

RAPID REHOUSING

HUD CONTINUUM OF CARE PROGRAMS

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WHAT IS RAPID REHOUSING (RRH)?

- A permanent housing program that provides a **temporary rental subsidy** to support households quickly exit homelessness
- Housing Specialists support households to maintain housing stability by offering **flexible services** tailored to each household's unique needs
- RRH programs do not provide intensive/long-term services, although participating eligible households may apply for **Permanent Supportive Housing** (Shelter+Care, VASH, HOPWA, Project-based rental assistance, etc.)

TYPES OF RAPID REHOUSING PROGRAMS

Short-Term

- One-time support services
- Security Deposit/Utility Deposit
- 1st and Last Month's Rent
- Moving Costs/Arrears

EXAMPLES: some VT HOP/ESG, CSBG-Community Actions, VA-SSVF, etc.

Medium-Term

- Rent Subsidy (12 - 24 months)
- Various levels of support services
- Develop a Housing Stability Plan
- Follow-up services

EXAMPLES: AHS-VT Rental Subsidy Program, VSHA CoC-RRH Program, etc.

VERMONT STATE HOUSING AUTHORITY (VSHA)

HUD CoC - Rapid Rehousing Program

- U.S. Interagency Council on Homelessness & the National Alliance to End Homelessness promotes RRH as an effective **best practice** model to reduce homelessness
- VSHA RRH is a component of the federal **HUD Continuum of Care Program**, with funding subject to an annual, national competition (HUD CoC NOFA)
- **\$933,925** = VSHA recently awarded CoC-RRH funding to serve the geographic area of the **VT Balance of State CoC** (all Vermont counties outside of Chittenden)
- VSHA RRH will serve at least **78 households**/units upon full implementation

VSHA RRH – Sponsor Agencies

- **ADDISON:**
John Graham Housing & Services
- **BENNINGTON/RUTLAND:**
BROC-Community Action
- **CALEDONIA/ESSEX: NE Kingdom Community Action** (St. Johnsbury office)
- **ORLEANS: NE Kingdom Community Action** (Newport office)
- **FRANKLIN/GRAND ISLE:**
CVOEO-Community Action
- **RUTLAND: Homeless Prevention Center**
- **WASHINGTON/LAMOILLE/ORANGE:**
Capstone Community Action
- **WINDHAM: GroundWorks Collaborative**
- **WINDSOR/ORANGE: Upper Valley Haven**

VSHA RRH – Referrals & Eligibility

- Coordinated Entry System: A local CoC CES maintains a priority needs waitlist need and makes referrals of potentially eligible households to the VSHA RRH Program
- Household Types: VSHA RRH may serve Families, Youth **and** Individuals
- Special Needs: Domestic/Sexual Violence; LGBTQ Youth; Human Trafficking; HIV/AIDS; Veterans ineligible or averse to VA services; Substance Use Disorder
- Household Maximum Income: **50%** of Area Median Income
- Low Barrier: VSHA RRH Program does not screen out a household if they have **little or no income**; have a **criminal record** (state-mandated exceptions); active or history of **substance abuse**; history of **domestic violence** (e.g. lack of a protective order, period of separation from abuser, or law enforcement involvement)

VSHA RRH – Eligibility of Literal Homelessness

At start of VSHA RRH application, at least the head of household is residing in a place of Literal Homelessness (Streets or Shelters Only):

- **Places Not Meant for Human Habitation** OR
- **Emergency Shelter Programs** (Emergency & Seasonal Shelters; AHS GA Motel Voucher Program or other motel voucher paid by State or Charitable Organization; VA shelter bed or motel voucher; VCRHYP-Basic Center Program or other ES stay; DV/SV-Safe Home or Shelter; Other ES eligible for CoC HIC of Homeless Beds)

**Short-term institutional/ treatment/ crisis stay of <90 days eligible if street or shelter stay prior to entry*

NON-ELIGIBLE = currently housed, precariously housed/couch-surfing, private-pay motel stay, transitional housing, long-term institutional setting (90 days or more)

VSHA RRH: Rental Assistance

- Every participant must enter into a minimum one-year lease and sign an agreement (Lease Addendum) with the RRH sponsor agency & landlord
- Each household contributes no more than 30% of Adjusted Gross Income toward their total Tenant Payment
- VSHA RRH pays the remaining monthly rent amount (Housing Assistance Payment) directly to the landlord
- VSHA RRH provides a security deposit; first month's rent; ongoing HAP for active participants; and a guarantee of the last month's rent

VSHA RRH – Rental Assistance (cont.)

- An eligible and participating household in the VSHA RRH Program may receive up to 24 months of rental assistance in any one duration
- A VSHA RRH sponsor agency assists households to assess/identify the need for long-term rental assistance from ALL sources
- If ongoing rental assistance is still needed after receiving a VSHA RRH subsidy for 9 months, a household may be eligible to apply for a VSHA Section 8 Housing Choice Voucher with the RRH preference. **Pending availability of federal funds*
- Former VSHA RRH participants may re-apply if deemed eligible at a later date
- If needed, or desired by household, VSHA may suspend RRH subsidy

Individualized Services & Housing Stability

- Sensitivity to diverse backgrounds & experiences is the foundation of VSHA RRH
- Some participants may need trauma-informed care and other enhanced resources
- VSHA RRH services are flexible, individualized & self-directed, with at least check-ins from sponsors on a monthly basis and follow-up after program exit
- The amount & length of services will vary from household to household with a goal to phase out based upon a Housing Stability Plan
- The sponsor may provide direct services or coordinate with partner agencies to facilitate connections between the household and community-based, mainstream services for a lasting support network

Housing Identification & Developing Landlord Relationships

- VSHA RRH sponsors keep open **communications** with landlords to address concerns and prevent negative housing outcomes formalized with a *RRH Lease Addendum*
- It is **CRITICAL** to **recruit** landlords & develop lasting relationships, in advance, to ensure housing units are available for VSHA RRH participants
- Sponsors **building trust** with landlords will encourage serving homeless households with poor credit, no/poor rental history, criminal backgrounds, and other challenges
- Promoting the **benefits** of the VSHA RRH Program will help locate/secure units: guaranteed rent subsidies, service plans to maintain housing stability & increase income, sponsor availability & check-ins, reliable source of tenant referrals, tenant support