

NORTHERN CALIFORNIA/CENTRAL VALLEY HOMELESS ROUNDTABLE

WEST SACRAMENTO COMMUNITY CENTER

THURSDAY, FEBRUARY 26, 2015 | 9:00 AM – 3:00 PM

- 9:00 a.m.** **Gathering and Networking**
- 9:30** **Welcome & Introductions - AHM**
- 10:00** **Building Relationships with Landlords and Housing Location**
- *Betty Mann, Amador-Tuolumne Community Action Agency*
 - *Jenni Lynn Holmes, Catholic Charities of Santa Rosa*
 - *Jody Ketcheside, Turning Point of Central California*
- 10:30** **Break**
- 10:45** **Building Relationships with Landlords and Housing Location *Continued***
- 11:30** **CoC Roll Call**
- 12:00** **Lunch**
- 1:00** **Announcements, Funding Roundtable-**
- 1:10** **HUD Updates**
- 1:20** **HCD Updates**
- 1:30** **Legislative and Budget Updates and Actions**
- 2:00** **Using Local Data for Advocacy: A Case Study of Sacramento's Homeless Deaths Report**
- *Bob Erlenbusch, Sacramento Regional Coalition to End Homelessness*
- 2:30** **2015 Point-in-Time Count Debrief: Successes and Challenges**
- 3:00** **Adjourn**

The Northern/Central Valley Homeless Roundtable

Roundtable Goal and History

Goal: The Northern/Central Valley Homeless Roundtable is led by delegates in homeless continuums of care in the California Northern and Central Valley communities. Its goal is to create regular opportunities for homeless continua participants to foster an exchange of information and to build community between continuum communities.

History

(If no location is noted, the meeting was held in Sacramento/West Sacramento)

- **How to Develop Local Homeless Policy**, hosted by Placer Consortium on Homelessness and Affordable Housing (PCOH), in Roseville, CA, on April 29, 2004
- **The Housing First Model**, hosted by Yolo County Homeless Coalition, in Woodland, CA, on July 29, 2004
- **Discharge Planning to Prevent Homelessness**, hosted by Sacramento County & Cities Board on Homelessness, in Sacramento, CA, on Oct. 26, 2004
- **Local Corrections Systems**, hosted by HUD Sacramento Field Office and California HCD, in Sacramento, CA, on Feb. 24, 2005
- **Housing First Model, 10 Year Plans, Prop 63**, hosted by Greater Chico Homeless Task Force/Butte Continuum of Care, in Oroville, CA, on May 5, 2005
- **Homeless Counts; Engaging Law Enforcement**, Merced Continuum of Care Collaborative, in Merced, CA, on July 28, 2005
- **Interacting with Media, MHSA, Medical Care**, hosted by City of Redding & Shasta County Homeless Continuum of Care, in Redding, CA, on Oct. 21, 2005
- **Advocacy Issues; Paul Boden & Megan Schatz**, hosted by Stanislaus Housing and Supportive Services Collaborative, in Modesto, CA, on Feb. 23, 2006
- **HMIS Best Practices & Input on 10 Year Plan**, hosted by San Joaquin Continuum of Care, in Stockton, CA, on July 27, 2006
- **Role & Enhancement of Roundtable Infrastructure**, Planning Committee Retreat, in Sacramento, CA, on Aug. 24, 2006
- **Housing Models & Their Application in Member CoC**, hosted by Kings/Tulare CoC on Homelessness, in Visalia, CA, on Oct. 19, 2006
- **10-Year Strategic Planning, Extreme Weather Preparedness**, hosted by Yolo County Homeless Coalition on Feb. 15, 2007
- **Continuum Improvement & Development**, hosted by Chico/Paradise/Butte Continuum of Care on May 17, 2007
- **Advocacy; Federal, State & Local Levels**, hosted by Fresno-Madera Continuum of Care on Aug. 16, 2007
- **Hospital Discharge Planning**, hosted by Redding/Shasta County Continuum of Care Council, in Redding, CA, on Nov. 15, 2007
- **SSI Advocacy**, hosted by HUD Sacramento Field Office, California HCD and HomeBase on Feb. 21, 2008
- **Housing Development 101: Focus on PSH**, hosted by Central Sierra (Amador, Calaveras and Tuolumne) CoC, in Jackson, CA, on May, 22, 2008
- **Rapid Rehousing for Families, Housing Operations 101**, hosted by HUD Sacramento Field Office, via Conference Call, on Aug. 28, 2008
- **Project Homeless Connect, Homeless Count**, hosted by Sacramento CoC on Dec. 4, 2008
- **Homeless Programs: Surviving and Thriving**, hosted by Yolo County Housing and Poverty Action Coalition on Feb. 26, 2009
- **How Do We Capitalize on What's Happening Now?**, hosted by Fresno-Madera CoC, in Fresno, CA, on May 28, 2009
- **HMIS Data Standards**, hosted by Roundtable Planning Committee, via Conference Call, on Aug. 27, 2009.
- **Regional Coordination**, hosted by Placer County Continuum of Care on Nov. 19, 2009
- **HEARTH and Foundation Funding** on Feb. 25, 2010
- **Roundtable Retreat** on March 16, 2010
- **HMIS as a Planning Tool** on May 27, 2010
- **Federal Strategic Plans and CoC Coordination with Federal Mainstream Systems of Care** on August 26, 2010
- **Community-wide Performance Measurements** on December 2, 2010
- **Connecting Homeless Persons to Employment** on February 24, 2011
- **Targeting- How do we best match need to service?** on May 26, 2011
- **Food Security, 100,000 Homes, Corrections Realignment, and Healthcare Reform** on August 11, 2011
- **Linking Homeless Veterans to Housing and Services** on November 4, 2011
- **Serving Homeless Youth; Innovations in SSI Advocacy** on February 23, 2012
- **Coordinated/Centralized Assessment; Working with PHAs** on May 24, 2012
- **Interim Continuum of Care Regulations** on August 23, 2012
- **Opening Doors Revisited; Bringing Law Enforcement to the Table** on December 6, 2012
- **Implementing 211, Coordinating with ESG** on February 28, 2013
- **Definition of Rural, RHSP regulations** on May 23, 2013
- **Federal agencies responding to Homelessness; Serving vehicularly housed** on August 22, 2013
- **Adapting Transitional Housing; Rural Data; Extreme Weather** on December 5, 2013
- **Emergency Shelters: Increased Use and Decreased Funding** on March 27, 2014
- **Using Medi-Cal for Services in Supportive Housing** on May 22, 2014
- **Then and Now: Homelessness in Our Communities from 2004-2014** on August 28, 2014
- **Homelessness Crisis Response System** on December 4, 2014

Northern California/Central Valley Homeless Roundtable Acronym List

Acronym	Definition
AB	Assembly Bill
ACA	Affordable Care Act (Obamacare)
ADAP	AIDS Drug Assistance Program
AHAR	Annual Homeless Assessment Report
AI	Analysis of Impediments (to fair housing), a part of Consolidated Plans
AOD	Alcohol and Drug Dependency
APR	Annual Performance Report (for HUD homeless programs)
CA	Collaborative Applicant
CalFresh	California's SNAP (Supplemental Nutrition Assistance Program) (formerly Food Stamps)
CalWORKs	California Work Opportunities and Responsibility to Kids
CBO	Community Based Organization
CDBG	Community Development Block Grant (CPD program – federal)
CDCR	California Department of Corrections and Rehabilitation
CDVA	California Department of Veterans Affairs
CH	Chronically Homeless
CSBG	Community Services Block Grant (Federal program that flows from US Department of Health and Human Services to the California Department of Consumer Services and Development to California counties)
CHDO	Community and Housing Development Organization. Non-profit housing provider receiving minimum of 15% of HOME funds
CoC	Continuum of Care approach to assistance to the homeless
Continuum of Care	Federal grant program stressing permanent solutions to homelessness
Con Plan	Consolidated Plan, a locally developed plan for housing assistance and urban development under CDBG and other CPD programs
CPD	Community Planning and Development (HUD Office)
CY	Calendar Year
Davis Bacon	Statutory requirement that persons working on Federal assisted projects be paid at least minimum prevailing wage rates.
DHHS	Department of Health and Human Services (State Office)
DV	Domestic Violence
EHAP	Emergency Housing and Assistance Program Operating Facility Grants (State program. Obsolete.)
EHAPCD	Emergency Housing and Assistance Program Capital Development (State program). Not open to new applications
ESG	Emergency Solutions Grants (CPD – federal program. Flows to entitlement jurisdictions and HCD)
e-SNAPS	Electronic grants application and management system for HUD Homeless Assistance Programs
FESG	Federal Emergency Shelter Grants (obsolete program – replaced by ESG)
FHEO	Fair Housing and Equal Opportunity (HUD Office of)
FMR	Fair Market Rent (maximum rent for many HUD housing programs)
FQHC	Federally Qualified Health Center
FTE	full-time equivalent (employee) (2080 hours of paid employment)
FY	Fiscal Year
GAO	Government Accountability Office
GA/GR	General Assistance/General Relief (county assistance)
HAP	Housing Assistance Payments

Acronym	Definition
HAP	Housing Assistance Plan; Housing Plans required by CDBG
HCD	Housing and Community Development (California Department of)
HCV	Housing Choice Voucher Rental Assistance (formerly Section 8)
HEARTH Act	Homeless Emergency and Rapid Transition to Housing (HEARTH) Act of 2009, S. 896
HIC	Housing Inventory Chart (inventory of housing for the homeless conducted annually in January for same night as the PIT)
HPRP	Homeless Prevention and Rapid Re-Housing Program (obsolete)
HMIS	Homeless Management Information System
HOME	Home Investment Partnerships (CPD program)
HOPWA	Housing Opportunities for Persons with AIDS (CPD program)
HPC	High Performing Community
HQS	Housing Quality Standards (required before move in for HUD programs)
HRSA	Health Resources and Services Administration (division of US HHS)
HUD	U.S. Department of Housing and Urban Development (federal)
HUD-VASH	HUD Vouchers through Veterans' Affairs Supportive Housing
IDIS	Integrated Disbursement and Information System (CPD system)
IHSS	In-Home Supportive Services
LEA	Local Education Agency
LGBTQ	Lesbian, Gay, Bisexual, Transgender, or Questioning
LOCCS	Line of Credit Control System
MHSA	Mental Health Services Act
MOU	Memorandum of Understanding
NAEH	National Alliance to End Homelessness
NAMI	National Alliance on Mental Illness
NIMBY	Not In My Back Yard
NOFA	Notice of Funding Availability
OneCPD	Resource Exchange and email notice system for HUD CDP
PHA/ HA	Public Housing Authority
PIT Count (PITC)	Point-In-Time Homeless Count (unsheltered count conducted biennially, every odd numbered year; sheltered count, every January)
PSH	Permanent Supportive Housing
RFP	Request for Proposals
RFQ	Request for Quotations. Used to solicit price quotes under the simplified acquisition procurement method.
SA	Sexual Assault Or Substance Abuse
SB	Senate Bill
SAMHSA	Substance Abuse & Mental Health Services Administration
S + C	Shelter + Care (obsolete – replaced by CoC Program)
Section 8	Housing Assistance Payment Program (Housing and Community Development Act of 1974)
Section 202	Loans for construction/rehab of housing for the elderly or handicapped
Section 202/811	Programs for housing assistance to the elderly and people with disabilities
SHP	Supportive Housing Program (obsolete – replaced by CoC Program)
SMI	Serious Mental Illness or Seriously Mentally Ill
SNAP	Supplemental Nutrition Assistance Program (formerly Food Stamps)
SNAPS	Special Needs Assistance Program (HUD Division that deals with homelessness)
SOAR	SSI/SSDI Outreach, Access, and Recovery (SSI/SSDI Application program)

Acronym	Definition
SRO	Single-Room Occupancy housing units
SSA	Social Security Administration
SSDI	Social Security Disability Income
SSI	Supplemental Security Income
SSO	Supportive Services Only (Type of CoC grant providing services only)
SSVF	Supportive Services for Veterans Families (but can serve single adults)
TA	Technical Assistance
TANF	Temporary Assistance to Needy Families
TAY	Transition Age Youth
UFA	Unified Funding Agency
USDA	U.S. Department of Agriculture
VA	Veterans Affairs (U.S. Department of)
VASH	Veterans Affairs Supportive Housing

*Thanks to Nevada/Placer CoC for use of their acronym list.



CALIFORNIA'S 58 COUNTIES

PACIFIC OCEAN

MEXICO

PROMOTING LANDLORD PARTNERSHIPS TO OVERCOME HOUSING ATTAINMENT BARRIERS

FEBRUARY 26, 2015

BACKGROUND

The hardest-to-house populations, such as persons with felony records, multiple evictions, behavioral health challenges, and long-term or chronic homelessness, have historically faced difficulties affording market rate rental units and meeting the screening criteria set by property owners, managers, and landlords. This memo will introduce practical strategies that have been implemented in various communities.

Financial incentives can help mitigate the real and perceived risks associated with renting to homeless households, such as non-payment of rent, property damage, or the burden of having to deal with other potential problems caused by tenants. While financial incentives can be helpful to gain landlord interest, community examples show that financial incentives alone are not proven to substantially increase landlord participation in rental assistance programs. Programs with the greatest success in recruiting landlords, housing residents, and retaining both tenants and landlords alike provide robust nonfinancial as well as financial incentives for landlords.

FINANCIAL INCENTIVES FOR LANDLORDS

PRE-LEASING INCENTIVES: LEASING BONUSES AND BROKER'S FEES

Leasing bonuses can be provided to landlords as a non-refundable reward for leasing to “hard to house” tenants.¹ There are two types of leasing bonuses in practice:

- A fixed bonus amount provided to landlords for each unit they rent to clients
 - Example: \$100 bonus/unit rented
- A fixed-scale system where the leasing bonus provided is determined by the type of unit or the size of household
 - Example for unit size: \$400/studio, \$600/one-bedroom apartment rented
 - Example for household: \$400/single tenant, \$600/family

¹ http://partnering-for-change.org/wp-content/uploads/2011/07/Brief_RehsingStrategiesFINAL.pdf.

Payment of administrative costs and pre-leasing fees can also serve as a financial incentive for landlords. The Rapid Exit Program in Hennepin County, Minnesota pays holding fees for vacant units while a landlord considers a client’s application, and the Housing Stability Plus Program in New York City provided a 15% finder’s fee for real estate brokers who found units for low-income residents during the programs three-year run.²

RISK MITIGATION POOLS

“Risk mitigation pools,” also known as insurance pool grants and landlord guarantee funds, reduce landlord exposure to financial risks caused by excessive damage costs and non-payment of rent. Risk mitigation pools create a reserve fund that can be accessed by landlords to reimburse payments for damage and inconveniences that are not covered by a security deposit.

Some examples of risk mitigation pools in practice include the Landlord Liaison Project in King County, Washington (Seattle); the Home Forward Program in Portland; The South Hampton Roads Insurance Pool Grant in Norfolk, Virginia; and the Risk Mitigation Pool of the City of Portland that is held and administered on behalf of the City of Portland Bureau of Housing and Community Development. King County provides funding for and holds management and oversight of the risk mitigation pool and staff oversee the process of approving and submitting claims to the County for damages. Examples of typical costs include: carpet, vinyl floor, wall damage, cleaning, garbage hauling, and legal costs.³

Risk mitigation pools vary in size, but are often between \$800,000 and \$1,000,000.⁴

There are a few general restraints and guidelines that are common across risk mitigation pools that help them function and mitigate the financial risk taken on by program providers. These include:

- Claims against tenants for funds from the risk mitigation pool must be above and beyond those costs covered by the security deposit
- Most risk mitigation pools do not cover normal operating costs for landlords such as repainting or replacement of furniture for reasons such as “wear and tear”
- Landlords must provide receipts for repairs caused by excessive damage in order to be reimbursed through the risk mitigation pool
- Funds from the risk mitigation pool are usually capped between \$1,000-2,000 per household

² <http://partnering-for-change.org/wp-content/uploads/2011/07/LandlordIncentivesProtections.pdf>.

³ www.kingcounty.gov/.../DCHS/Levy/ProcurementPlans/VHS_Levy_2_3.ashx

⁴ <http://partnering-for-change.org/wp-content/uploads/2011/07/LandlordIncentivesProtections.pdf>, <http://www.homeforward.org/landlords/section-8-features>, <http://www.endhomelessness.org/page/-/files/MOU%20for%20Insurance%20Pool%20Funds.pdf>.

- Financial guarantees are often time limited, expiring after 6-12 months of responsible tenancy

SECURITY DEPOSITS

Some programs provide landlords with increased security deposit payments as a way to incentivize landlords. Programs can negotiate with landlords to determine new security deposit amounts to reflect the real and perceived risks for landlords. For example, the Rapid Exit Program in Hennepin County, Minnesota pays double security deposits for clients with poor rental history.⁵

Rapid rehousing providers often utilize ESG and TANF funds to pay for modest incentives including paying security deposits for program participants or negotiating increases in deposit amounts. CalWORKS provides move-in costs, such as last month's rent, security deposits, utility deposits, and cleaning fees, provided that the total rent does not exceed eighty percent of the family's total monthly income. Generally, this assistance is only available once in a lifetime, unless the homelessness was the result of domestic violence or a natural disaster.^{6,7} Yolo County's 2014 strategic plan outlines an objective to partner with the Center for Families to ensure that this resource is reaching eligible families.⁸

The Emergency Solutions Grant program (ESG) includes the following eligible costs for financial assistance: rental application fees, security deposits, last month's rent, utility deposits, utility payments, and moving costs.⁹ In Los Angeles County, the Department of Public Social Services is using ESG funding to provide security and utility assistance for families moving into permanent housing and those enrolled in a rapid re-housing program.¹⁰

PROTECTIVE PAYEE PROGRAMS

Protective payee programs function by holding a client's monthly income in an escrow account that is managed by a third party. This third party then becomes responsible for making rent payments on behalf of the tenant. Protective payee services should not be confused with representative payee services. While the latter are often targeted to individuals deemed incapable of handling their own finances (e.g., severely disabled individuals on SSI), the former have no legal requirements for participation. Protective payee programs serve to convince landlords and management companies to relax screening criteria, while at the same time enabling program participants to build budgeting and financial management skills. The Shelter to Independent Living (SIL) Program in Lancaster, Pennsylvania uses a protective payee program on a time-limited

⁵ <http://partnering-for-change.org/wp-content/uploads/2011/07/LandlordIncentivesProtections.pdf>.

⁶ <http://www.lafla.org/service.php?sect=govern&sub=help>;

⁷ <http://www.211scc.org/downloads/CalWORKs%20Resource%20Guide%202014.pdf>

⁸ <http://www.yolocounty.org/home/showdocument?id=26136>

⁹ <https://www.hudexchange.info/resources/documents/ESG-Program-Components-Quick-Reference.pdf>

¹⁰ <http://documents.lahsa.org/Programs/funding/2014/rfp/HFSS/FINAL-2014-HFSS-RFP-AND-APP.pdf>

basis as a means of addressing landlords' concerns about high income-to-rent ratios and poor credit histories among hard to house clients.¹¹

SAVED COSTS: TENANT VETTING AND REFERRALS

Some programs provide landlords with financial incentives through costs saved in tenant vetting and referral processes. Tenant vetting programs broadly involve checking referral and assessment information for the client to create a comprehensive character reference and background check for the landlord to evaluate. Landlords may view those clients who have been thoroughly vetted and referred by a program that has a vested interest in that client's success as a more attractive potential tenant.¹²

Discussion

What kinds of financial incentives have been successful with landlords in your CoC?

What partnerships may be needed in order to develop financial incentives in your community?

NONFINANCIAL INCENTIVES FOR LANDLORDS

Financial incentives for landlords are often paired with nonfinancial incentives that create a supportive environment for the tenant and landlord alike.¹³ Some examples of nonfinancial incentives include:

- Tenant certification and recommendation programs that provide hard-to-house clients with education on topics such as budgeting, tenant rights, repairing credit, and other tools to be a responsible tenant. Clients who complete the program receive certificates of completion or recommendation letters that allow them to apply for housing from landlords partnered with the program.
- Case management and support services provided during transitional housing period
- Landlord access to support hotlines
- Property maintenance for client-occupied units provided by rental assistance program or associated agencies
- Character letters from case managers and/or respected third parties, such as religious leaders, employers, or even parole officers, describing how the head of household or individual concerned has participated in specialized services (e.g., substance abuse treatment, mental health counseling, financial education classes) and has made great strides in overcoming personal problems indicates

¹¹ <http://partnering-for-change.org/wp-content/uploads/2011/07/LandlordIncentivesProtections.pdf>.

¹² <http://www.crisis.org.uk/data/files/publications/Youth%20&%20PRS%20report.pdf>.

¹³ http://partnering-for-change.org/wp-content/uploads/2011/07/Brief_RehsingStrategiesFINAL.pdf.

to a landlord a level of commitment, motivation, and ability to turn one's life around

- Recognition (e.g. thank you or birthday cards from staff and clients, hosting owner appreciation breakfasts at which partners receive plaques or other type of recognition)
- Inviting landlords to open houses where they can meet staff, agency leadership and each other. Often, landlords know each other and are assisting the same pool of tenants, so they can develop their own support network.

LOCATING POTENTIAL NEW LANDLORDS

Housing Authority listings for Section 8 are a good place to start looking for potential landlords; landlords who are willing to rent to Section 8 voucher holders, they are more likely to rent to our hardest-to-house populations. Cold calling can also be effective; programs report that locating one potential landlord may open doors to others. However, housing locators find that landlords located through mainstream housing sources (such as Craigslist) are typically not willing to participate in a supported housing program.

Discussion

What nonfinancial incentives have been helpful in your community for engaging and maintaining landlord participation?

What are some strategies used in your community for locating new landlords who might be willing to participate?

PROJECT PROFILES

LANDLORD LIAISON PROJECT: KING COUNTY, SEATTLE

The Landlord Liaison Project (LLP) began in March 2009, as a means of increasing access to private market and non-profit owned rental housing for vulnerable populations moving out of homelessness into permanent housing. The LLP is supported by the King County Department of Community and Human Services, the City of Seattle, King County, Representative of the United Way of King County, and a broad array of service and nonprofit housing providers.¹⁴

The Landlord Liaison Project provides landlords with the following services:

- Access to qualified, vetted applicants to fill vacant units
- Access to LLP's 24-hour hotline to address immediate issues
- Rapid response to landlord concerns by partnering agencies and the YWCA

¹⁴ <http://partnering-for-change.org/wp-content/uploads/2011/07/LandlordIncentivesProtections.pdf>.

- Access to a Landlord Risk Reduction Fund in the case of excessive property damage and/or the nonpayment of rent. The Risk Reduction Fund established in King County is \$1 million.

The LLP provides clients with important services as well, such as move-in costs and rental assistance, eviction prevention, tenant trainings, mediation with landlords, and access to support services through partner agencies for at least the first year of their tenancy in permanent housing.

During its first 10 months, the Landlord Liaison Project placed 147 households in permanent housing with a retention rate of 96% of households after 6 months of tenancy. 68% of the tenants were subsidy holders. During the same time period there were 87 interventions/mediations on behalf of housed clients between the landlords and case managers, but no calls placed after hours to the 24-hour emergency hotline. In 2009, the LLP used only \$2,663 from the Risk Reduction Fund for repairs to damage caused in three client units. Finally, 71% of landlords involved in the program stated that they were “satisfied” or “very satisfied”, with 79% ranking the financial guarantees of the LLP as the most important factor for their participation.^{15 16}

HOME FORWARD: PORTLAND, OREGON

Home Forward, the housing authority in Multnomah County, Oregon, has emphasized the need to provide better housing choices and accessibility to rental properties for Section 8 voucher holders. The program provides landlords with financial incentives to take on Section 8 voucher holders as tenants, while still allowing landlords to charge market rate for their units. Home Forward pays a set amount, directly to the landlord, and the renter pays the difference. Landlord rents have to be reasonable compared to rents for similar units in the same market area.

Home Forward has created the Landlord Incentive Fund, which is a \$100 leasing bonus paid directly to the landlord each time he or she rents a unit in a low-poverty census tract to a Section 8 participant. The housing authority has also established the Landlord Guarantee Fund (LGF), which will reimburse up to two months of rent for damage beyond wear and tear that exceeds \$1,000 in a client’s unit.¹⁷

Home Forward has experienced mixed results through its Section 8 housing and landlord incentive program. In the first six months of 2012 alone, the program helped 301 voucher-holders find rental units in low-poverty neighborhoods.¹⁸ However, the program also received criticisms for not strictly enforcing their policies on renting in low-poverty census tracts and allowing clients to rent substandard units in high-poverty

¹⁵ All statistics found in the Landlord Liaison Project 2010 Performance and Evaluation Report.

¹⁶ For more information, see: <http://www.landlordliaisonproject.org/>.

¹⁷ <http://www.homeforward.org/landlords/section-8-features>.

¹⁸ http://www.oregonlive.com/portland/index.ssf/2013/02/oregon_bill_would_end_section.html.

census tracts through Home Forward. Furthermore, the \$100 leasing bonus was incorporated into Home Forward policy after the Landlord Guarantee Fund failed to recruit or retain Section 8 landlords.¹⁹ Home Forward’s director of rent assistance has indicated that the new financial incentive has not resulted in a substantial increase in landlord participation.

HOUSING STABILITY PLUS: NEW YORK CITY

Housing Stability Plus (HSP) provided rental subsidies to long-term clients in the City’s homeless service system, while at the same time providing landlord incentives to encourage the leasing of units to subsidy holders and “hard to house” tenants.

The financial incentives provided to landlords through HSP were substantial, including²⁰:

- Advanced payment of three months rent to landlords
- Increased security deposit payments consisting of one month’s rent
- 15% finder’s fee for real estate brokers who found apartments for HSP clients to lease
- Streamlined application and inspection process for lease signing

The Program received about 50% of its funding from Temporary Assistance for Needy Families/Social Security Insurance, 25% from State contributions and 25% from city levy taxes.

During its existence, the program served 6,400 households with children and 1,600 without children, with only 100 households vacating their tenancy early or dropping out of the program. The program was also the first to introduce the 15% finder’s fee as a landlord incentive.²¹ However, Housing Stability Plus suffered from a lack of quality apartment units that led to tenant dissatisfaction, opaque rules and regulations that were difficult for landlords to understand, and landlord dissatisfaction with the lack of financial guarantees provided while dealing with high-risk tenants.²² As a result, the Housing Stability Plus Program was eliminated in 2007, less than three years after its implementation.

For more information please contact Amanda Stempson, Staff Lawyer, at Amanda@homebasecc.org, or 415.788.7961 ext. 308.

¹⁹ http://www.oregonlive.com/portland/index.ssf/2014/03/home_forward_plans_to_give_low.html.

²⁰ http://coalhome.3cdn.net/0fc1b9afcc11c89627_dgm6vdpb8.pdf, <http://partnering-for-change.org/wp-content/uploads/2011/07/LandlordIncentivesProtections.pdf>

²¹ <http://partnering-for-change.org/wp-content/uploads/2011/07/LandlordIncentivesProtections.pdf>.

²² <http://www.gothamgazette.com/index.php/housing/3574-a-new-program-to-fight-homelessness>.

FUNDING POSSIBILITIES

NORTHERN CALIFORNIA/CENTRAL VALLEY HOMELESS ROUNDTABLE
FEBRUARY 26, 2015

PLEASE NOTE: This is a collection of funding opportunities that HomeBase has seen become available recently. These may not be appropriate for all applicants, and any summaries may not be fully accurate. Please refer to the original grant materials or original source for additional information.

Street Outreach Program

Agency: US Department of Health & Human Services Administration on Children, Youth and Families

Description: Since 1994, projects funded by the SOP have provided services to youth living on the streets and in unstable situations by reaching out to them. These projects aim to increase young people's safety, well-being, and self-sufficiency, and to help them build permanent connections with caring adults, with the goal of getting them off the streets. Funded projects operate within a framework of positive youth development, trauma-informed care, and evidence-informed practices to help youth connect with caring adults.

Eligibility: Eligible applicants include public and non-profit private entities that include States, localities, and coordinated networks of such entities. Per RHY Act section 351, for-profit organizations are not eligible. In selecting eligible applicants to receive grants under this Funding Opportunity Announcement (FOA), priority will be given to entities that have experience in providing shelter and services to runaway, homeless, or street youth as required by the RHY Act.

Applications from individuals (including sole proprietorships) and foreign entities are not eligible and will be disqualified from competitive review and from funding under this announcement.

Faith-based and community organizations that meet the eligibility requirements are eligible to receive awards under this funding opportunity announcement. Faith-based organizations are encouraged to review the ACF Policy on Grants to Faith-Based Organizations at: <http://www.acf.hhs.gov/acf-policy-on-grants-to-faith-based-organizations>.

Estimated Total Program Funding: \$4.7 million

Expected Number of Awards: 38 awards

Average Projected Award Amount: \$124,013 per budget period

Due: April 10, 2015

Link: <http://www.acf.hhs.gov/grants/open/foa/view/HHS-2015-ACF-ACYF-YO-095>

Legal Assistance for Victims Grant Program

Agency: US Department of Justice Office on Violence Against Women

Description: The Legal Assistance for Victims (LAV) Grant Program is intended to increase the availability of civil and criminal legal assistance needed to effectively aid adult and youth victims of sexual assault, domestic violence, dating violence, and stalking who are seeking relief in legal matters relating to or arising out of that abuse or violence, at minimum or no cost to the victims. LAV Grant Program funds may not be used to provide criminal defense services.

The LAV Grant Program makes awards to law school clinics, domestic violence victims' programs and shelters, bar associations, rape crisis centers and other sexual assault services programs, private nonprofit entities, Indian tribal governments and tribal organizations, territorial organizations, and legal aid or statewide legal services. Grant funds may be used to provide direct legal services to victims of sexual assault, domestic violence, dating violence, and stalking in matters relating to or arising out of that abuse or violence. The objective of the LAV Grant Program is to develop innovative, collaborative projects that provide quality representation to victims of sexual assault, domestic violence, dating violence, and stalking.

For additional information on the LAV Grant Program, including what past LAV grantees have accomplished with their grant funds and to view the LAV performance measures, see <http://muskie.usm.maine.edu/vawamei/lavmain.htm>.

Eligibility: Applicants are limited to private nonprofit entities, publicly funded organizations not acting in a governmental capacity; territorial organizations; Indian tribal governments; and tribal organizations. Grant recipients that received LAV funding in FY 2014 are NOT eligible to apply.

Estimated Total Program Funding: \$34 million

Number of Awards: 66-77

Award Amount: Up to \$600,000

Due: 11:59 p.m. Eastern Time on March 11, 2015

Link:

http://www.justice.gov/sites/default/files/ovw/pages/attachments/2015/01/14/lav_soliciation.pdf

Rural Sexual Assault, Domestic Violence, Dating Violence and Stalking Program

Agency: US Department of Justice Office on Violence Against Women

Description: Victims of sexual assault, domestic violence, dating violence, and stalking in rural communities face unique challenges and barriers to receiving assistance rarely encountered in urban areas. Recognizing this, Congress established the Rural Domestic Violence and Child Victimization Enforcement Grant Program (Rural Program) with the passage of VAWA in 1994 and reauthorized it in the Violence Against Women Act of 2000. The Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA 2005) expanded the scope of the Rural Program to include sexual assault and stalking and modified the eligibility criteria, as well as the statutory purpose areas under which projects must be implemented.

The primary purpose of the Rural Program is to enhance the safety of rural victims of sexual assault, domestic violence, dating violence and stalking and support projects uniquely designed to address and prevent these crimes in rural areas. The Rural Program welcomes applications that propose innovative solutions to achieving this goal and encourages collaboration among criminal justice agencies, victim services providers, social services agencies, health professionals, and other community organizations to overcome the problem of sexual assault, domestic violence, dating violence, and stalking and ensure that victim safety is paramount while providing services to victims. The Rural Program also recognizes the richness of diversity in rural communities and areas across the country, and encourages applicants to implement innovative approaches, through capacity-building and partnerships, to address the critical needs of victims in a manner that affirms a victim's culture, effectively addresses language and communications barriers, and ensures accessible services for all victims.

Eligibility: Eligible entities for this program are: 1. States; 2. Indian Tribes; 3. Territories; 4. Local governments; and 5. Nonprofit (public or private) entities, including Tribal nonprofit organizations.

Estimated Total Program Funding: \$33 million

Number of Awards: 40

Award Amount: \$175,000 - \$1,000,000.

Due: 11:59 p.m. Eastern Time on March 4, 2015

Link:

<http://www.justice.gov/sites/default/files/ovw/pages/attachments/2015/01/27/ovwfy2>

Supportive Services for Veteran Families Program

Agency: Department of Veterans Affairs

Description: Building on President Obama’s commitment to end Veteran homelessness, the Department of Veterans Affairs (VA) is announcing the availability of \$300 million in grants to non-profit organizations and other groups that serve Veterans through VA’s Supportive Services for Veteran Families (SSVF) program. The SSVF program assists very low-income Veteran families who are homeless or at risk of becoming homeless.

The aim of the provision of supportive services is to assist very low-income Veteran families residing in permanent housing to remain stably housed and to rapidly transition those not currently in permanent housing to stable housing. SSVF emphasizes the placement of homeless Veteran families who are described in regulation as (i) very low-income Veteran families who are homeless and scheduled to become residents of permanent housing within 90 days, and (ii) very low-income Veteran families who have exited permanent housing within the previous 90 days to seek other housing that is responsive to their needs and preferences. Accordingly, VA encourages eligible entities skilled in facilitating housing stability and experienced in operating rapid rehousing programs (i.e., administering HUD’s Homelessness Prevention and Rapid Re-Housing Program, HUD’s Emergency Solution Grant (ESG), or other comparable Federal or community resources) to apply for supportive services grants.

Eligibility: Current grantees seeking renewals.

Estimated total Funding: \$300 million

Due: 4:00 p.m. Eastern Time on March 17, 2015

Link: http://www.va.gov/HOMELESS/ssvf/docs/SSVF_NOFA_Feb3.pdf

Office of Career, Technical, and Adult Education (OCTAE): Performance Partnership Pilots (P3) for Disconnected Youth Program

Agency: Department of Education

Description: The Performance Partnership Pilots (P3) program, authorized by the Consolidated Appropriations Act, 2014, Division H, Section 526 (the Act), will enable up to ten pilot sites to test innovative, outcome-focused strategies to achieve significant

improvements in educational, employment, and other key outcomes for disconnected youth using new flexibility to blend existing Federal funds and to seek waivers of associated program requirements. P3 pilots will receive start-up grants to support ongoing planning, streamlined governance, strengthened data infrastructure, improved coordination, and related activities to help pilots improve outcomes for disconnected youth.

The Act defines “disconnected youth” as individuals between the ages of 14 and 24 who are low-income, and either homeless, in foster care, involved in the juvenile justice system, unemployed, or not enrolled in, or at risk of dropping out of, an educational institution. Blended funding merges two or more funding streams, or portions of multiple funding streams, to produce greater efficiency and/or effectiveness. Funds from each individual stream lose their award-specific identity, and the blended funds together become subject to a single set of reporting and other requirements, consistent with the underlying purposes of the programs for which the funds were appropriated. A waiver provides flexibility around statutory, regulatory, or administrative requirements to enable a State, locality, or tribe to organize its programs and systems or provide services in ways that best meet the needs of its target populations. Under P3, waivers provide flexibility in exchange for a grantee's commitment to improve programmatic outcomes consistent with underlying statutory authorities and purposes.

Eligibility: Eligible applicants include: City or township governments, Special district governments, Others (see text field entitled “Additional Information on Eligibility” for clarification), Native American tribal governments (Federally recognized), Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions of higher education, County governments, Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education, State governments

Estimated Total Program Funding: \$7,100,000

Expected Number of Awards: 10

Due: March 4, 2015

Link: <http://www.gpo.gov/fdsys/pkg/FR-2014-11-24/pdf/2014-27775.pdf>

FEDERAL LEGISLATIVE UPDATE

FEBRUARY 26, 2015

FEDERAL BUDGET

On February 2, 2015, the President released his fiscal year (FY) 2016 budget proposal. There was a lot of good news in the budget proposal. Under this proposal, many homeless assistance programs would receive an increase in funding and many of those that did not receive an increase were holding steady at the FY 2015 funding levels. For more details, please see the attached National Alliance to End Homelessness' FY 2016 Budget Rundown.

The President's budget proposal is just that, a proposal, and the NAEH is expecting a fight over many of the line items. The Republican-controlled Congress will be debating an increase to the spending cap which most of this budget proposal relies upon.

The National Alliance to End Homelessness is rallying around the President's budget proposal for FY 2016 and wants to urge people that now is the time to speak to members of Congress to make sure that funding level for programs that help the neediest American's are not cut to balance the budget. If you are interested in joining the advocacy effort, please see their list of talking points on this matter at this link. <http://www.endhomelessness.org/library/entry/fy-2015-mckinney-appropriations-sample-congressional-talking-points>

FEDERAL HOUSING LEADERSHIP CHANGES

On December 24, 2014 it was announced that **Ann Marie Olivia** accepted the job of Deputy Assistant Secretary for Special Needs (vacated by Mark Johnston when he retired), vacating the position of Director for the Office of Special Needs Assistance Programs (SNAPS). **Norm Suchar**, formerly of the National Alliance to End Homelessness, was selected as the new Director of the SNAPS Office. Mr. Suchar brings to the Department an enormous amount of national and local experience on the issue of homelessness, as well as a passion for the work of the Department. He took over as SNAPS Director effective December 29, 2014.

LEGISLATION

H.R. 644 Fighting Hunger Incentive Act 2015

On February 12, 2015 H.R. 644 Fighting Hunger Incentive Act 2015 was passed in the house with strong Republican backing. If H.R. 644 is passed by the Senate and signed by the President it would amend the Internal Revenue Code to permanently extend and expand certain expired provisions that provided an enhanced tax deduction for businesses that donated their food inventory to charitable organizations. The enhanced deduction for food inventory contributions expired after December 31, 2014, and applied to sole proprietors, partnerships, and other businesses not organized as C corporations (which are already permanently allowed a deduction under more general provisions of current law).

H.R. 644 would also expand the maximum deduction for all businesses by allowing deductions of food inventory donations up to 15 percent of the net income of the donating organization, an increase from the 10 percent allowed permanently under current law for C corporations and allowed previously for other businesses. In addition, the bill allows certain businesses to make alternative assumptions about the cost basis and fair market value of donated food inventory.

FEDERAL UPDATES

HUD ANNOUNCED HOUSING TRUST FUND (HTF) INTERIM RULE AND HUD EXCHANGE RESOURCE PAGE

On January 30, 2015 HUD published an interim Rule (FR-5246-I-03) Housing Trust Fund (HTF) and an HTF resource page which can be found on the HUD Exchange.

<https://www.hudexchange.info/resource/4406/housing-trust-fund-interim-rule/>

<https://www.hudexchange.info/htf>

HUD WHITE PAPER ON COORDINATED ENTRY

In February 2015 HUD released a white paper on Coordinated Entry. The brief provides a summary of HUD's goals for the Coordinated Entry Process (new language being used for Coordinated Assessment is explained) but does not lay out specific requirements for CoC's.

<https://www.hudexchange.info/resource/4427/coordinated-entry-policy-brief/>

NAEH/HUD COORDINATED ASSESMENT TOOL STATE OF THE EVIDENCE

On November 5, 2014, NAEH in partnership with HUD's Office of Policy Development and Research, met to discuss assessments tools being used in various communities and discussed the evidence base used for the questions in those tools. The link below is to the summary of that meeting that came out February 9, 2015.

<http://www.endhomelessness.org/library/entry/assessment-tools-for-allocating-homelessness-assistance-state-of-the-evidence>

CORE COMPONENTS OF RAPID REHOUSING FROM NAEH AND USICH

On February 14, 2015, the NAEH put out a fact sheet addressing Rapid Re-Housing. It discusses Housing Identification, Rent and Move-In Assistance (Financial) and Rapid Re-housing Case Management and Services.

<http://www.endhomelessness.org/library/entry/rapid-re-housing2>

ROLE OF LONG-TERM, CONGREGATE TRANSITIONAL HOUSING IN ENDING HOMELESSNESS

The NAEH and U.S. Interagency Council on Homelessness worked with other federal partners to develop a clear document that explains the role of long-term congregate transitional housing as a piece in the puzzle to end homelessness, available here:

<http://usich.gov/population/families/role-of-long-term-congregate-transitional-housing-in-ending-homelessness>

APPROPRIATE PLACEMENT FOR TRANSGENDER PERSONS IN SINGLE-SEX EMERGENCY SHELTERS AND OTHER FACILITIES (HUD NOTICE CPD-15-02)

This notice (link below) provides guidelines to ESG recipients and sub-recipients on best practices for providing shelter to transgender persons in a single-sex facility.

<https://www.hudexchange.info/resource/4428/notice-cpd-15-02-appropriate-placement-for-transgender-persons-in-single-sex-emergency-shelters-and-other-facilities>