
2010 CoC Permanent Housing Bonus Project Info Session

*Portland Housing Bureau, on behalf
of Portland & Multnomah County's
Continuum of Care*

October 11, 2010, 10:00 AM – 12:00 PM

Today's Agenda

- ◆ Introductions
- ◆ Background: HUD NOFA and local CoC
- ◆ Overview of 2010 Pre-application process
- ◆ 2010 Permanent Housing Bonus:
 - ◆ Eligible activities by funding type
 - ◆ Local scoring and preferences
 - ◆ Brief review of recent past projects
- ◆ Discussion regarding potential applications or partnerships



Continuum of Care

- ◆ Since 1994, HUD sponsors annual competition for homeless assistance funds:
 - ◆ Consolidated applications by CoCs
 - ◆ Includes SHP, S+C, and Section 8 SRO Mod. Rehab. Programs
 - ◆ Intended to address range of homeless services including outreach, emergency shelter, transitional and permanent housing
 - ◆ Increased recent focus on permanent housing for chronically homeless



Portland / Multnomah County Continuum of Care

- ◆ More than \$10 Million in federal funding, renewable annually
- ◆ Funds primarily permanent and transitional housing, with increasing recent emphasis on PSH for chronically homeless
- ◆ 36 projects across 13 lead agencies with multiple partners
- ◆ Annual application process staffed by PHB on behalf of HCDC



2010 HUD CoC NOFA

- ◆ Application requirements in HUD NOFA released Sept. 20: <http://www.hudhre.info/documents/FY2010CoCNOFA.pdf>
- ◆ Full CoC application due to HUD Nov. 18
- ◆ As in 2009, no ranking of renewals
- ◆ Includes up to \$539,104 for competitive Permanent Housing (PH) Bonus Project:
 - ◆ PH for chronically homeless or disabled homeless individuals or families



2010 Pre-application Process

- ◆ Required to rank and select PH Bonus project(s)
- ◆ Released 10/05/10
- ◆ **Due via email by 3:00 PM, Wed. Oct 20**
- ◆ Ranking on Oct 21:
 - ◆ Threshold review by housing policy staff:
 - ◆ Eligible activities? Sufficient match?
 - ◆ Preliminary ranking recommendation
 - ◆ Final ranking and selection by Evaluation Committee
- ◆ Notice to selected applicant(s) Oct. 22
- ◆ Final Exhibit 2 due in *e-snaps* Nov. 1



PH Bonus Eligible Activities

- ◆ Permanent housing for chronically homeless or disabled homeless families or individuals
- ◆ Emphasis still on chronically homeless, with additional focus on disabled veterans
- ◆ Chronically homeless definition now includes families
- ◆ Must be new project or expansion of existing project to serve additional homeless households



PH Bonus Eligible Clients

- ◆ Chronically homeless or disabled homeless families or individuals
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PH Bonus Eligible Clients

Chronically homeless person: HUD defines a chronically homeless person as an unaccompanied homeless individual with a disabling condition or a family with at least one adult member who has a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years.

Disabling condition: A disabling condition is defined as: (1) a disability as defined in Section 223 of the Social Security Act; (2) a physical, mental, or emotional impairment which is expected to be of long-continued and indefinite duration, substantially impedes an individual's ability to live independently, and of such a nature that the disability could be improved by more suitable conditions; (3) a developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act; (4) the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immune deficiency syndrome; or (5) a diagnosable substance abuse disorder.

Homeless person: As defined by the McKinney Act (42 U.S.C 11302), a homeless person is a person sleeping in a place not meant for human habitation or in an emergency shelter; and a person in transitional housing for homeless persons who originally came from the street or an emergency shelter. The programs covered by the 2010 NOFA are not for populations who are at risk of becoming homeless.



PH Bonus HUD Programs

- ◆ **Supportive Housing Program (SHP):**
 - ◆ Acquisition, Rehabilitation, or New Construction
 - ◆ Operations and service costs of a new permanent housing facility
 - ◆ Leasing Dollars (including scattered-site leasing)
- ◆ **Shelter plus Care (S+C):**
 - ◆ Tenant-based Rental Assistance
 - ◆ Sponsor-based Rental Assistance
 - ◆ Project-based Rental Assistance
 - ◆ SRO-based Rental Assistance
- ◆ **Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program**



PH Bonus Match Requirements

- ♦ S+C requires 1:1 match of service \$s (cash or in-kind)
- ♦ SHP requires cash match as follows:

DEFINITION OF MATCH: Match is the amount of cash that must be raised for the project from other sources. Each SHP activity has a required match ratio.				
Activity	Leasing	Acquisition, Rehabilitation, New Construction	Supportive Services	Operating Costs
Match Ratio	None	1:1	80:20	75:25

- ♦ Leverage and match must be documented prior to submission of CoC application (Nov. 15)



PH Bonus Preferred Activities

- ♦ SHP leasing, operating or services (all renewable)
 - ♦ Project-based or scattered-site
- ♦ S+C rent assistance
- ♦ Strong housing emphasis (100%) with significant leveraging (3:1, especially ARRA)

	Year 1	Year 2	Year 3	Year 4	Year 5	Total to local CoC (5 Yrs)	Difference	Total to local CoC (10 Yrs)	Difference
SHP 2-yr	\$ 269,552	\$ 269,552	\$ 269,552	\$ 269,552	\$ 269,552	\$ 1,347,760		\$ 2,695,520	
SHP 3-yr	\$ 179,701	\$ 179,701	\$ 179,701	\$ 179,701	\$ 179,701	\$ 898,507	-\$449,253	\$ 1,797,013	-\$898,507
S+C 5-yr	\$ 107,821	\$ 107,821	\$ 107,821	\$ 107,821	\$ 107,821	\$ 539,104	-\$808,656	\$ 1,078,208	-\$1,617,312
SHP Capital	\$ 179,701	\$ 179,701	\$ 179,701	\$ -	\$ -	\$ 539,104	-\$808,656	\$ 539,104	-\$2,156,416



PH Bonus Ranking Criteria

- 1) What housing gap/need does this project address? Where are other community resources being directed at this time? 8 points possible.
- 2) Is there agency capacity to carry this out? 8 points possible.
- 3) Among available funding sources within the community for the proposed activities, is the proposed funding source a good fit? 5 points possible.
- 4) Number served/cost-effectiveness of approach? 5 points possible.
- 5) Connection to services: 7 points possible.
 - a) How will the services be delivered?
 - b) What other services will the project leverage beyond the available Permanent Housing Bonus service funds?
- 6) Does this look like permanent supportive housing? Is there an expectation that people will stay a long time and have the services to support stability? 8 points possible
- 7) Integration with other processes and development funding? 8 points possible.
- 8) Creating new partnerships: Does this expand the community's capacity to provide permanent supportive housing? Does this represent a new entity? 3 points possible.
- 9) Project ready to proceed within HUD allowable guidelines? 2 points possible.



Recent Successful Applicants

- **Rose Quarter Housing:** A partnership led by Central City Concern (CCC) with Outside In, Northwest Pilot Project, and JOIN to provide 42 studio units of permanent supportive housing in CCC's Madrona Studios development for chronically homeless or disabled adults, transitional age youth, veterans and seniors. (Awarded \$400,167)
- **Roads to Housing:** A partnership led by New Avenues for Youth with Janus Youth Programs, the Native American Youth & Family Center (NAYA), and Outside In to provide permanent supportive housing for up to 15 transitional age youth who are chronically homeless or disabled homeless youth-headed families (Awarded \$142,380)



2010 Changes: Ed. Assurances

1. Does the project sponsor have policies and practices that are consistent with, and do not restrict the exercise of rights provided by the education subtitle of the McKinney-Vento Act and other laws relating to the provision of educational and related services to individuals and families experiencing homelessness?
2. Does the project sponsor have a designated staff person responsible for ensuring that children are enrolled in school and connected to the appropriate services within the community, including early childhood education programs such as Head Start, Part C of the Individuals with Disabilities Education Act, and McKinney-Vento education services?



2010 Changes: Ed. Assurances

- ♦ **McKinney-Vento Act guarantees homeless students' right to:**
 - ♦ immediate enrollment in school, even if lacking paperwork normally required for enrollment
 - ♦ attend school of origin or local school
 - ♦ receive transportation to school of origin, if requested by parent
 - ♦ services comparable to those received by housed schoolmates, including transportation and supplemental educational services
 - ♦ attend school with children not experiencing homelessness - Segregation based on housing status is strictly prohibited.
- ♦ **Requires posting of rights in all schools and other places around the community.**



Changes Expected in 2011

- ♦ HEARTH Act regulations in place:
 - ♦ Broader homeless definition
 - ♦ Much stronger focus on continuum performance:
 - ♦ Average time homeless
 - ♦ Newly homeless
 - ♦ Return to homelessness
 - ♦ CoC programs combined, and simpler match
 - ♦ Higher admin rates and cost of living increases (?)
- ♦ Increased focus on performance review of existing projects
- ♦ Renewals may not be “automatic”



Questions

- ♦ Questions of clarification?
- ♦ For follow-up: ryan.deibert@ci.portland.or.us



Discussion

- ♦ What are some of the primary community needs you're seeing that might be addressed with CoC PH Bonus Project funding?
- ♦ Is anyone definitely planning an application?
- ♦ Is anyone looking to partner on an application?

