

CT Balance of State
(CT BOS)
Continuum of Care
(CoC)
Converting to
Transitional Housing

Updated
May 21, 2026





Agenda

- Background
- Impact
- Conversion Process
- CoC Transitional Housing Requirements
- Trauma-informed Communication Strategies
- Questions



Background

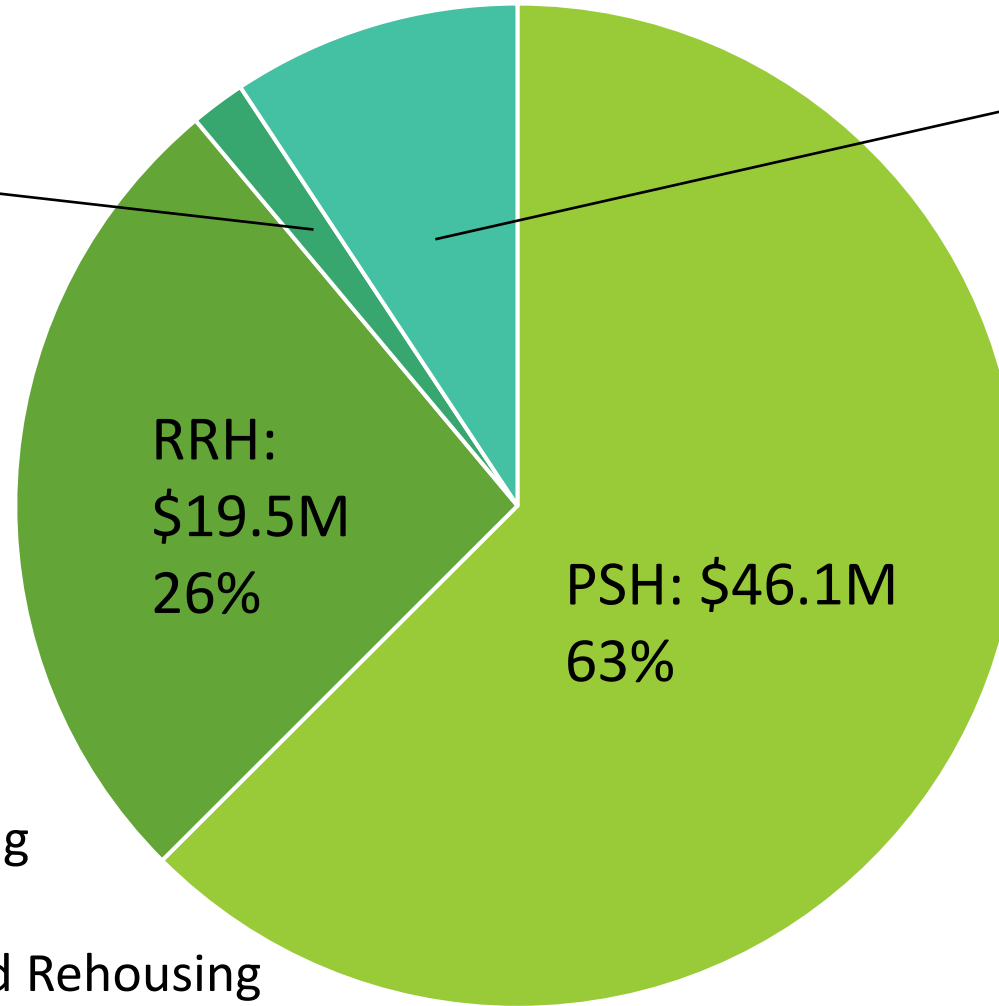
- Each year CT Balance of State Continuum of Care (CTBOS CoC) competes with other CoCs for US Dept. of Housing and Urban Development (HUD) funding to end homelessness.
- Significant changes anticipated in the 2026 competition.
- ✓ Permanent Housing (PH) capped at 30% of Annual Renewal Demand (ARD)
 - PH includes PSH, RRH and Joint TH- RRH
- ✓ Tier 1 at 30% of Annual Renewal Demand (90% in 2024)
- CT BOS is working to minimize harm and support grantees throughout the process.
- Information is based on 12/19/25 NOFO and subject to change.



CT BOS FUNDING: \$74M

Joint TH-RRH:
\$1.3M
2%

Other funding
(Coordinated Entry,
Transitional Housing,
Street Outreach, etc.):
\$6.9M, 9%



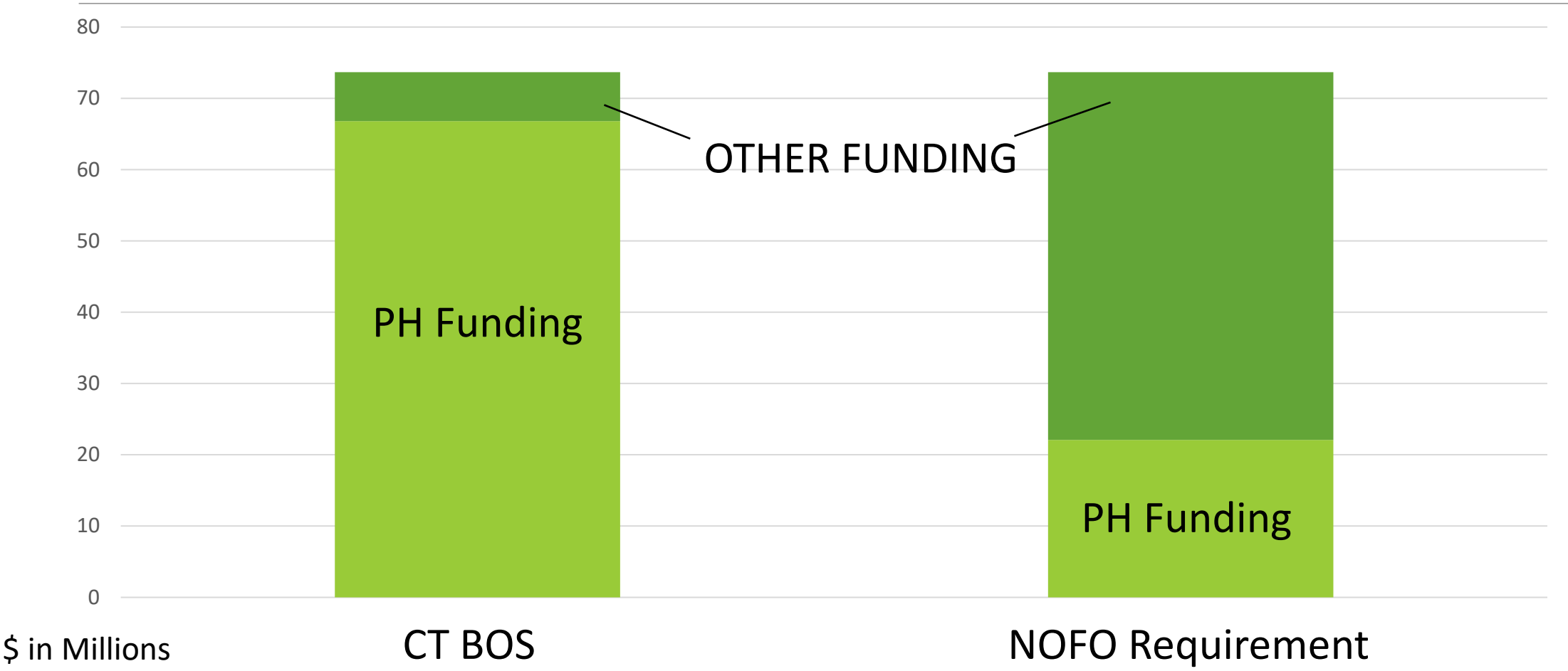
RRH:
\$19.5M
26%

PSH: \$46.1M
63%

PSH: Permanent Supportive Housing
RRH: Rapid Rehousing
TH-RRH: Transitional Housing-Rapid Rehousing

■ PSH ■ RRH ■ Joint TH-RRH ■ Not PH

CT BOS Funding vs. NOFO Requirement



PH Reduction Target

Current PH Amount: \$66,808,126

- PSH Amount: approx. \$46 million
- RRH Amount: approx. \$20 million

Max PH Amount: \$22,099,261

Reduction Target: \$44,708,865



Transitioning PH to Transitional Housing (TH) - Goals

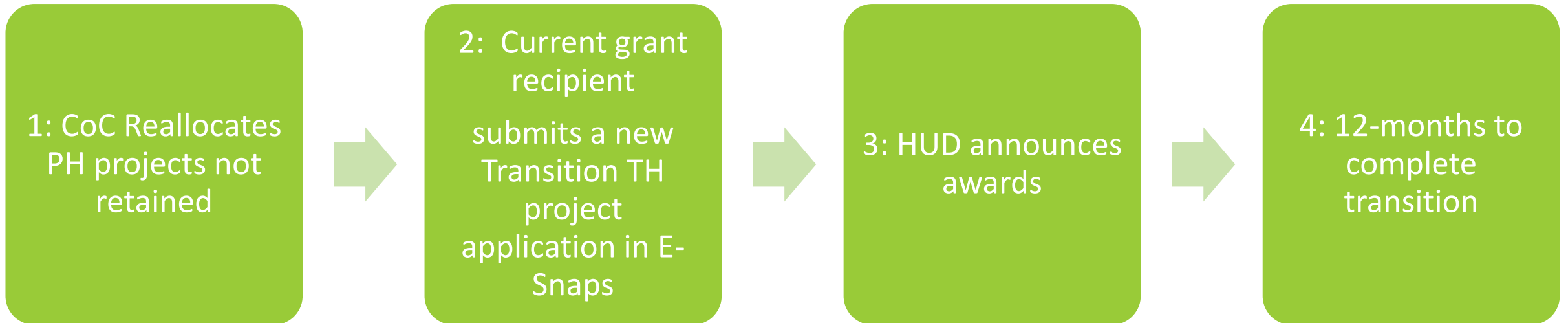


- Comply with funder requirements while retaining as much PH as possible
- Reduce risks of returns to homelessness
- Reduce risks of funding loss
- Assist as many households as possible to exit homelessness & achieve housing stability
- Support increased self-sufficiency



Guiding Principles for PH Retention

Steps in Conversion Process



Transition Grant Application – Type of New Project

- Recipient of the renewal being reallocated is the only eligible applicant
- Operating start date of transition project is day after the end of the grant term for the expiring renewal
- No lag time during which funding is not available.
- For transition grants reallocated from more than one project, the operating start date of the transition grant is the day after the end of the earliest expiring grant term.
- Transition grant required to fully transition to the new component by the end of the 1-year grant term; 18-month grant term disallowed
- Amount requested cannot exceed Annual Renewal Amount (ARA) of reallocated grant(s)



Timeline –Transition Grants

- HUD releases FY26NOFO by 6/1/26
- HUD opens EsnapS – TBA
- CT BOS announces application due date – TBA
- Applicants submit a new transition project application in EsnapS
- Awards announced by 12/1/26
- Awarded grants start in CY2027 on day after renewal grant ends
- 12-month award
- PH project closed out by grant end date in CY 2028
- TH project renews in 2027 Competition

TH - Length of Assistance

- Facilitate rapid exits to Permanent Housing (PH)
- Up to 24 months, as needed
- HUD allows longer than 24 months, if:
 - ✓ permanent housing not located; or
 - ✓ requires more time to prepare for independent living
- HUD may discontinue assistance for TH project if:
 - ✓ more than half of participants remain longer than 24 months



Current Renewal Project Participants

STEP 1: Get as many projects as possible funded

STEP 2: Transition Planning for existing participants

- Participants who are residing in PSH/RRH/Joint projects being eliminated
 - ✓ Can remain at least through grant end date in 2028 (12-month transition period)
 - ✓ Can seek alternate permanent housing options during the transition period (HCV, Public Housing, Section 202, etc.)
 - ✓ Can transfer to other PSH
 - ✓ Can likely qualify for PH



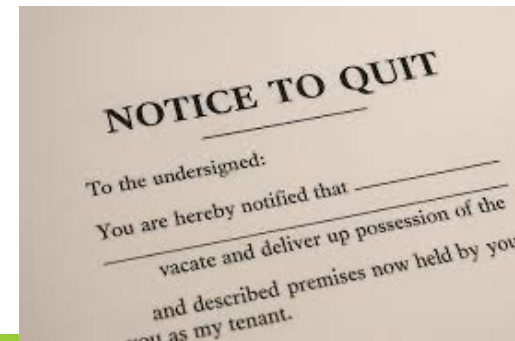
Current Renewal Project Participants (2)

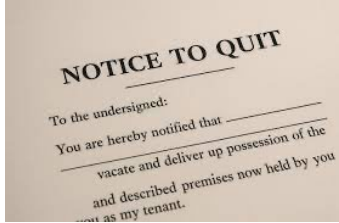
Participants residing in PSH and RRH projects being eliminated may qualify for new TH projects under [Category 2](#)

- Must meet three criteria:
 1. Residence will be lost within 14 days of the date of their application for TH
 2. No subsequent residence has been identified; and
 3. Lacks the resources and support networks needed to obtain permanent housing

Some participants may also qualify under [Category 4](#)

For more details see HUD [Transition Eligibility Guidance](#)





Documentation Example for Category 2

Participant self-certification indicating that they meet all three criteria:

1. Residence will be lost within 14 days of the date of their application for TH
2. No subsequent residence has been identified; and
3. Lacks the resources and support networks needed to obtain permanent housing

Self-certification must be verified by:

- Certification from project staff that no subsequent residence has been identified; AND
- Court order resulting from an eviction action; OR
- Documented oral or written statement by the landlord verified by project or CAN staff; (e.g., a case note documenting a discussion with the landlord) OR
- A notice to quit and vacate unit within 14 days of application for assistance

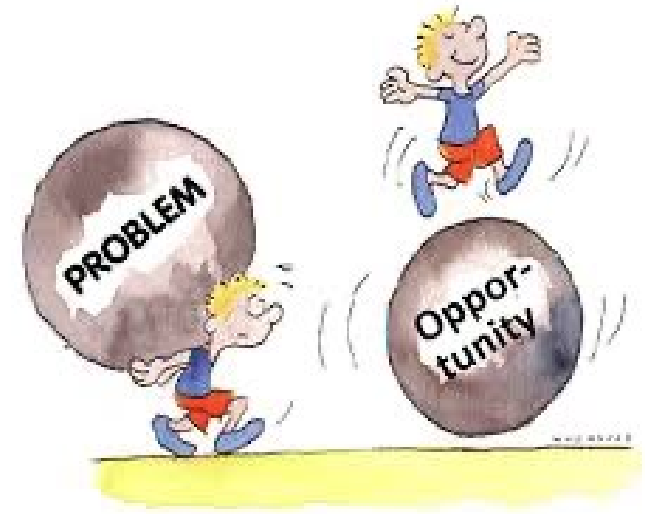
Challenges

- Disruption for tenants and staff
- Managing uncertainty
- 24-month time limit in TH
- Limited permanent housing resources
- Meeting HUD expectations for TH



Opportunities

- CoC Bonus for new projects is 20% of ARD (10% in 2024)
- HUD considers Transition Grants to be new projects
- Can reconfigure the budget
 - ✓ Add or Eliminate Budget Line Items
 - ✓ Move funds among Budget Line Items
- Change number of households served – will need a transition plan for all existing PH tenants if reducing the number
- Change type of households and/or subpopulations served
- Combine grants





CoC Transitional Housing TH Requirements

Eligible Budget Line Items

Housing Costs - units owned by applicant/subrecipient:

- Short or medium-term Rental Assistance (PRA/SRA) – cannot be administered by non-profit; or
- Operating

Housing Costs - units NOT owned by applicant/subrecipient:

- Leasing and Operating; or
- Short or medium-term Rental Assistance (TRA) - cannot be administered by non-profit; ;

Other Costs: Supportive Services, Project Administration, HMIS and VAWA



Lease/Occupancy Agreements & Contracts

Participants must have a lease, sublease or occupancy agreement:

- Initial term of at least one month
- Automatically renewable upon expiration, except by prior notice by either party
- A maximum term of 24 months

Service participation requirement must be codified in a contract



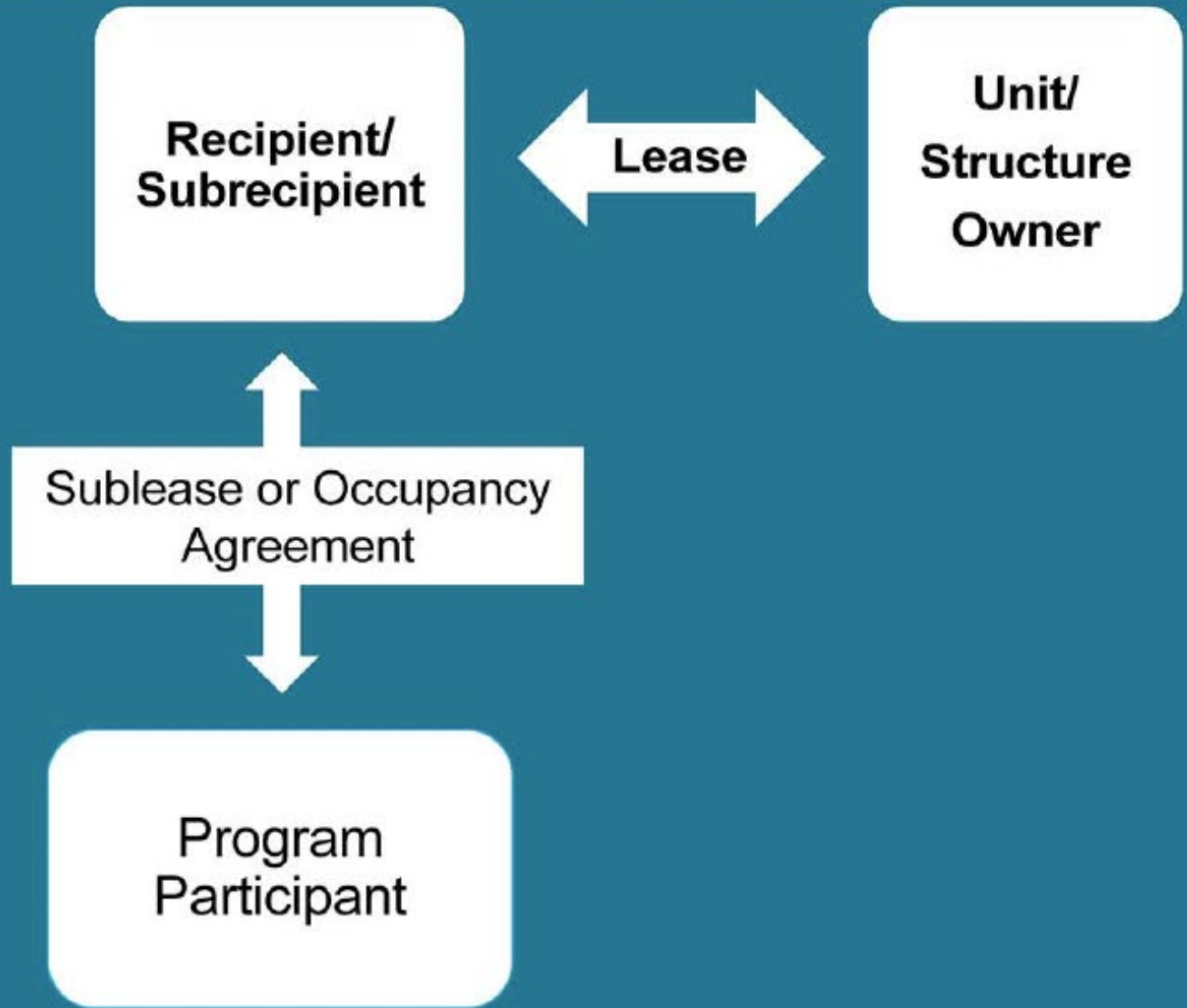
Lease Arrangements

Tenant-based and Project-based Leases



Leasing Agreements

Applies to Projects with CoC
Leasing Budget Line Item



Hotel/Motel



Using hotel/motel rooms is allowable:

- Must meet lease/occupancy agreement requirements
- Must use an allowable method to pay for hotel costs:
 - Renting hotel rooms on a night-by-night basis not an allowable (no areas in CT qualify for rural BLI)
 - Can master lease a portion of hotel space or an entire hotel structure
 - ✓ Rent reasonableness determination required
 - ✓ Cannot exceed FMR - SRO FMR for units without both a private kitchen and bathroom

HUD TH Project Quality Threshold – Need 7 of 10 points to get funded*

Criteria	Points
Project will provide/partner to provide services necessary to assist participants to obtain/maintain housing	2
Applicant prior experience operating TH or other projects that successfully helped people to exit homelessness within 24 months	1
Applicant previously/currently operates TH or other homeless project; or has a plan to ensure at least 50% of participants exit with employment income.	1
Project will supplement with resources from other public or private sources (e.g., mainstream health, employment, benefits)	1

HUD TH Project Quality Threshold (2)

Criteria	Points
Project will require participants to take part in services (e.g., case management, employment training, treatment, etc.) – must attach a contract, occupancy agreement, or lease	2
Project will provide 40 hours/week of customized services for each participant – reduced proportionately for those employed	2
Average cost per household is reasonable	1

* If awarded, HUD may issue conditions requiring all criteria to be met prior to grant execution.

Trauma Informed Communication (2)

Strategies:

- Have a plan for processing & responding to new information.
- Create a crisis response team – build on COVID-19 experience.
- Assign responsibility for tracking emerging news
 - Rely on trusted sources.
 - Determine what's relevant.
 - Rotate responsibility.
 - Limit time allocated.



Trauma Informed Communication (3)



Strategies:

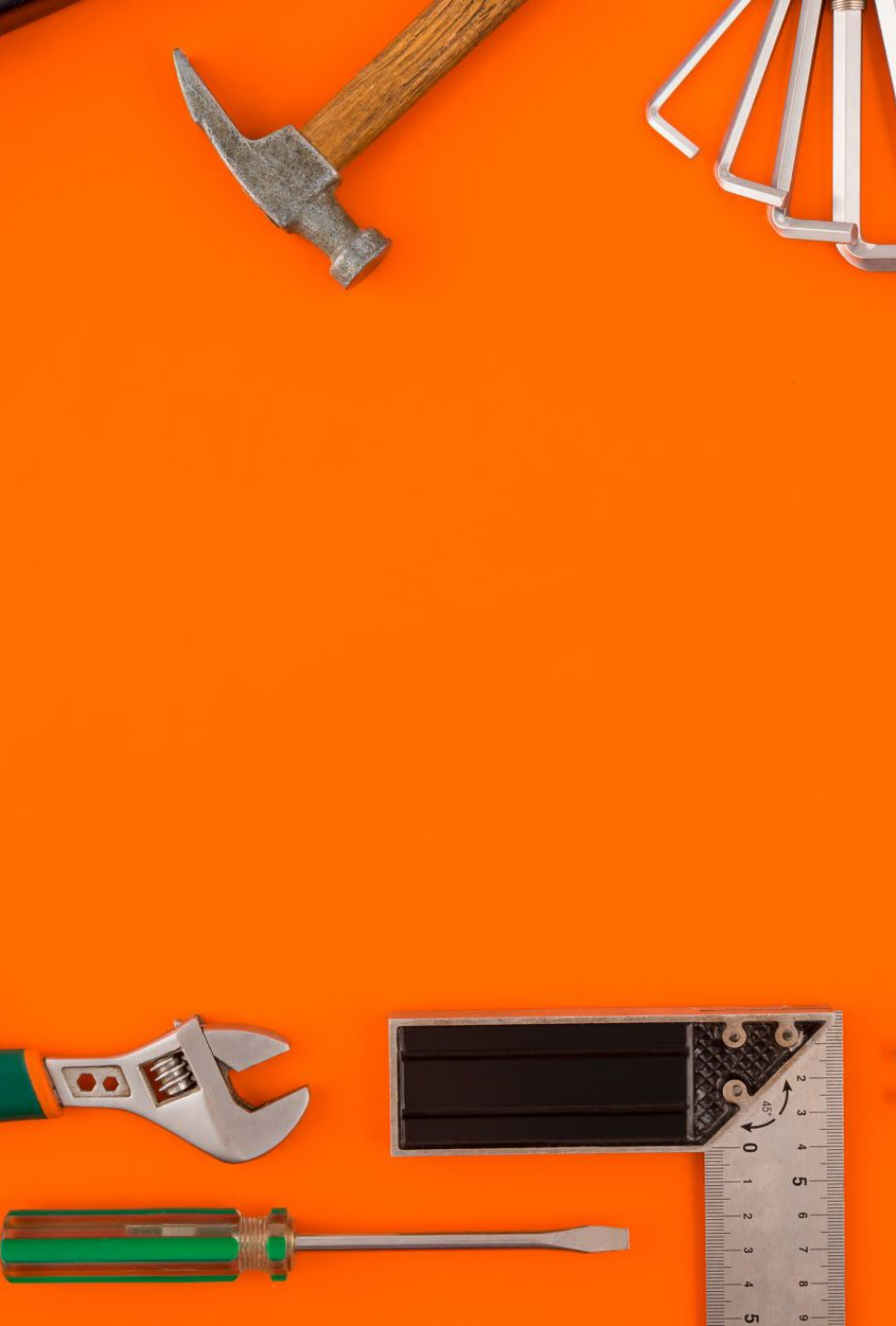
- Communicate promptly & face-to-face
 - Messaging need not be perfect.
 - Be clear about what is known and unknown.
 - Don't sugarcoat or speculate.
 - Do express hope & belief in your team.
 - Be clear about who needs which information.
 - Consider what staff & clients will want to know.



Trauma Informed Communication (4)

Strategies:

- Provide talking points for communication with clients.
- Provide opportunities for connection & support.
- Anticipate and correct mistakes.
- Pause before acting.
 - Consult with partners to help shape actions.



Tools & Resources

- [Sample Service Requirement Agreement](#)
- [CT HERO Program Agreement](#)
- [Sample low-cost 40-hour per week schedule](#)
- [Communicating with Tenants](#)
- [Communicating with Landlords](#)



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