**Overview of Proposed Rapid Rehousing Written Standards**

*November 7, 2018*

This document provides an overview of recommendations to date from the Rapid Rehousing Workgroup. The model described is intended to:

* establish common standards and predictability for the level of assistance available from RRH programs across the CT BOS CoC regardless of funding source
* leverage client strengths, conserve resources and provide only the level of assistance necessary to avoid a return to literal homelessness
* decrease disincentives to participants increasing income
* support quickly establishing a habit of tenants paying rent
* provide the ability to tailor supports necessary to meet clients where they are

# **Determining Participant Eligibility and Rent Payment Schedules**

All participants must meet each of the following criteria to be eligible for Rapid Rehousing (RRH) assistance:

* Be experiencing homelessness (i.e., HUD Category 1 or 4 only)
* Have gross household income that is below 50% of Area Median Income (AMI) at project entry
* Have gross household income that is below 30% of AMI at each periodic re-assessment for continued assistance

YHDP participants must also meet this criterion:

* No member of the household can be older than 24 at project entry

Participants bridging to PSH must also meet this criterion:

* Full SPDAT must be completed and person must be prioritized for PSH in accordance with protocols determined by the Progressive Engagement Work Group. Participants can be moved to the bridge RRH subsidy at any time once these criteria are met.

| TARGET POPULATION[[1]](#footnote-1) | RENTAL ASSISTANCE SCHEDULE | RE-ASSESSMENT SCHEDULE |
| --- | --- | --- |
| High Need Chronically Homeless People and Young People Under Age 25 Who Are NOT Prioritized for Bridge to PSH | Rental assistance is provided for the shortest amount of time necessary to prevent a return to homelessness and as a decreasing % of rent as follows:* Months 1-3 80% of rent
* Months 4-6 60% of rent
* Months 7-9 40% of rent
* Months 10-12 20% of rent[[2]](#footnote-2)

Subsidy amount is adjusted as necessary to cap combined tenant rent and utility allowance contribution at 65% of gross household income. | * When a participant has reported an income decrease, projects must document income and re-calculate rent.
* Projects must also document income and re-calculate rent monthly for all participants using the 65% cap.
* Projects must reassess for continued eligibility for assistance every 3 months. If gross household income is sufficient to pay full rent or exceeds 30% of AMI, discontinue rental assistance.
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| High Need Homeless People Who Are Prioritized for Bridge to PSH | Rental assistance is provided for up to 24 months while the participant awaits an available PSH vacancy. Participants are required to pay a combined total of 40% of their adjusted monthly income towards rent and the utility allowance. * Follows CoC rules for calculating adjusted income
 | * Projects must assess participant income and calculate participant rent at least annually.
* When a participant reports an income change, projects must document income & re-calculate rent.
* Participants remain eligible for RRH for up to 24 months pending PSH availability & must be moved promptly to an available PSH unit.
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| Moderate Earning Potential – anticipated to earn sufficient income to pay full rent w/in 6 months  | Rental assistance is provided for the shortest amount of time necessary to prevent a return to homelessness and as a decreasing % of rent as follows:* Months 1-2: 80% of rent
* Months 3-4: 50% of rent
* Months 5-6: 20% of rent[[3]](#footnote-3)

Subsidy amount is adjusted as necessary to cap combined tenant rent and utility allowance contribution at 65% of gross household income. | * When a participant has reported an income decrease, projects must document income and re-calculate rent.
* Projects must also document income and re-calculate rent monthly for all participants using the 65% cap.
* Projects must reassess for continued eligibility for assistance every 3 months. If gross household income is sufficient to pay full rent or exceeds 30% of AMI, discontinue rental assistance.
 |
| HighModerate Earning Potential – anticipated to earn sufficient income to pay full rent w/in 3 months | Rental assistance is provided for the shortest amount of time necessary to prevent a return to homelessness and as a decreasing % of rent as follows:* Month 1: 80% of rent
* Month 2: 50% of rent
* Month 3: 20% of rent[[4]](#footnote-4)

Subsidy amount is adjusted as necessary to cap combined tenant rent and utility allowance contribution at 65% of gross household income. | * When a participant has reported an income decrease, projects must document income and re-calculate rent.
* Projects must also document income and re-calculate rent monthly for all participants using the 65% cap.
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# **Other Requirements[[5]](#footnote-5)**

* Rents may not exceed the HUD Fair Market Rent (FMR) for the jurisdiction and must comply with HUD’s rent reasonableness standards.
* Tenant rent contribution for households utilizing the 65% cap is based on gross income without any deductions (does not apply to bridge model).
* Where tenant rent contribution is based on income (i.e., Bridge model or households utilizing 65% cap) calculations follow CoC rules for utility allowance.
* Where the subsidy is calculated as a percent of rent, use monthly contract rent (i.e., rent owed to the landlord plus any applicable utility allowance) (this is required by HUD).
* Participants must report decreases and increases to monthly income of more than $40 within 10 days of the change (this is the DMHAS CoC RA requirement).
* Assets up to $5,000 do not impact tenant rent (this is the HUD CoC Rule for other program types). Exception approval is required to provide RRH assistance to anyone with assets exceeding $5,000.
* If continued assistance is authorized beyond the time frames delineated in the RA schedule[[6]](#footnote-6), the subsidy will continue to pay 20% of rent with adjustments to the subsidy amount, as necessary, to cap combined tenant rent and utility allowance contribution at 65% of gross household income (does not apply to bridge model).
* Case management assistance, if necessary, may continue beyond the termination of rental assistance (to be further clarified in final written standards).
* Under no circumstances can rental assistance and/or case management continue beyond 24 months (this is the HUD CoC requirement for RRH RA)
* Exceptions should be rare and in response only to unusual extenuating circumstances (process TBD).
1. Process for assigning participant households to a target population initially and adjusting that assignment as new

 information emerges has yet to be determined. [↑](#footnote-ref-1)
2. If continued assistance is authorized, the subsidy will continue to pay 20% of rent with adjustments to the subsidy amount, as necessary, to cap combined tenant rent and utility allowance contribution at 65% of gross household income (does not apply to bridge model). [↑](#footnote-ref-2)
3. Same as #2 above. [↑](#footnote-ref-3)
4. Same as #2 above [↑](#footnote-ref-4)
5. This document is intended to provide an overview only. Other requirements will be detailed in final written standards. [↑](#footnote-ref-5)
6. Process for determining authorization for continued assistance has not yet been determined [↑](#footnote-ref-6)