

Capacity Building in the Kentucky Balance of State Continuum of Care

2023 COSCDA Annual Conference

September 12, 2023

Kentucky Continua of Care

HUD

Lexington-
Fayette
County

Louisville-
Jefferson
County

Balance of
State
(118 Counties)

The Kentucky Balance of State Continuum of Care (KY BoS CoC)

- Covers 118 of 120 Counties
- GOAL: Creating a homeless response system whereby homelessness is RARE, BRIEF & NON-RECURRING in Kentucky.
- Governed by KY BoS CoC Advisory Board with leadership elected from 6 regions
- Strong collaborative relationship with Zero V (formerly the KY Coalition Against Domestic Violence) and its member agencies
- 2023 PIT Count: 2,346 persons experiencing homelessness (851 unsheltered)
- FFY 2022 CoC NOFA- 62 projects, \$14,236,958
- FFY 2023 ESG Formula: \$2,656,768 (36 subrecipient agencies)
- FFY 2023 HOME TBRA allocation: \$2,086,012 [10 subrecipients agencies (alternating 2-year awards- 16 different subrecipients in FFY22)]

KY BoS CoC Coordinated Entry

118 Counties

- Each Area Development District footprint represents its own regional Local Prioritization Community (LPC).
- LPCs identify, assess, prioritize & coordinate housing and services for our most vulnerable community members.
- The regional LPC Lead will coordinate triage + access to Coordinated Entry (*access does NOT guarantee housing referral.*)
- The LPC Lead Agency and the homeless service provider will work to assist the household in identifying any other local housing/ service resources.
- To ensure prompter and more equitable referrals, the KHC CoC Systems Specialist has made housing placements for prioritized, document-ready clients since November 2021.
- KHC's Coordinated Entry and Housing Navigation staff funded by FFY21 CoC grant.

KY CoC BoS Local Planning Communities

(Area Development Districts)



Challenges Pre-Pandemic

- Gaps in coverage
 - Shelter and rapid re-housing not available throughout KY BoS CoC.
Largest gaps in Western Kentucky
- Partner Capacity
 - Some really strong partners with strong adherence to scientifically-based best practices; others lack staffing, knowledge of or adherence to Housing First and low-barrier shelter standards
- Lack of available units for voucher holders
- Funds availability, especially for shelter, street outreach, and rapid re-housing

ESG-CV

An Opportunity for System Transformation

- **KY BoS ESG CARES Act (ESG-CV) Funding: \$24M.**
 - *A 900% increase over annual ESG formula allocation!*
- **Homelessness Prevention (Appx. \$ 4M)**
- **Emergency Shelter**
 - Appx. \$2M to reimburse shelters for COVID 19-related costs, such as hotel/motel rental, additional shelter space, PPE/isolation, renovations, additional staff costs to increase shelter operating hours.
- **Rapid Re-Housing/Street Outreach**
 - Appx. \$17M to mid-term rent/utility subsidies.
 - **For the first time ever, each LPC has full RRH coverage and access; 13 LPCs have Street Outreach coverage.**
- **Training**
 - Used ESG-CV to engage Org Code Consulting to provide on-going system-wide and targeted agency training, site visits and weeklong intensive training events: March 2022 End Homelessness Week & April 2023 KY-WV BoS Summit to Prevent & End Rural Homelessness

How do we maintain this infrastructure when ESG-CV ends?

Post-Pandemic KY BoS CoC

*New Funds and a
Strengthened Homeless Response System*

New & Innovative Funding to End Homelessness in the KY BoS

KHC + KY BoS CoC Connecting the Dots

- Emergency Rental Assistance 2.0 (**ERA2**)
Innovative Programs
- HOME- American Rescue Plan (**HOME-ARP**)
- Emergency Housing Vouchers (**EHV**)
- Special Continuum of Care funding to Address Unsheltered & Rural Homelessness (**SNOFO**)

Emergency Rental Assistance 2 Funds

Funded through the American Rescue Plan Act

- **Healthy at Home Eviction Relief Fund= \$252M (ERA 1+ERA2)**
 - Served nearly 58,000 households in need through January 2023
 - Court-based Eviction Diversion Program continues
- **Housing Connector Team= \$1M**
- **Eviction Diversion Program= \$2M**
- **PHA Support Program= \$20M**
- **Homeless Programs= \$14M**
 - Funds to continue ESG-CV capacity for Rapid Re-Housing & Prevention
 - Regionally allocated
 - Funds available through fall 2025

SNOFO to Address Unsheltered & Rural Homelessness

Offered 2 Set-Asides:

- **Unsheltered Set-Aside**
 - \$267,500,000 nationally
 - \$11,427,473 (max available for KY BoS CoC)
 - Funds can be used in all of the 118 KY BoS CoC counties
- **Rural Set-Aside**
 - \$54,500,000
 - \$9,693,323 (max available for KY Bos CoC)
 - Funds limited to rural areas of the KY BoS CoC that are not part of a standard metropolitan statistical area (MSA)
 - **99 out of KY BoS CoC 118 counties** met rural definition

SNOFO

Innovative & Flexible CoC Activities

- Additional CoC Planning funds
- Expanded/New CoC funded Project Types:
 - Supportive Services Only
 - Supportive Services Only- Street Outreach
- Flexible non-traditional funds to address and combat rural homelessness:
 - Up to 6 months of rent or utility arrears after 2 months of nonpayment
 - Short-term emergency lodging in hotels/motels
 - Repairs up to \$10,000 per structure to ensure habitable housing
 - Emergency food and clothing assistance
 - Capacity building
- Had to develop a new plan for Serving Individuals and Families Experiencing Homelessness with Severe Service Needs
- CoCs were required to LEVERAGE healthcare & housing resources

SNOFO

KY BoS CoC SNOFO Submission

- **29** project applications submitted
 - 12 Street Outreach
 - 3 RRH
 - 11 Permanent Supportive Housing
 - 1 Supportive Services Only
 - 1 HMIS Grant
 - 1 Planning Grant
- Rural Set-Aside: 18 projects totaling **\$9.6 million**
- Unsheltered Set-Aside: 11 projects totaling **\$5.6 million**
 - **Total Request: \$15.2M**
- Total number of non-CoC/non-ESG LEVERAGED Units= **115**
 - HOME TBRA, HOME-ARP/LIHTC, HCV
- Total amount of LEVERAGED healthcare services= **\$5,076,049**

SNOFO

KY BoS SNOFO Funding Announcements

- **1st Announcement February 2023**
- **2nd Announcement April 2023**
- **21 projects FUNDED**
 - 9 Street Outreach
 - 3 RRH
 - 6 Permanent Supportive Housing
 - 1 Supportive Services Only
 - 1 HMIS Grant
 - 1 Planning Grant
- **Total SNOFO Funds for the KY BoS: \$11,419,064!**

SNOFO

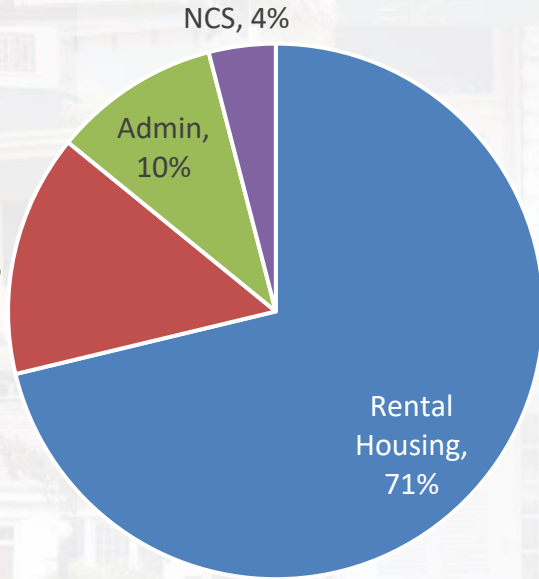
KY BoS CoC demonstrated:

- **Critical partnerships with Housing & Healthcare**
- **Commitment to PSH Development & Expansion of Non-Congregate Shelter**
 - ESG-CV + HOME-ARP + SNOFO
- **Massive increase funded in Street Outreach**
 - In 2022 SO providers engaged with more than 1,600 households experiencing unsheltered homelessness
 - **4,500% INCREASE** in access to vital intervention since ESG-CV SO regional implementation
 - HOME-ARP SO funds will continue capacity of previous ESG-CV SO regional work through fall 2026
- **Continued commitment to best practices + large investments in staffing and external expert training**
 - FREE KY BoS End Homelessness Training Weeks
 - First of its kind Joint KY-WV-BoS Summit to Prevent and End Rural Homelessness
 - Targeted expert site visits, one on one agency coaching and feedback sessions at all levels of the homeless response system
- **People with Lived Experience + Equity**
 - PWLE Committee, Workgroup, Listening sessions
 - Deep data dives on CES and SO as it relates to equity and inclusion
- **Centralized landlord engagement**
 - Padmission Launch
- **Creation of Housing Connector Team**
 - Strategic partnership between KY BoS CoC and KHC HCV

HOME-ARP

- The American Rescue Plan Act of 2021 allocated **\$52,512,704** in HOME funds to the Commonwealth of Kentucky for homelessness assistance.
- KHC engaged the Corporation for Supportive Housing (CSH) as a consultant to:
 - assist with HOME-ARP Allocation Plan development
 - provide technical assistance to prospective development teams via the Kentucky Supportive Housing Institute; and
 - provide policy and administrative guidance to KHC and the KY BoS CoC
- KHC was the first state entity to get its plan approved by HUD in January 2022.
- To leverage HOME-ARP funds, KHC included a Permanent Supportive Housing Set-Aside in the 2023-2024 Qualified Allocation Plan (5.5% of LIHTC)

KHC Allocation Among Eligible Activities



Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 7,500,000		
Acquisition and Development of Non-Congregate Shelters	\$ 2,000,000		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 36,552,539		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 500,000	0 %	5%
Administration and Planning	\$ 5,172,504	10 %	15%
Total HOME ARP Allocation	\$ 51,725,043		

HOME-ARP- Where We Are Now

- First allocation of HOME ARP funding for multi-family development awarded to the Sutton's Landing project from Model Group/Welcome House in Maysville that also received Non-Profit Permanent Supportive Housing (PSH) pool LIHTC funding.
- HOME-ARP Non-Congregate Shelter (NCS)NOFA received no viable applications, so NCS funding reallocated to rental development.
- Street Outreach funds will be allocated to projects in September.
- CSH worked with 6 project teams, including Sutton's Landing, in the 2022 Kentucky Supportive Housing Institute
- 2023 Institute started in February and concluded in July for 4 development teams.
- Non-credit HOME-ARP multi-family development round will be held in late 2023/early 2024

Padmission

- Web-based platform designed for landlord engagement and housing search assistance.
- Assists public housing authorities and homeless services organizations that manage landlord relationships, assists voucher holders in their housing search, and publicizes landlord's available properties in real time.
- No fees for landlords or service providers
- KHC's goal is to provide our partners this user-friendly platform for landlord and property management companies to list vacant units for easy accessibility, communication with potential renters and quick unit occupancy.
- All KHC voucher holders (across our numerous rent assistance programs) and program case managers are provided access to Padmission to conduct housing searches across the state.
- <https://www.padmission.com/>

Padmission Launch

- Partnership between KY BoS CoC and KHC's Tenant Assistance Programs (HCV in 87 counties)
- Completed system design/set up with Padmission in March 2022
 - Had to create set ups for multiple voucher types (HCV, EHV, CoC, ESG, HOME TBRA, HOPWA)
- Built initial landlord pool before launching Padmission with KY BoS CoC partner agencies.
 - Started landlord recruitment with existing KHC HCV landlords in May 2022
 - Started landlord recruitment from KY BoS CoC partner agency lists in September 2022
- Piloted Padmission in KY BoS CoC Region 6 in February 2023
- Started CoC-wide regional Padmission onboarding training in May 2023
- Completed all regional Padmission onboarding Trainings in July 2023.
 - Onboarding training recording will be available in LearnUpon (the LMS) soon for new staff or refreshers.
 - *All partner agencies can now access the platform after completing training.*

Padmission- Where we are now

- Current # of Property Managers/Landlords: 216
- Total # of Units: 1,638
- Current # of Available Units: 108
- Current # of properties in Active Status: 92
- Current # of Participating Agencies: 16
 - 15 participating housing navigators
 - 22 participating case managers

Padmission- Challenges

- Motivating landlords/property managers to enter and update unit information
 - Need active, engaged landlords to ensure unit information is current and accurate
- Increasing partner agency participation
 - Including identifying and recruiting landlords to participate
- Lack of available units
- Serving a huge geography

Padmission- Where We're Heading

- Landlord engagement and recruitment
 - continued cold calls to recruit landlords (HCV lists and partner agency lists)
 - Continue to follow up on leads or landlord contacts from partner agencies
 - Attend landlord forums and participate in landlord meetings statewide
 - Create a Landing page for property managers/owners to have access to specific program information and have the ability to register themselves
 - Mandatory LIHTC property participation
 - Landlord engagement and recruitment trainings for partner agencies
 - In person and on demand via LearnUpon LMS
 - Develop landlord onboarding tools for partner agency use
- Register housing program participants to complete housing searches on their own

Emergency Housing Vouchers (EHV)

Funded through the American Rescue Plan Act

- 257 Vouchers
- Targeted to people experiencing or at risk of homelessness
- Special Services Fees
 - Landlord Incentives (up to \$1000 sign-on, \$1000 retention bonus)
 - Moving costs up to \$200
 - Utility Deposits
 - Utility arrears
 - Security Deposits
 - Application fees

Increase in KHC Special Purpose Vouchers

HCV Special Program	Additional Vouchers	Allocation Date	Requires KY BoS CoC Collaboration?
Mainstream: Non-Elderly Disabled	60	Aug-2020	No
Mainstream: Non-Elderly Disabled/Homeless	200	Jul-2020	Yes
Mainstream: Non-Elderly Disabled/Homeless	100	Mar-2021	Yes
Emergency Housing Vouchers (EHV)	257	Jul-2021	Yes
Total	617		

EHV- PHA and CoC Coordination

CoC- KHC Housing Contract Administration

- Establish Order of Priority for Referrals to EHV program
- Assessing eligible households for EHV and services, if needed.
- Referring eligible households to the PHA for EHV.
- CoCs may also assist referred households in completing and obtaining necessary documentation for the EHV application process.

PHA- KHC Tenant Assistance Program

- Review applications, certify program eligibility, conduct annual recertifications
- Conduct HQS Inspections and approve units for leasing and contracts.
- Determine amounts and pay Housing Assistance Payments to LLs
- Monitoring program performance and compliance of participants and owners.

The Case for the Connectors

Mainstream Voucher Program Stats

Vouchers Available	Referrals Received	Units Leased-Up	Applications Denied
300	390	52	162
<i>% of Vouchers:</i>	<i>130%</i>	<i>17%</i>	<i>54%</i>

**#s from September, 2021- used to make the case for the HCT*

Lessons Learned

- More vouchers doesn't necessarily mean automatic win!
- Tight markets- increasingly high rents, low vacancy rates
- Long and difficult HCV Processes due to federal regulations and requirements
- Lack of capacity from referring agencies
- CoC agencies, PHAs, landlords and client households all speak different languages
- The CoC prioritized categories of eligible households that tend to face more barriers, mirroring out Coordinated Entry System priorities.

Housing Connector Team

- 5 regionally-located Housing Connectors
- Boots on the ground approach
 - Going into community to complete program briefing/ paperwork / documentation with Households
 - Go to landlords and to build relationships
- Liaison between voucher holder, Case Manager, & KHC's HCV Department
- Work closely with all parties from referral to lease up and after (including recertifications).

HCT Housed in the KY BoS CoC

- Trained in best practices in homeless and housing Services.
 - Mental Health First Aid
 - SOAR
 - Trauma Informed Care
- Trained in landlord outreach/negotiation
- Understand the systems client households are navigating
 - social service agencies, mainstream benefits, homeless/housing services providers in local area

Partnership with PHA

- In same agency as our PHA
 - Communication (Smartsheet)
 - Have access to live process updates (where exactly the HH is in the process of leasing up)
 - Trained by our PHA on all referral, leasing, and program, documents, processes, and even HQS!
 - Paperwork gets turned in quickly and correctly the first time.
 - Can step in on as needed basis for inspections or whatever other needs come up to ensure HHs get through quickly (and stay leased up!)
 - HCT conducts HQS inspections if HCV inspectors need assistance

Connector Team Impact

Total Emergency Housing Voucher Allocation = 257

August 2021- February 2022

- Total Referrals Submitted: 90
- 16 Lease ups
- 6% Utilization

February 2022- August 2023

- Total Referrals Submitted 435
- 193 Lease ups
- 75 % Utilization

- Connector Team had huge impact!
- Connector work will be funded in 99 counties via SNOFO



Questions?

KHC Contacts

- Curtis Stauffer, Managing Director - Housing Contract Administration
cstauffer@kyhousing.org or 502-874-5329
- Kenzie Strubank, Assistant Director - Homeless Programs
kstrubank@kyhousing.org or 502-601-0026
- Samantha Young, Housing Connector Team Supervisor
syoung@kyhousing.org or 502-219-7005
- Tracy Gentry, Housing Navigation Specialist (Padmission)
tgentry@kyhousing.org or 502-237-8436
- Wendy Smith, Deputy Executive Director - Housing Programs
wsmith@kyhousing.org or 502-605-1336