Family Homelessness Prevention and Assistance Program

October 17, 2016
Our Mission:

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance affordable housing.
FHPAP Grant

• Minnesota state grant
• Competitive process
• July 1, 2017 – June 30, 2019
• $17 million (contingent on legislative approval)
Program Goals

• Prevent homelessness
• Minimize the number of days homeless
• Eliminate repeated episodes of homelessness
Eligible Applicants

• Metropolitan area
  – County

• Greater Minnesota
  – County
  – Group of neighboring counties acting together
  – Community-based nonprofit organization with a sponsoring board resolution from each county located within the service area

• Tribal Nation
Local RFP

• Grantees are strongly encouraged to solicit appropriate providers to meet community need
• Most grantees conduct a local RFP
• Contact local advisory committee or grantee for more information. Contact information is located on our website
Eligible Activities

• Support services
  – Housing search assistance
  – Case management
  – Other services to assist the recipient to obtain and maintain housing

• Direct financial assistance
  – Rent deposit
  – Rent payment
  – Utilities
  – Transportation or other costs
Ineligible Activities

• Acquire, rehabilitate, or construct emergency shelter, transitional or permanent housing
• Pay more than 24 months of direct assistance and support services
• Operating costs of emergency housing including motel vouchers
• Operating and supportive service costs of permanent supportive housing
Eligible Recipients

• 200% of federal poverty guidelines (FPG)
• Experiencing a housing crisis and demonstrates a need for services or direct assistance to resolve the crisis

Additional eligibility criteria may be created by the grantee.
Funding Expectations

• Advisory Committee to:
  – Design or refocus the homeless response system
    • Needs assessment
    • Identify strategies to meet needs
    • Prepare application for funding
  – Develop project outcome measurements
  – Assess the effectiveness of the projects in meeting needs of at risk and homeless households.
Funding Expectations

• Serve all populations
  – Families, individuals, youth
• Target to those most in need
• Collaborate with partners
  – Education or schools
  – Employment
  – Veteran, youth, mental health, chemical health
  – Mainstream resources
• Participate in Coordinated Entry
Funding Expectations

- Solicit providers best suited to provide services
- Align activities, outcomes, and budgets to reflect identified needs
- Monitor and evaluate overall project performance
- Improve homeless response system
Landlord Risk Mitigation RFP

• Only current FHPAP grantees eligible
• Available funding: $250,000
• Projected RFP release in late November
• Anticipate funding 3-5 projects throughout the state
• Best practices review recently conducted by Minnesota Housing intern
For More Information

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www.mnhousing.gov
(ending homelessness)
Innovative FHPAP Projects

• Lakes and Prairies Community Action Program
  – Landlord Risk Mitigation

• Hennepin County
  – Stable Families Initiative
Creative ways to use FHPAP Funds
INTRODUCTIONS

Colleen Murray, Director of Development & Operations
Becki Johnson, Director of Family & Community Services
Emma Schmit, Housing Programs Coordinator

Lakes & Prairies Community Action Partnership serves Clay & Wilkin Counties in West Central MN. Our main Offices are housed in Moorhead, which is across the River from Fargo, ND.
FHPAP FUNDS TO INFLUENCE SYSTEMS CHANGE

Lakes & Prairies Community Action Housing Advisory Board has used FHPAP Funds to help develop **Systems Change** in our community’s response to homelessness, including:

- Landlord/Tenant Mediation Services
- Landlord Risk Mitigation Fund
“Enhance the coordination and availability of prevention services. Intervening in the lives of those most at-risk of long term homelessness before their housing crisis pushes them into homelessness is definitely the best, most effective, way to end future homelessness” – 10 year Plan
The Development of a Landlord-Tenant Mediation Program was identified by our community in the 2006 Heading Home Plan as a need to help prevent those at risk of homelessness from losing their housing.

Program was developed by the SOFTL Committee, which is a workgroup started by the Housing Advisory Board. (SOFTL = Successful Outcomes for Tenants and Landlords)

Community Action staff screen calls, coordinate requests and schedule mediation. Trained volunteers facilitate the mediation. Staff follow up with tenant and landlord at 30 and 60 days after the mediation.

Many issues are resolved before being escalated to mediation with coaching from a case manager. For example, how to handle requesting repairs.
Avoid eviction. Try mediation.

“Do YOU have a tenant-landlord dispute that may lead to eviction? Try mediation instead. Work with one of our trained mediators to help keep your unit rented and see an improvement in tenant-management interactions.”

• Coordinated through our local coalition office – staffed by Lakes & Prairies Case Manager for MN residents
LANDLORD TENANT MEDIATION SUCCESS STORY
“Cultivate relationships with landlords who are interested in renting to long term homeless tenants. Build relationships by taking steps to mitigate their perceived risk, following through on promises of action, and establishing the reliability of the program. Develop publicly supported fund to indemnify landlords and service providers against excessive losses associated with tenants’ compliance with lease terms “ -10 Year Plan
LANDLORD RISK MITIGATION FUND

• Local committee formed to develop the fund including policies, procedures, and forms. Had resources committed from the City of Fargo, needed a MN match to make it a reality. Lakes & Prairies committed $10,000 to pilot the project for MN residents.

• The Goal of the fund is to encourage property managers and landlords to rent to people experiencing homelessness.

• The program is formal partnership between housing providers, service providers, and persons with barriers to housing.

• The fund is coordinated through the FM Coalition for Homeless Persons
LANDLORD RISK MITIGATION FUND

• The applications come with agency recommendations from a case manager. The case manager acts as a communication bridge between landlord, tenant, and the fund.

• Landlords who opt into the fund are covered for physical and operational costs of up to $3,000 for up to two years. If problems occur there is opportunity for free mediation services through the local Community Action Agencies.

• FHPAP funds were committed to start the fund ($10,000) out of which we spent $500 and the remaining funds went back into the FHPAP assistance pool in the final quarter of the grant.

• This grant cycle the Housing Advisory Board committed $20,000 over 2 years to the fund. Claims continue to be very rare for MN residents.
LANDLORD RISK MITIGATION SUCCESS STORY
QUESTIONS?
For more information about the projects discussed today, please visit:

www.fmhomeless.org

www.lakesandprairies.net
CONTACT INFORMATION

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Thank You!
WHY? INCREASED SHELTER USE

Families in Hennepin County
Emergency Shelters
WHY? INCREASED REPEAT SHELTER USE

• 1/4 of families in shelter had been in shelter in the last 3 years.
• On any given day, at least one new family entering shelter had been there before (350 families over the year).
• More likely to be young parents with young children, less than high school education, disproportionately African American or Native American.

Cost = $1.5 million annually
HOW? COLLABORATIVE COMMUNITY-LED EFFORT

• Facilitated a 9-month planning and design process.

• Involved community experts including homeless services providers, schools and county workers in TANF, child care and child support.

• Surveyed families served by the shelter system.

Result = Repeat shelter users needed longer rent subsidies, more intensive case management, and help navigating the many systems that are intended to assist them, but often not coordinated (TANF, employment services, and childcare supports).
**HOW? MULTIPLE FUNDING SOURCES**

1. Federal – Stable HOME subsidies were used to support 20 families with two year rent subsidies

2. State – MHFA rent subsidies
   - Parent Support Outreach
   - FHPAP for case management

1. Local (Hennepin County) – supported planning and evaluation and enhanced employment services

2. Private – 7 foundations and one national award
WHAT? THE MODEL

1. **All families**: Coordinated services with a housing and employment plan and Parent Support Outreach services (if applicable).

2. **Prevention cohort**: A sample of families NOT currently in shelter, but with two or more stays in the past few years received intensive case management. As needed, flexible funds and rent subsidies were also offered.

3. **Young parent cohort**: A sample of families in shelter with two or more stays in the past few years whose head of household was under 25 received intensive case management, rent subsidies, and early childhood services.
**RESULTS:** DECREASED RETURN TO SHELTER

Return to shelter Rates - end of 2015

- **Prevention (n=46):**
  - Treatment: 35%
  - Control: 46%

- **YPP (n=43):**
  - Treatment: 7%
  - Control: 47%
RESULTS: INCREASED INCOME

Percent Increase in Income - end of 2015

Prevention (n=46)
- Treatment: 67%
- Control: 16%

YPP (n=43)
- Treatment: 77%
- Control: 35%
RESULTS: DECREASED SHELTER USE

Families in Hennepin County Shelters

- 251 families
- 164 families
KSTP CLIP
PRACTITIONER PERSPECTIVE
FHPAP CURRENT BIENN IUM

St Stephens Human Services targeted/school based prevention - $228,744 (biennium) MHFA

Simpson Housing Services young parent program - $221,090 (biennium) FHPAP
QUESTIONS?