Housing Stability for Homeless Schoolchildren Initiative (HOME TBRA)

- Elaine Roberts, Senior Supportive Housing Analyst
- Bill Aldinger, Director of Policy and Special Programs
- Zach Summerlin, Assistant Policy Director
- David Woodward, Federal Loan Program Manager

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AGENDA - Housing Stability for Homeless Schoolchildren Initiative

- Introduction to Florida Housing
- Overview of Rental Assistance Initiative
- Initiative Partnerships
- Initiative Geographic Area and Services to be Provided in Initiative
- Demonstration Projects Overview
- Request for Qualifications 2020-06 (RFQ) Components
- Timelines
- Questions

- Florida Housing reserves the right to modify the proposed intent, plan, and timeline as presented today.
Introduction to Florida Housing

• Florida Housing Finance Corporation (Florida Housing) is a public corporation of the State of Florida.

• Florida Housing serves the governmental function of financing or refinancing housing, which includes:
  • The State Affordable Housing Trust Fund, and
  • Low Income Housing Tax Credits for the development of multifamily rental housing.

• The role and responsibilities of Florida Housing are described in Chapter 420, Florida Statutes.
Housing Stability for Homeless Schoolchildren Initiative Overview

- Florida Housing will provide Federal HOME funds in a competitive Request for Qualifications process. This is made available through Florida Housing’s Federal Loan Programs unit, with special thanks to David Westcott and Nicole Gibson for their work on this.

- The Initiative will assist homeless families to obtain rental housing using Federal Tenant Based Rental Assistance (TBRA).

- The Initiative is an expansion of Florida Housing’s TBRA demonstration pilots in Santa Rosa County and Hernando County.

- Florida Housing expects to select four respondents to allocate up to $500,000 each in HOME TBRA funds for rental assistance up to 24 months.

- A respondent will be the formal partnership of entities described in the Partnerships section.
Housing Stability for Homeless Schoolchildren Initiative Partnerships

• The respondent of the RFQ will be a formalized partnership between the following entities:
  • School District Homeless Education Program
  • Public Housing Authority
  • Nonprofit Community Based Service Organization that is qualified to provide case management and support services to homeless families
  • Homeless Continuum of Care lead agency (may also serve as the case management support entity, with documented experience and capacity)
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Geographic Area

• Smaller counties and rural communities tend to have fewer housing resources and options than larger, more populated communities to serve the homeless households
• The geographic areas targeted by the RFQ include counties with a population of less than 400,000 persons
• Florida Housing reserves the right to identify a preference for at least one eligible county with a population of less than 250,000
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Services Provided

- Identification of eligible families to participate
- Assessment of eligible families to determine capacity and interest
- Preparation of participation agreements for eligible families
- Assessment of participating families and data entry into HMIS
- Provision of support services and case management for children in participating families
- Provision of support services and case management for adults in participating families
- Administration of TBRA and rental unit security deposits for participating families by PHA
Demonstration Project Overview – Santa Rosa County
One Family, One Home, One Year

• Partnerships
  • Santa Rosa County Schools
  • Milton Housing Authority
  • Family Promise
  • Opening Doors of NWFL

• Funding
  • Florida Housing - $250,000/year for 3 years
  • Title I, Part A Homeless Set-Aside Funding – 3 full time social workers
  • Title IX Homeless Education Grant – case management services to increase family engagement and student success
  • Local partners – furniture, deposits and utility fees, household items, etc.
Demonstration Project Overview – Santa Rosa County
One Family, One Home, One Year

• Family Participation
  • Complete Family Sustainability Plan
  • Attendance
  • Support Child’s School Success
  • Participate in Case Management
  • Meet with CoC Lead Agency
  • Provide Financial Documentation to the PHA
  • Households contribute at least $50/month to rent
Demonstration Project Overview – Hernando County
Hope for Housing

• Partnerships
  • Hernando County School District
  • Hernando County Public Housing Authority
  • Hernando County Health and Human Services
  • Mid Florida Homeless Coalition
Demonstration Project Overview – Hernando County
Hope for Housing

• Family Participation
  • Complete Family Sustainability Plan
  • Attendance
  • Support Child’s School Success
  • Participate in Case Management
  • Provide Financial Documentation to the PHA
  • Households contribute at least $50/month to rent
Housing Stability for Homeless Schoolchildren Initiative
RFQ Overview

• Florida Housing will use Federal HOME funds for a competitive Request for Qualification process

• Florida Housing expects to allocate HOME TBRA funds for rental assistance for up to 24 months (participating counties may choose rental assistance of up to 12 months, if they choose to serve more households with the funding)

• A participating household may only receive the rental assistance one-time

• Florida Housing anticipates selecting up to four respondents

• Responses to the RFQ shall include formal agreements between the partnership entities listed below
  • County School District (signed by the Superintendent)
  • Public Housing Authority (signed by the Executive Director)
  • Nonprofit Community Based Service Organization (signed by the Executive Director)
  • Homeless Continuum of Care Lead Agency (signed by the Executive Director)
Housing Stability for Homeless Schoolchildren Initiative Partners’ Responses in the RFQ

The School District shall:

• Provide written selection criteria (participating families must have children in the Homeless Education Program)

• Provide policies and procedures for determining eligibility and household selection to participate in this initiative

• Provide a sample participation agreement for households outlining expectations and subsequent requirements for schools

• Provide a written plan that describes the supports and case management for school-aged children

• Provide the number of homeless students in the school system
Housing Stability for Homeless Schoolchildren Initiative Partners’ Response in the RFQ

The Public Housing Authority will document that the PHA shall:

• Have experience administering HUD Section 8 rental assistance
• Will serve the entire county on its own or through a partnership with another eligible PHA
• Enter into a separate Federal Home TBRA administration agreement with Florida Housing to locate and assist households in accordance with the HOME program regulations (24 CFR 92)
• Complete income certification and eligibility checks for households participating in the program
• Use HOME dollars to pay the subsidy through a contract with the property owner
• Provide information on available housing stock that is ready for occupancy for participating households in the response to the RFQ
• Assist in recruiting eligible landlords for leasing to participating families
Housing Stability for Homeless Schoolchildren Initiative
Partners’ Response in the RFQ

The Nonprofit Community Based Organization shall:

• Provide a written plan that describes how the organization will assist selected households with housing stability needs

• Provide a written plan outlining support for the adults in the household through the duration of the initiative, including frequency of case management visits and home visits (at a minimum case management should occur weekly during the first 3 months of participation in the initiative and home visits should occur bi-weekly)

• Provide plans to achieve performance measures and outcomes supporting housing stability

• Provide documentation of the funding commitments for services to be delivered
Housing Stability for Homeless Schoolchildren Initiative Partners’ Response in the RFQ

The Homeless Continuum of Care Lead Agency shall:

• Document that the Nonprofit Community Based Organization has an executed agreement to participate in HMIS;

• Provide documentation of the process by which selected families will complete intake and be entered into the Coordinated Entry System;

• Assist the PHA and Nonprofit Community Based Organization with the required eligibility documents for housing placement;

NOTE: The Homeless Continuum of Care Lead Agency may serve as the Nonprofit Community Based Organization with documented experience and capacity;
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Performance Measures & Outcomes

Florida Housing will require the following evidence as minimum performance measures and outcomes:

• Increased school attendance

• Improved academic performance

• Increased household stability and self-sufficiency (tracking participating households for 12 months following the last rental assistance payment)

• Increased household income (employment / benefits)
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RFQ Anticipated Timeline

- April 29, 2020 – Introductory Webinar/Workshop
- May 7, 2020 – Issue RFQ
- May 14, 2020 – Deadline for Questions
- July 14, 2020 – Deadline for Submissions
- September 14, 2020 – FHFC Board Meeting to Approve Awards
- October 1, 2020 – Local County Initiative Launch
- October 31, 2021 – Preliminary Report Due to Florida Housing
- December 31 (annually) – Annual Report Due to Florida Housing
Questions and Answer Period

- There will be a period for submitting questions regarding the RFQ at which point Florida Housing will post answers to the questions on its website.
- The deadline for submitting questions will be May 14.
  Please send questions to: Contract.Admin@floridahousing.org
- The answers to questions will be posted on www.floridahousing.org
  - When on Florida Housing’s Home Page, scroll to bottom. Under “What’s Developing” there will be a link to the information page for RFQ 2020-06.
Any questions or comments before we end the webinar

Contact Information:

Elaine Roberts, Senior Supportive Housing Analyst
Elaine.Roberts@floridahousing.org

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