
2011 CoC Permanent Housing Bonus Project Info Session

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

September 22, 2011, 10:00 AM – 12:00 PM

Today's Agenda

- ◆ Introductions
- ◆ Background: HUD NOFA and local CoC
- ◆ Overview of 2011 Pre-application process
- ◆ 2011 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 \$10.5 Million in federal funding, renewable annually
- ◆ Funds primarily permanent and transitional housing, with increasing recent emphasis on PSH for chronically homeless
- ◆ 37 projects across 13 lead agencies with multiple partners
- ◆ Annual application process staffed by PHB for Federal Funding Oversight Committee



2011 HUD CoC NOFA

- ◆ Application requirements in HUD NOFA released Aug. 30: http://www.hudhre.info/documents/FY2011_CoC_NOFAFinal.pdf
- ◆ Full CoC application due to HUD Oct. 28
- ◆ As in 2010, no ranking of renewals
- ◆ Includes up to \$552,773 for competitive Permanent Housing (PH) Bonus Project:
 - ◆ PH for chronically homeless individuals or families or disabled homeless families



2011 Pre-application Process

- ◆ Required to rank and select PH Bonus project(s)
- ◆ Released 09/19/2011
- ◆ **Due via email by 12:00 PM (noon), Mon. Oct 3**
- ◆ Ranking on Oct 5-6:
 - ◆ Threshold review by housing policy staff:
 - ◆ Eligible activities? Sufficient match?
 - ◆ Preliminary ranking recommendation
 - ◆ Final ranking and selection by Federal Funding Oversight Committee
- ◆ Notice to selected applicant(s) Oct. 7
- ◆ Final Exhibit 2 due in *e-snaps* Oct. 19



Eligible Activities & Populations

- ◆ Permanent housing for chronically homeless families or individuals or disabled homeless families
- ◆ Emphasis still on chronically homeless
- ◆ Chronically homeless definition continues to include families
- ◆ Must be new project or expansion of existing project to serve additional homeless households



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. An episode of homelessness is a separate, distinct, and sustained stay in a place not meant for human habitation, on the streets, in an emergency homeless shelter and/or in a HUD-defined Safe Haven.

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 etiological agent for acquired immune deficiency syndrome; or (5) a diagnosable substance abuse disorder.

Homeless person: On April 20, 2010, HUD published a proposed rule to implement changes to the definition of "homeless," and corresponding record-keeping requirements. The proposed rule only addresses the definition of the following terms: "homeless," "homeless individual," "homeless person," and "homeless individual with a disability." HUD anticipates that the final rule will be published and the changes to the homeless definition will be in effect for all SHP and S+C projects awarded funding under this announcement.



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 (Oct. 28)



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 1-yr	\$ 552,773	\$ 552,773	\$ 552,773	\$ 552,773	\$ 552,773	\$ 2,763,865		\$ 5,527,730	
SHP 2-yr	\$ 276,387	\$ 276,387	\$ 276,387	\$ 276,387	\$ 276,387	\$ 1,381,933	-\$1,381,933	\$ 2,763,865	-\$2,763,865
SHP Capital	\$ 552,773	\$ 152,773	\$ 152,773	\$ 152,773	\$ 152,773	\$ 1,163,865	-\$1,600,000	\$ 1,927,730	-\$3,600,000
SHP 3-yr	\$ 184,258	\$ 184,258	\$ 184,258	\$ 184,258	\$ 184,258	\$ 921,288	-\$1,842,577	\$ 1,842,577	-\$3,685,153
S+C 5-yr	\$ 110,555	\$ 110,555	\$ 110,555	\$ 110,555	\$ 110,555	\$ 552,773	-\$2,211,092	\$ 1,105,546	-\$4,422,184



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. What steps will the project take to serve the proposed population and administer the program? *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? Will the proposed approach promote permanent housing placement, long-term stability, access to mainstream resources and increased household income through benefits and/or employment? *8 points possible*
7. Is the project well-integrated with other efforts and planning processes? Does it leverage other services and housing funding? *8 points possible.*
8. Does the proposed project create new partnerships or otherwise expand the community's capacity to provide permanent supportive housing? *3 points possible.*
9. Is the project ready to proceed within HUD allowable guidelines? *2 points possible.*



Recent Successful Applicants

Women's Housing Collaborative: Salvation Army's Female Emergency Shelter (SAFES) and West Women's and Children's Shelter (the West) provide permanent supportive housing for up to 30 chronically homeless single women or single female-headed families, including households fleeing domestic violence, through SHP scattered-site leasing and supportive service funds. (2-year award: \$539,104)

Rose Quarter Housing: A partnership led by Central City Concern (CCC) with Outside In, Northwest Pilot Project, and JOIN to operate 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. (2-year award: \$400,167)

Roads to Housing: A partnership led by New Avenues for Youth with Janus Youth Programs, NAYA, and Outside In to provide scattered site leasing for up to 15 transitional age youth who are chronically homeless or disabled homeless youth-headed families (2-year award: \$142,380)



2011 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?



2011 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 2012

- ♦ 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@portlandoregon.gov



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?

