EHA & SHAP Funding Overview, Allocation, and Policy Discussion

Housing Stability Council Meeting

November 3, 2017
EHA/SHAP agenda

2 discussions

• EHA for Real Estate
• Affirmation of the use of Discretionary funds

Approval of the 17-19 EHA/SHAP Allocations
The History

Emergency Housing Assistance Program (EHA)

Established 1991 by statute

Low income and very low income homeless or at risk of homeless

Targets: 65 and older, people with disabilities, farmworkers, and Native Americans

Delivered by 17 Community Action Agencies (CAA) to all 36 Counties

Oregon Human Development Corporation (OHDC) serves the farmworker population statewide
The History

State Homeless Assistance Program (SHAP)

Established 1987

Funds emergency shelters and auxiliary services directly related to shelters

Delivered by 17 Community Action Agencies (CAA) to all 36 Counties
Focus on Emergency Housing Assistance (EHA)

**Typical Service Expenditures**

- Case Management
- Rent Assistance
- Housing Related Deposits
- Facility Operations
- Client Education/Training
- Service Linkage and Housing Relocation Assistance.
Focus on Emergency Housing Assistance (EHA)

Service Components

- Street Outreach
- Emergency Shelter
- Transitional Housing
- Rapid Re-housing
- Prevention
- Supportive In-home Services
- Community Capacity Building
- Veterans Services and Data Collection
- Additionally shelter and transitional housing acquisition, rehab, and conversions were added as eligible components in 2016-17
Focus on State Homeless Assistance Program (SHAP)

Typical Service Expenditures

- Facility Rent
- Facility Utilities
- Facility Repairs and Maintenance
- Facility Furnishings
- Resident Meals
- Case Management
- Transportation
- Service Linkage
- Housing Relocation Assistance
Focus on State Homeless Assistance Program (SHAP)

Service Components

• Street Outreach
• Emergency Shelter Operations
• Emergency Shelter
• Resident Services
• Short Term Rapid Re-housing
• Facility Acquisition
• Facility Rehab/Conversion and Data Collection
• Shelter types include
  – Day shelters
  – Overnight shelters
  – Mass shelters
  – Warming centers
  – Transitional shelters
  – Motel/hotel vouchers
Our New Focus
Key Homeless Section Initiatives

- Statewide Veterans Initiative to End Veterans Homelessness (Partnership with ODVA)
- Improved data collection, reporting, and analysis
- $40 million state investment in EHA/SHAP
- Capacity investments in OHCS and CAA network
- Utilize Statewide Housing Plan work to set a homeless reduction policy agenda
Unprecedented Opportunity & Investment

• Historic $40 million investment in EHA/SHAP
• Increased collaboration
• Shared focus
  – Innovative delivery systems
  – Reaching the hardest to serve populations
  – Improved data collection and data driven decisions
  – Statewide systems integration
  – Utilizing best practice
The Allocation Process

- Funds allocated from OHCS to CAAs
- Special carve-out funding to OHDC
- Formula based
- 17-19 dispersed in 3 phases
1. EHA and SHAP Real Estate
   a. New project applications
   b. Program improvements

2. Fiscal Policies
   a. Spend down and reallocation
   b. Timeliness of requests

3. EHA Discretionary
   a. Affirm current spending (memo page 61-63)
   b. Discuss competitive RFP
   c. Discuss how to determine OHDC funding for future biennia
<table>
<thead>
<tr>
<th>Rehab/Conversion Total Cost</th>
<th>EHA Budgeted</th>
<th>Project Description</th>
<th>Target Population</th>
<th>Projected # Units/Clients</th>
<th>Concept is Approved Based on Current Program Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>$500,000</td>
<td>$100,000</td>
<td>Rehabilitation of a Day Center, to include new flooring, ceiling and plumbing work, and installation of a kitchen, showers and laundry area.</td>
<td>Homeless men, women and families.</td>
<td>100 contacts/day; 52,000 contacts/biennium</td>
<td>Yes</td>
</tr>
<tr>
<td>$50,000</td>
<td>$50,000</td>
<td>Renovate CAA’s offices to provide easier access for chronically homeless persons. Renovations include a ramp, grab bars, automatic front door and private intake offices.</td>
<td>Chronically homeless persons.</td>
<td>Unknown</td>
<td>No</td>
</tr>
<tr>
<td>$304,000</td>
<td>$157,563</td>
<td>Rehabilitation of a 14 unit apartment complex. The units rehabbed with EHA funds will be used for transitional housing.</td>
<td>The general population of households which will best benefit from transitional housing and optional services.</td>
<td>4 – 14 households</td>
<td>Yes</td>
</tr>
</tbody>
</table>
### Projected Use of Funds for Rehabilitation or Conversion -- SHAP

<table>
<thead>
<tr>
<th>Rehab/Conversion Total Cost</th>
<th>SHAP Budgeted</th>
<th>Project Description</th>
<th>Target Population</th>
<th>Projected # Units/Clients</th>
<th>Concept is Approved Based on Current Program Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>$500,000</td>
<td>$400,000</td>
<td>Rehabilitation of a Day Center, to include new flooring, ceiling and plumbing work, and installation of a kitchen, showers and laundry area.</td>
<td>Homeless men, women and families.</td>
<td>100 contacts/day; 52,000 contacts/biennium</td>
<td>Yes</td>
</tr>
<tr>
<td>$20,000</td>
<td>$20,000</td>
<td>Rehabilitation of an unused space in an existing shelter. Will be a family unit.</td>
<td>Homeless households with children.</td>
<td>One family</td>
<td>Yes</td>
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</tbody>
</table>
## Projected Use of Funds for Acquisition – EHA and SHAP

<table>
<thead>
<tr>
<th>Acquisition Total Cost</th>
<th>EHA</th>
<th>Project Description</th>
<th>Target Population</th>
<th>Projected # Units/Clients</th>
<th>Concept is Approved Based on Current Program Design</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EHA</strong></td>
<td><strong>$250,000</strong></td>
<td>Purchase and rehab of a vacant care center. The facility will be converted to multi-family housing. EHA will be used for the acquisition.</td>
<td>Existing clients who have been unable to find housing; any other households that qualify.</td>
<td>20 - 24 units</td>
<td>No</td>
</tr>
<tr>
<td><strong>SHAP</strong></td>
<td><strong>$250,000</strong></td>
<td>Purchase and rehab of a vacant care center. The facility will be converted to multi-family housing. SHAP will be used for the acquisition.</td>
<td>Existing clients who have been unable to find housing; any other households that qualify.</td>
<td>20 - 24 units</td>
<td>No</td>
</tr>
<tr>
<td><strong>$196,617</strong></td>
<td><strong>$196,617</strong></td>
<td>Purchase and rehab a building to provide services including shelter, personal coaching, and assistance to improve social determinants of health.</td>
<td>Homeless families working with DHS Child Welfare.</td>
<td>10 families</td>
<td>Yes</td>
</tr>
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<td><strong>$270,000</strong></td>
<td><strong>$126,000</strong></td>
<td>Purchase or lease option a facility to convert to a shelter appropriate for family use.</td>
<td>Families</td>
<td>5 families</td>
<td>Yes</td>
</tr>
</tbody>
</table>
2017-19 EHA/SHAP Real Estate and Acquisition Projects Applications

EHA Real Estate discussion questions:

1. In what ways are these projects different from our traditional affordable housing development projects? What specific considerations should we factor into the program update?

2. How long should the use restrictions last? Currently the restrictions last 20 years.

3. Are we comfortable with our current level of monitoring and compliance (self-certification) in new projects going forward? What would additional compliance look like?

4. What percentage of an agency’s allocation should be used for real estate versus client services?

5. What program design considerations should we think about as we address the new statute language which allows EHA funds to be used to “align with federal programs”?
• Spend Down and Reallocation of Unspent Funds

• Timeliness of Request for Fund Submissions
EHA Discretionary

Contingency Fund $200,000
• Implementation of inclement weather strategies
• Matching funds for Federal Continuum of Care and Emergency Solutions Grants

Continuum of Care Fund $300,000
• To invest in capacity for this network
• Point in time count, coordinated entry, focus on Veteran’s initiative, etc.

Competitive Innovation Fund
General $363,582
• Investment in utilization of best and promising practice

Enhanced Service System Capacity $150,000
• Investment in the Statewide SSI/SSDI Outreach, Access, and Recovery program
Competitive Innovative Fund cont’d

Farmworkers Service Expansion - $530,000
  • Expanded Services - $400,000
  • Competitive RFP - $130,000 (first open, competitive RFP)

Discussion:

Going forward, how could we determine a consistent methodology for equitable fund allocation for this target population? For this agency?
Conclusion

• Determine consensus

• Next steps
EHA/SHAP Phase I & II Summary

EHA Projected Service %

- Admin: 9%
- HMIS: 2%
- Street Outreach: 3%
- Prevention: 37%
- Shelter: 17%
- Rapid Re-housing: 4%
- Transitional Housing: 2%
- In Home Services: 2%
- Capacity Building: 0%
- Acquisition Or Rehab: 0%

Oregon Housing and Community Services
EHA/SHAP Phase I & II Summary

SHAP Projected Service %

- Admin.: 4%
- HMIS: 4%
- Street Outreach: 2%
- Shelter Operations: 6%
- Shelter Resident Services: 10%
- Shelter Rehab or Conversion: 45%
- Acquisition: 29%