



COSCAR Annual Conference

Increasing Housing Capacity: Housing Search, Landlord Recruitment, and HOME-ARP Opportunities

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COLORADO
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Division of Housing

MAKING HOMELESSNESS HISTORY IN COLORADO

THE VISION

Our vision is that everyone in Colorado has a safe, stable, and affordable place to live. We can create a future where homelessness is rare and brief when it occurs, and no one gets left behind.

Office of Homeless Initiatives (OHI), Division of Housing (DOH)

Mission: Work with community partners to create a robust continuum of efficient and effective solutions that reduce and prevent instances of homelessness and ensure that every Coloradan has a safe place to call home.

OHI **administers** rental assistance programs; **funds** supportive housing and other homeless solutions; **staffs** Office of Homeless Youth Services; and **oversees** Supportive Residential and Navigation Campuses.

OHI **provides** technical assistance to implement best practices to address homelessness, including supportive housing, rapid re-housing, housing first, and coordinated referrals and prioritization.



DOH Efforts to Increase Housing Capacity

Systems Improvement Funding

Housing Navigation and Landlord Incentives

HOME-ARP



Transformational Homelessness Response Grant (THR)

Aim:

Increase the availability of housing opportunities across Colorado to ensure everyone has a safe, stable, and affordable place to live and thrive.

Eligible Uses:

(I) Program Models and Activities: Street Outreach; Emergency Shelter;

Transitional

Housing; Bridge Housing; Eviction and Homelessness Prevention; Rapid Re-Housing; and/or Supportive Housing

(II) Systems Improvement Activities: Data Collection, Management, Analysis, and System Integration; Coordination; and/or Resource Utilization Acceleration



Systems Improvement Activities

DATA COLLECTION, MANAGEMENT, ANALYSIS, AND SYSTEM INTEGRATION:

- Efforts related to collecting, managing, and analyzing data and/or integrating data systems to advance communities' homelessness efforts.
- May be related to the Homeless Management Information System (HMIS), an HMIS comparable database, and/or other coordinated activities that use data to strengthen communities' understanding of and response to homelessness.

COORDINATION:

- Coordination across communities, regions, and/or the state at-large, including but not limited to case conferencing, coordinated entry systems, capacity-building and infrastructure, cross-sector partnerships, and other strategic activities to advance a community's/region's homelessness efforts.

RESOURCE UTILIZATION ACCELERATION:

- Enhancing the utilization of currently available resources; increasing the speed of connection to resources for eligible households; or otherwise ensuring that homelessness response systems connect households to resources as efficiently and effectively as possible.



Systems Improvement Example

Housing Connector: \$629k Centralized Housing Location Service and Automated Unit Matching

Housing Connector, which launched in Denver Metro in January 2022, aims to reimagine how our community accesses housing for our most vulnerable neighbors by eliminating barriers to connect an additional 3,500+ people to housing.

Aims:

- 1) Systems level improvements and efficiency through our unique technology and model, which centralizes the housing location service for the system (system coordination), allows partners to access available units in real time (data integration) and by increasing the effectiveness of resources such as housing vouchers (resource utilization).
- 2) Develop automated unit matching algorithm will ensure that the system is able to meet the demands of clients and keep up with our fast-moving rental market.



Emergency Housing Vouchers (EHVs)

DOH had 438 Emergency Housing Vouchers (EHV) to utilize within Colorado's 64 counties.

COC Coordination:

- We partnered with all four CoCs to receive referrals for all four preference categories through the Coordinated Entry systems.
- In a community where Domestic Violence/Sexual Assault/Trafficking was not identified through the standard assessment, we entered into MOUs with agencies that specifically served these populations.

Referral, matching, briefing centralization:

- We used two full-time staff to manage the referrals, host multiple briefing sessions each week, and administer the vouchers for our metro-Denver caseload.
- We used existing partnerships across the state to complete these tasks for the non-metro area. In most cases, this included navigation assistance. This was critical to quickly identifying units and leasing up applicants.



EHVs Continued

Referral, matching, briefing centralization:

- We opted to incorporate HUD's approved Remote Video Inspection (RVI) process to quickly inspect units (there were days where we could inspect up to 10 units using the method).

Deposits and Fees:

- EHV Service Funding provided security deposit assistance, application fee assistance, and other leasing fee assistance.
- Flexible ways to pay:
 - Participants would pay the fees up front (we would reimburse)
 - Pay landlord directly
 - Work with a 3rd party nonprofit organization who could quickly provide the financial assistance (we would reimburse)
- Used administrative fees to pay our two staff as well as to pass along the admin fees to our partner agencies who were doing the work outside of the metro-area.

Landlord Incentives:

- Aim: Use our our remaining service fee budget to incorporate a landlord incentive program



Medicaid Funded Housing Navigation and Landlord Recruitment

Community Access Team Vouchers and Medicaid Transitional Coordinators

- DOH has state-funded vouchers specifically for people with disabilities, Medicaid eligible, and without housing. The aim is to prevent or reduce costs and need for nursing homes, assisted living, and skilled facilities, if community-based rental assistance and services can enable someone to live safely in the community.
- DOH partners with our state Medicaid entity, Health Care Policy & Financing (HCPF), which provides Transition Coordinators to the voucher holders.
- Most recently the Transition Coordinators have been providing services to those transitioning from shelters as well.
- Transition Coordinators provide housing navigation services and landlord engagement.
- The Vouchers can provide security deposits and damage deposits to help incentivise landlords.



HOME American Rescue Plan Act (ARP)

DOH is using up to \$15M (of \$24.7M) HOME ARP towards Housing Focused Services

- For ten years, the State of Colorado has had a joint-underwriting process to increase supportive housing by coordinating funding of services, vouchers and financing across Low Income Housing Tax Credits, various development funds, and federal and state funded Project Based Vouchers.
- We also provide joint training to help communities develop supportive housing. Instead of trying to incentivize private landlords, we find ways to build capacity for services providers to become landlords.
- DOH is using competitive solicitations for Tenancy Support Services applications through the existing Permanent Supportive Housing Request for supportive services applications funded by HOME ARP.
- To date, 10 awards totaling \$6.32M of 5-year services periods to 536 households have been made plus another 5 applications totaling \$3.67M of 5-year services periods to 293 households are in review.
- Tenancy Support Services include: Housing search and counseling services, including lease-up assistance.





Thank you!

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Extra Slides



Funding Source: HB22-1377

Connecting Coloradans Experiencing Homelessness with Services, Recovery Care, and Housing Supports Fund appropriated American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) funds to DOLA by HB22-1377.

SLFRF Expenditure Category 2.16:

Long-term Housing Security: Services for Unhoused Persons

Intent:

Facilitate investments in local communities to quickly connect people experiencing homelessness with services, treatment, and temporary and permanent housing to put them on a path to economic self-sufficiency.

Ensure Colorado has a community-based continuum of responses for people experiencing homelessness, including outreach support, emergency shelters, transitional housing, recovery care and related residential programs, training and employment service programs, and permanent housing with wraparound supportive services.



HB22-1377 Priorities

- I. Greatest potential impact on reducing homelessness.
- II. Transformational in homelessness response.
- III. Incorporate best practices, including housing-focused.
- IV. Incorporate real-time, person-specific data to justify request and inform implementation.
- V. Participation in local/regional collaboration regarding homelessness response, including cross-sector partnership(s) and the regional Continuum of Care (CoC).
- VI. Leading with equity by incorporating anti-racist practices, community-driven solutions, and incorporating experts with lived experience.
- VII. Ensuring individuals with greatest needs or barriers, as well as those often marginalized or overrepresented, are proactively included and engaged.



Transformational Homelessness Response Program Docs

<https://drive.google.com/file/d/1mo-0abnNQpsd7FH3hQ3712q7eHfUmIHd/view>

<https://cdola.colorado.gov/open-request-applications-rfa>

