

July 2008

OVERVIEW OF HUD HOMELESS PROGRAMS: from www.hudhre.info

Supportive Housing Program

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The following fact sheets provide an overview of important information related to HUD's Homeless Programs. *For more detailed guidance, please select appropriate links at hudhre.info*

Supportive Housing Program Fact Sheet

Purpose

The Supportive Housing Program (SHP) helps develop housing and related supportive services for people moving from homelessness to independent living. Program funds help homeless people live in a stable place, increase their skills and their income, and gain more control over the decisions that affect their lives.

Beneficiaries

Generally speaking, SHP helps homeless people who are sleeping in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings, or those who are sleeping in an emergency shelter as a primary nighttime residence

Eligible Applicants

Eligible applicants include States, local governments, other government agencies (such as public housing agencies), private nonprofit organizations, and community mental health associations that are public nonprofit organizations.

Program Components

SHP features six components—or approaches—to help homeless people achieve independence. Applicants may choose the approach that best suits the needs of the people they intend to serve.

Transitional Housing

The transitional housing component facilitates the movement of homeless individuals and families to permanent housing. Homeless persons may live in transitional housing for up to 24 months and receive supportive services such as childcare, job training, and home furnishings that help them live more independently.

Permanent Housing for Persons with Disabilities

This component provides long-term housing with supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting.

Supportive Services Only

Supportive Services Only (SSO) projects address the service needs of homeless persons. Projects are classified as this component only if the project sponsor is not also providing housing to the same persons receiving the services. SSO projects may be in a structure or operated independently of a structure, such as street outreach or mobile vans for health care.

Safe Havens

A Safe Haven is a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness and other debilitating behavioral conditions who are on the street and have been unable or unwilling to participate in housing or supportive services. A Safe Haven project that has the characteristics of permanent supportive housing and requires clients to sign a lease may also be classified as permanent housing when applying for HUD funds. It is expected that clients will be reengaged with treatment services as they become stabilized and learn to trust service providers.

Homeless Management Information Systems (HMIS)

An HMIS is a data collection software designed to capture information over time on the characteristics of persons experiencing homelessness. For an SHP applicant, an HMIS can be a new project or a renewal of a dedicated HMIS project.

Innovative Supportive Housing

The Innovative Supportive Housing component enables the applicant to design a program outside the scope of the other components. In particular, a proposed innovative project must demonstrate that it represents a distinctively different approach when viewed within its geographic area, is a sensible model for others, and can be replicated elsewhere. An applicant should not propose a project under this component unless a compelling case is made that these criteria can be met.

Eligible Activities

SHP funding is generally available to support the following activities in supportive housing projects:

Acquisition and Rehabilitation

Many applicants propose to purchase property that will be used to provide supportive housing to homeless persons. In each project, the SHP grant for acquisition and rehabilitation is available up to between \$200,000 and \$400,000 per structure, depending on the area. Consult the HUD Field Office to determine your area's acquisition and rehabilitation cost limits. The recipient must match the funds received for this purpose with money from other sources.

New Construction

Proposals to build structures in which homeless persons will reside are also funded under SHP. Grants for new construction are limited to \$400,000 per structure, regardless of where the project is located. If the applicant is also acquiring the land in tandem with the new construction, the \$400,000 limit applies to both activities. The recipient must match the funds received for this purpose with money from other sources.

Leasing

Grantees may lease structures to provide supportive housing or supportive services, or individual units.

Supportive Services

Services directly facilitating the movement of homeless participants to independent living are eligible for SHP support, such as outreach, case management, childcare, job training/placement, health care, and transportation. SHP grantees must share in the costs of supportive services, including a 20 percent cash match of the total services budget. Grantees are encouraged to augment the support received in this activity via mainstream resources like Medicaid or Supplemental Security Income (SSI).

Operating Costs

Costs associated with the physical, day-to-day operations of a supportive housing facility and requiring cash payments are eligible, such as maintenance and repair, operations staff, utilities, equipment, supplies, insurance, food, relocation, and furnishings. In addition, grantees must provide a cash contribution equal to 25 percent of the total operating costs budget.

Project Administrative Costs

Up to 5 percent of any grant awarded under SHP may be used for paying the costs of administering the assistance (i.e., the costs associated with reporting to HUD). Applicants and project sponsors must work together to determine a fair plan for distributing administrative funds between applicant and project sponsor.

Development or Implementation of Homeless Management Information Systems (HMIS)

These are now categorized as separate, eligible activity with a separate budget line item in the SHP budget summary. Grantees must contribute 20 percent of the total HMIS budget.

Terms of Grants

The term of new SHP grants is 3 years. Renewal grants may be 1, 2, or 3 year terms.

Requirements and Responsibilities

Specific performance measures must be established population to be served. Grant recipients are required to regularly monitor their clients' progress in meeting performance measures. In addition to recordkeeping purposes, HUD requires recordkeeping and annual progress reports. Grantees are also expected to make changes in their program or adjust performance measures in response to ongoing evaluation of their progress.

Availability

Grants under SHP are awarded through a national competition held annually. A notice of funding availability, published in the Federal Register, establishes submission dates and specific rules of the competition for applicants. SHP projects should be submitted through the community Continuum of Care system.

Shelter Plus Care Fact Sheet

Purpose

The Shelter Plus Care (S+C) Program provides rental assistance in connection with supportive services. The program provides a variety of permanent housing choices, accompanied by a range of supportive services funded through other sources.

Beneficiaries

S+C assists hard to serve homeless individuals with disabilities and their families. These individuals primarily include those with serious mental illness, chronic problems with alcohol and/or drugs, and HIV/AIDS or related diseases.

Eligible Applicants

Eligible applicants are States, local government units, and public housing agencies (PHAs).

Program Components

S+C includes four separate components. Eligible applicants may apply for any or all of the four components, but a separate application for each component is required.

Single Room Occupancy Component — Moderate Rehabilitation for Single-Room Occupancy Dwellings

Applicants must subcontract with a public housing agency (PHA) to administer the rental housing assistance.

This component is designed to add standard SRO units to the local housing supply and to use them to assist homeless persons with disabilities. The units to be used must be in need of moderate rehabilitation. They may be located in a rundown hotel, a vacant motel, a YMCA, or even a large, abandoned home. Applicants are encouraged to be creative in searching out suitable SRO dwelling units—both large and small structures. SRO must complete a minimum amount housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Rental assistance for SRO units is provided for a 10 year period. Owners are compensated through the rental assistance payments, some of the rehabilitation costs, as well as the other costs of owning and maintaining the property. Resources to initially fund the cost of rehabilitating the dwellings, however, must be obtained from other sources.

Sponsor-based Rental Assistance (SRA) Component

Applicants must subcontract with a private nonprofit organization or a community mental health agency established as a private nonprofit to provide rental assistance.

Under the SRA component, an applicant may request a 5 year grant to provide rental assistance through a contract with a nonprofit organization or sponsor. The nonprofit organization may be a private nonprofit organization or a community mental health center established as a public nonprofit organization. The housing units to be used must be owned or leased by the sponsor.

After a grant is awarded, the sponsor may substitute one site for another to accommodate changing needs, provided the sponsor continues to own or lease the property and the grantee continues to serve the overall number of persons indicated in the approved application.

Project-based Rental Assistance (PRA) Component

Applicants must subcontract with a building owner for the entire period of assistance.

Applicants under this component may request grant funds to provide rental assistance through a contract with a building owner for an existing structure. An applicant must enter into a contract with the building owner for the full 5 or 10 year assistance period. The building owner must agree to accept eligible S+C participants during this time. Participants must live in an assisted unit on a specified property, and do not retain the rental assistance if they move.

Grantees may use ready-to-rent units or ones that need rehabilitation before they can provide a decent, safe, and sanitary place to live. In order to qualify for 10 years of rental subsidies, applicants of rehabilitation to each unit. Otherwise, assistance will extend through 5 years.

Tenant Based Rental Assistance (TBRA) Component

An applicant under the TRA component may request funds to provide rental assistance on behalf of participants who choose their own housing units. In order to deliver supportive services in a convenient manner, applicants may require participants to live in specific structures or areas for part or all of their term of assistance. This assistance is provided for 5 years.

Applicants must contract with unit owners directly.

Eligible Activities

Eligible activities for each of the four components are restricted to rental assistance for program participants and administrative costs associated with administering the rental assistance. With the exception of SRO, under which participants must reside in SRO or efficiency units, assisted units may be of any type, ranging from group homes to apartments. The applicant may also design a flexible program in which participants reside in a group setting with intensive supportive services and then progress to another setting, such as a shared apartment.

Under all components, supportive services must be available to meet the needs of participants. These must either be provided by the applicant or funded by the applicant and provided by a third party. Other Federal, State, or local sources, as well as private sources may fund the supportive services.

Requirements and Responsibilities

To ensure that the neediest of the homeless population are being served, grantees must provide needed supportive services—matching rental assistance with an equal amount of supportive services from other sources. Other Federal, State, or local sources, as well as private sources may fund the services. In addition to recordkeeping and evaluation that grantees may conduct for their own purposes, they must adhere to HUD-required recordkeeping plus a formalized annual project review (the Annual Progress Report).

Availability

Grants under the S+C Program are awarded through a national competition held annually. A notice of funding availability, published in the Federal Register, establishes submission dates for applications. S+C projects should be submitted through the community Continuum of Care system

Section 8 Single Room Occupancy Program Fact Sheet

Purpose

The Single Room Occupancy (SRO) Program provides rental assistance for applicable properties that will—when the renovations are complete contain upgraded single occupancy units for individuals who are homeless. As a result, it is designed to move people into the permanent housing phase within the Continuum of Care.

Beneficiaries: The SRO Program assists unaccompanied homeless persons.

Eligible Applicants

Public housing agencies (PHAs) and private nonprofit organizations are eligible for the SRO Program. Nonprofit organizations, however, must subcontract with a PHA to administer the rental assistance.

Terms of Grants

Grantees administer rental assistance—which compensates building owners for some rehabilitation-related costs—for a period of 10 years. A maximum of 100 units can be rehabilitated via any one SRO-funded project.

Eligible Activities

Eligible activities are restricted to rental assistance attached to the rehabilitated building.

Certain properties are strictly *ineligible* for the SRO Program, including: (1) Units receiving Federal funding for rental assistance or operating costs from other HUD programs; (2) Nursing homes; (3) Penal, reformatory, medical, or mental health institutions; and (4) Owner-occupied units.

Moreover, applicants may not amortize rehabilitation costs associated with luxury items (e.g., swimming pools), contingency fees, and owner labor (e.g., direct work or supervision).

Requirements and Responsibilities

Each unit must receive a minimum amount of rehabilitation, including the prorated share of materials and labor costs needed to bring the common areas or systems up to physical conditions standards.

After the Annual Contributions Contract is in place, the property owner has 12 months to complete the rehabilitation.

An owner may not terminate leases except for: serious and repeated violations of the terms and conditions of the lease; violations of applicable Federal, State, or local laws; or other just causes.

Availability

Grants under the SRO Program are awarded through a national competition held annually. A notice of funding availability, published in the Federal Register, establishes submission dates for applications. SRO projects should be submitted through the community Continuum of Care system.

Schedule/Process

Applicants passing the initial review and selection process will be required to submit additional information regarding financial resources and rehabilitation costs, as well as an administrative plan, which must describe procedures for establishing tenant outreach, a HUD-approved policy governing temporary relocation, and a mechanism to monitor the provision of supportive services.