

IN BOS 502 Continuum of Care

Board approved policy for Continuum of Care Rapid Rehousing

March 22, 2018

Rapid Rehousing Written Standards

Rapid Rehousing (RRH) is permanent housing as defined by HUD. RRH is community based housing without a designated length of stay; however, the regulations (24 CFR 578) limit rental assistance payments to no more than twenty-four (24) months. The RRH program participant must be the tenant on a lease for a term that is renewable and is terminable only for cause.

Participant Eligibility

- Must meet HUD's Category 1, 2 or 4 definition of homeless. Rapid Rehousing that was funded as a 'bonus' or 'reallocation' project may only serve people who meet the definition of Category 1 (literally homeless) or Category 4 (fleeing domestic violence).
- Must have household income of less than or equal to 30% Area Median Income (AMI)
- Have a completed VI-SPDAT during current episode of homelessness
- Recipients and sub-recipients must conduct interim-evaluations, at least every 90 days, of program participants receiving RRH assistance. To continue to receive rental assistance, the program participant household's annual income must be less than or equal to 30% of Area Median Income (AMI) at re-evaluation.
- Households with no income at initial evaluation and/or re-evaluation are eligible.
- As indicated by HUD, households who are eligible for permanent supportive housing (PSH) and awaiting PSH placement may receive RRH assistance and will retain their homeless and, if applicable, chronically homeless status.
- The CoC Program Notice of Funding Availability (NOFA) may impose additional eligibility requirements not reflected in the regulation. Projects funded to carry out RRH assistance under the CoC program must follow both CoC Program NOFA and regulatory requirements

Participant Prioritization:

- Unsheltered individuals and families shall be prioritized for RRH assistance regardless of the length of their current episode of homelessness.
- For sheltered households, those whose current episode of literal homelessness has been at least seven days in duration shall be prioritized for RRH assistance. RRH recipients and sub-recipients shall determine whether households meet this prioritization criterion via the Coordinated Entry system.

RRH Program Standards

- Permanent housing is the immediate goal. The individual or family is provided with rapid access to permanent housing with minimal preconditions that could serve as barriers. For example: good credit or good rental history cannot be required screening criteria.

- IN BOS RRH recipients and sub-recipients must use a progressive engagement model; this practice supports the using the least intense intervention to help resolve homelessness for the individual or family. Providers are to add more assistance only as necessary if the less-intensive intervention is unsuccessful.
- Participants can receive short-term rental assistance for up to 3 months, or medium term rental assistance lasting from 4-12 months.
- All rental assistance must be tenant based.
- Participants in RRH may continue to receive supportive services for a period of up to 6 months after the rental assistance payments have been completed.
- In addition to receiving tenant based rental assistance, RRH participants may also receive the following additional financial assistance
 - a. Security deposits (not to exceed 2 month's rent)
 - b. First and last month's rent
 - c. Property damage: total property damage payments during a single enrollment in the RRH program may not exceed an amount equal to one month of the participant household's rent. This is paid to the property owner on behalf of the program participant.
- All participants receiving rental assistance subsidies must contribute a minimum of 30% of their monthly adjusted income towards their monthly rent. This tenant rent contribution may be adjusted at any time based on changes to household income, including, but not limited to each interim reexamination. There is no minimum rent requirement and tenant rent contribution may be zero, for households with no income.
- RRH participants may receive eligible supportive services alone or a combination of eligible supportive services and rental assistance.
- Eligible Supportive Services include: case management, child care, education services, employment assistance and job training, food, housing search and counseling services, including mediation, credit repair, and payment of rental application fee, legal services, life skills training, mental health services, moving costs, outpatient health services, outreach services, substance abuse treatment services, transportation, and utility deposits.
- Limitations on amount, frequency and duration of assistance:
 - a. Rapid rehousing recipients and sub-recipients must require the program participant to meet with a case manager not less than once per month to assist the program participant in maintaining long-term housing stability.
 - b. Participants must be re-evaluated at least every 4 months to determine the need for continued assistance. This requirement applies to both supportive services and rental assistance. Through each re-evaluation, the recipient or sub-recipient must determine that the continuation of assistance is necessary to avoid literal homelessness.

- c. Participants may receive rental assistance of no more than the following percentages of the applicable HUD Fair Market Rent (FMR) for each of the indicated time frames (security deposits are excluded from these limits):
 - Months 1-3: rental assistance provided may be up to 100% of the applicable FMR
 - Months 4-6: rental assistance provided may be up to 80% of the applicable FMR
 - Months 7-9: rental assistance provided may be up to 60% of the applicable FMR
 - Months 10-12: rental assistance provided may be up to 40% of the FMR
- d. If upon re-assessment it is determined that a higher amount of assistance than the limits specified above or a longer duration of assistance is necessary to avoid literal homelessness, then the provider should not terminate assistance and place the household into homelessness. When these limits on assistance could lead to homelessness:
 - Each provider may extend these assistance limits for up to 10% of those households served through RRH. All exemptions must be clearly indicated in the participant's files.
- e. Participants may be eligible for rapid re-housing assistance for multiple episodes of literal homelessness based on their need. To ensure the efficient use of resources, recipients and sub-recipients may establish a maximum amount or number of times that a program participant may receive rapid re-housing assistance.
- No unit may be assisted with rental assistance until the unit has been inspected and the unit meets HUD's Housing Quality Standards (HQS). Applicable lead based paint requirements apply.
- Rental assistance will only be provided for a unit if the rent is reasonable. Recipients and sub-recipients must determine whether the rent charged for the unit receiving rental assistance is reasonable in related to rents charged for comparable unassisted units. The rent paid must not exceed that which is determined to be reasonable.