Director of Homeless Training & Technical Assistance, *Florida Housing Coalition*
- **Mitchell Glasser**, Manager, *Orange County Housing & Community Development*
- **Michael Chaney**, Technical Advisor, *Florida Housing Coalition*
What will be covered

• Legislative changes made to SHIP specifically to address homelessness and to implement Rapid Rehousing
• How Rapid Rehousing (RR) works
• Local government experience with RR from implementation of the HPRP
• What other SHIP strategies can help end homelessness
• Next steps for SHIP programs to implement the new law
2015-16 Legislative Session

- Jaimie Ross, President/CEO, Florida Housing Coalition
2015 SHIP Appropriations and Implementing Bill Proviso

• The SHIP program is funded from the LGTF
• Population based formula
• Projected allocations calculated by FHFC beginning July 1, 2015 can be found on FHC website www.flhousing.org
• $101 Million has been appropriated for SHIP
2015 SHIP Appropriations and Implementing Bill Provisos

- Distinguishable from statutory provision – attaches to the specific fiscal year
- So, while SB 1500 did not become law
- The provisions related to allowing a portion of SHIP funds to be used for rental assistance up to 12 months will apply to FY 2015-2016 SHIP by virtue of proviso language in implementing bill
2015 SHIP Appropriations and Implementing Proviso

For FY 15-16, permits up to 25% of SHIP funds to be used for rental assistance and rent subsidies

• Security and utility deposit assistance.
• Eviction prevention subsidies not to exceed 6 months’ rent.
2015 SHIP
(good through June 30, 2016)

• Rent subsidies for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or a person who is homeless as defined in s. 420.621 when the person initially qualified for a rent subsidy. The period of rental subsidy may not exceed 12 months for any eligible household or person.
“Person with special needs” means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.
“Homeless,” applied to an individual, or “individual experiencing homelessness” means an individual who lacks a fixed, regular, and adequate nighttime residence and includes an individual who:

(a) Is sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason;
(b) Is living in a motel, hotel, travel trailer park, or camping ground due to a lack of alternative adequate accommodations;
(c) Is living in an emergency or transitional shelter;
(d) Has a primary nighttime residence that is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings;
(e) Is living in a car, park, public space, abandoned building, bus or train station, or similar setting; or
(f) Is a migratory individual who qualifies as homeless because he or she is living in circumstances described in paragraphs (a)-(e).
Additional proviso related to SHIP and Homelessness

• From the entire SHIP allocation, local governments are permitted to create regional partnerships across jurisdictional boundaries through the pooling of appropriated funds to address homeless housing needs identified in local housing assistance plans.
How Rapid Rehousing Works

• Susan Pourciau, Director of Homeless Training and Technical Assistance, *Florida Housing Coalition*
What is Rapid Rehousing?

Rapid Rehousing is an approach that helps people who are homeless move into permanent housing as quickly as possible.

• “Permanent housing” in this context usually means a rental unit. The client signs a lease and has all the rights and responsibilities of any tenant.
• There should be minimal program requirements beyond the lease.
• There should be minimal barriers to entry into the program (e.g., no requirements regarding minimum income, sobriety, employment)
Core Components of Rapid Rehousing

Rapid Rehousing includes

1. Assistance identifying appropriate and accessible permanent housing,

2. Individualized short-term financial assistance, and

3. Short-term case management.
Collaboration

Typically, Rapid Rehousing programs are managed by nonprofit organizations with experience helping homeless households move into apartments.

Collaboration with your local Homelessness Continuum of Care (CoC) lead agency is essential because there are likely already organizations in your community that use the following sources of rapid rehousing funding:

- Emergency Solutions Grant (ESG)
- HUD CoC Funding
- Supportive Services for Veteran Families
Reality Check

Does Rapid Rehousing work?  YES!

Rapid Rehousing is a recognized evidence-based approach for **rapidly, effectively, and efficiently**:

1. Reducing homelessness
2. Reducing the length of time people are homeless
3. Reducing returns to homelessness
4. Minimizing the trauma of homelessness
But Does It Work for Everyone?

• Your community’s “Coordinated Entry” system should prioritize and categorize the right housing intervention for a given household.

• Research shows that the vast majority of homeless households (both individuals and families) who need assistance are best served by rapid rehousing!
Myth Busting

- Rapid rehousing only works for families, not individuals. FALSE
- Rapid rehousing only works for households who have a one-time crisis, but otherwise are stable. FALSE
- Rapid rehousing should not be used unless the household has sufficient income to maintain the housing. FALSE
- Rapid rehousing sets people up for failure because they’ll just return to homelessness once the rental assistance ends. FALSE
Some Cost and Effectiveness Data for Several Housing Interventions

<table>
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<th>Housing Intervention</th>
<th>Cost per PH placement - singles</th>
<th>Placement into PH – singles</th>
<th>Returns to homelessness – singles</th>
<th>Cost per PH placement – families</th>
<th>Placement into PH – families</th>
<th>Returns to homelessness – families</th>
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</table>
Rapid Rehousing Lessons Learned in Orange County

• Mitchell Glasser, Manager, Orange County Housing & Community Development
Homeless Prevention & Rapid Re-Housing

- Orange County received an award of $2.5M in 2009
- One-stop/central coordination approach
- United Way operated a successful local model for a central coordination (2-1-1)
Program Outcomes

• 336 households assisted in 24 months
• Average term of assistance was 4-6 months
• Average financial assistance was $4,000 per household homeless prevention and $6,000 for rapid re-housing
• 67% of recipients experienced increased income—on average 80% increase of income at exit
Example: From Homeless to Stable and Employed

- Mental health professional, Marti Gitto-Brady, 69: master’s degree in counseling, 20-year career
- Her Orlando agency lost grant funding. She depleted savings.
- Living out of her car for 6 months
- Now lives in a small house and is re-employed.
More Outcomes

• New partnership with United Way proved successful – opportunities with CoCs

• Data collection was a great tool to track emerging trends in the County

• Changes to traditional stereotypes of homelessness (i.e. working families with children)
Lessons Learned

• The program required an investment in capacity building at all levels

• Good case management is key to stabilization

• Eligibility verification is critical to prevent fraud (i.e. false landlords, false evictions)
How SHIP has been used to help end Homelessness

• Michael Chaney, Technical Advisor, Florida Housing Coalition
Transitional Housing
Brevard County

Community Of Hope
Transitional Family Housing
Melbourne
SHIP Offers Rental AND Homeownership Assistance

- Rental Assistance is limited to 25% of each SHIP Allocation PLUS all Program Income
- SHIP Homeownership activities also help End Homelessness
Substantial Repair
Clay County SHIP prevented this Disabled Veteran from becoming homeless

Joe Gainers is a Vietnam Veteran
Disaster Recovery Assistance

Escambia County prevents Families from becoming homeless after a disaster.
Disaster Recovery Assistance
In Brevard County

Before

After
FY 15-16 SHIP funds may “provide the following types of rental assistance and rent subsidies:

1. Security and utility deposit assistance.
2. Eviction prevention subsidies not to exceed 6 months’ rent.
3. Rent subsidies for very-low-income households with at least one adult who is a person with special needs as defined in s. 420.0004 or a person who is homeless as defined in s. 420.621 when the person initially qualified for a rent subsidy. The period of rental subsidy may not exceed 12 months for any eligible household or person.
4. This subsection expires July 1, 2016.

Source: Budget Implementing Bill, Section 67, beginning on line 2096
LHAP Information on homeless housing needs required for regional partnerships

More Budget Provisio Language:

• “From the entire SHIP allocation, local governments are permitted to create regional partnerships across jurisdictional boundaries through the pooling of appropriated funds to address homeless housing needs identified in local housing assistance plans.
New Strategy Approach: Rapid Rehousing Effort to End Homelessness

- Assistance for individuals experiencing homelessness
- SHIP provides Rent & Utility Deposits
- Also: Limited monthly rental assistance
- Renters receive case management
How SHIP Strategies Get Adopted & Amended

• Local Housing Assistance Plan: ways to spend SHIP

• LHAP Strategies answer:
  – Who is eligible,
  – What assistance is provided,
  – Applicant selection,
  – Maximum award,
  – Terms of assistance

• Update any time, but at least every 3 years
New SHIP Strategies must be approved by:

- City or County Commission
- Florida Housing Finance Corporation LHAP review committee

Avenues for SHIP Public Participation

- Meet with Commissioners
- Commission Mtgs: LHAP/Annual Report discussed
- Annual Report: written comments collected
- Affordable Housing Advisory Committee (AHAC)
QUESTIONS?
Upcoming Webinar

• Call the Florida Housing Coalition’s Homeless Hotline:
  1-844-280-2683

• Legislative Wrap-Up in regards to Homelessness and Housing:
  Friday, June 26\textsuperscript{th} at 2pm – To Register:
  \url{https://attendee.gotowebinar.com/register/2403972590014979586}

• Broader than today’s Webinar- also covers other funding appropriated for homeless in FY 2015-16
Statewide Conference

- CoC Caucus
- SHIP Administrators Roundtable

Orlando, FL
August 31st - September 2nd @ The Rosen Centre

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