Rapid ReHousing Program

- RAPID REHOUSING
- OHMAS HOUSING UNIVERSITY

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What is Rapid ReHousing?

• Rapid ReHousing is an intervention designed to:
  – To help individuals and families to quickly exit homelessness,
  – Return to housing in the community, and
  – Not become homeless again in the near term
Core Components of Rapid ReHousing

The Core Components of Rapid Rehousing help people find housing fast, pay for housing, and stay in housing

– Housing Identification
  • Find housing

– Rapid Rehousing Case Management & Services
  • Stay in housing

– Rent and Move-in Assistance (Financial)
  • Pay for housing
Core Components of Rapid ReHousing

- Not linear
- Cannot work in silos
- All three components do not have to be within one program but must be well-coordinated
- Case Management is an integral part of housing identification and financial assistance
What RRH Does Do and Does Not Do

• **Rapid Re-Housing Does**
  – Reduce the length of time people experience homelessness
  – Minimize the negative impact of homelessness on their lives
  – Assist people to access resources that can help with personal goals
What RRH Does Do and Does Not Do

• Rapid Re-Housing Does Not Do
  – Eliminate poverty
  – Assure people will have affordable housing (to pay 30% or less of their income to rent)
  – Protect people from the impact of life losses or challenging situations
  – Eliminate housing mobility
Progressive Engagement

When you invest only what is needed, you have the resources to help others who are struggling and waiting for assistance.
Progressive Engagement Model

• Recommended by the United States Interagency Council on Homelessness and the National Alliance to End Homelessness

• A strategy of starting with a small amount of assistance for a lot of people (i.e. list of resources) and then adding more on an individual basis as needed (i.e. landlord advocacy, financial assistance, ongoing case management, etc.).

• A move from targeting “up front” services to a service delivery that is determined by continual strengths/needs assessment.
Progressive Engagement
Financial Assistance

• Structuring Financial Assistance
  – Client always pays a share
    • Be creative in options of how to obtain the money (borrowing, babysitting, odds and ends jobs, etc.) and creative in the amount the client is asked to pay
  – In budgeting, assume that the household will likely be severely rent-burdened at exit
  – FLEXIBILITY IS IMPORTANT: Changes in income, expenses, stress overload, and executive function are inevitable
Benefits of Landlords Partnering with a Rapid ReHousing Program

• Tenant education
• Maximize tenant occupancy
• Crisis Support
• Service Referral Connections (utility assistance, benefit assistance, rental assistance)
• Advocate for Landlords
• Connection to services for landlords to maintain high quality rental units
What a Rapid ReHousing Program will need to Partner

- Landlord must be able to provide tenant with a lease minimal 6 months for a program with CoC (Continuum of Care) funding or minimum of 12 months for ESG (Emergency Shelter Grant) funding that follows all applicable landlord/tenant laws for the City and State.

- Landlord must provide valid w9 for owner of the property or a valid w9 for the property management company along with a property management agreement between property owner and property management team.

- The unit must be able to pass the inspection performed by the Rapid ReHousing Team prior to our submission for funding for the unit or have issues remedied within 5 business days.

- Landlord must follow all applicable landlord tenant laws when interacting with their tenants. Ex. Giving appropriate notice prior to entering premises in non-emergency situations, following all appropriate steps when starting the eviction process, etc.

- Rapid ReHousing asks for our landlords to consider mutual rescissions when appropriate rather than starting the eviction process, in order to save them money and protect the clients already challenging backgrounds. Ex. Client is up front about not having funds to pay for following month, so both agree to rescind lease rather than begin costly eviction process and then RRH will work to fill unit to avoid a lengthy vacancy. Win-Win scenarios are what we strive to achieve.

- Rapid ReHousing looks for landlords willing to be flexible in their screening process to allow for our population of clients to be afforded an opportunity to secure housing. Ex. Allowing for backgrounds that are less than favorable (evictions or felonies), as well as flexibility in the tenants income.

- Rapid ReHousing attempts to recruit landlords who have experience in the low income rental market in order to understand the nuances that come in working with the population we serve and exhibit a willingness to be flexible and solution minded.

- We strive to secure landlords who possess integrity and a passion for their role in the housing process while trying demonstrating that we understand this is not a charitable project for them and most importantly a business venture.