



Rapid Re-Housing for Adults and Veterans

Program Overview

The Los Angeles Homeless Services Authority's (LAHSA) Rapid Re-Housing for Adults and Veterans (RRAV) provides limited term rental subsidies and supportive services to assist adults (including Transitional Age Youth, or TAY), and Veterans experiencing homelessness to return to permanent housing. RRAV meets a critical service gap in Los Angeles' continuum of homeless services by providing housing resource individuals not requiring a permanent housing resource and intensive support. Additionally, RRAV provides assistance to Veterans who do not meet eligibility criteria under Veteran Administration and Supportive Service for Veteran Family resources.

The flexibility of RRAV also offers the opportunity to determine the most effective targeting and utilization of rapid re-housing resources for adults in Los Angeles, as well as to test various strategies for successful rapid re-housing programming. Due to the challenging nature of Los Angeles' limited housing market, RRAV relies heavily on various landlord incentives as well as creative housing scenarios including roommates and renting rooms. While participants in RRAV receive service individually, participants may elect to be housed as roommates or couples, if appropriate. LAHSA's RRAV utilizes Los Angeles City General funds to contract with Coordinated Entry System lead organizations in Service Planning Areas 2, 4, 5, 6, and 8 to provide rapid re-housing resources.

Key Principles

- **Housing First:** RRAV is a Housing First program. As such, it does not screen out households based on criteria that are assumed to be predictors of successful outcomes, such as income, employment, criminal history, or evidence of participant "motivation."
- **Coordination:** RRAV uses the Coordinated Entry System to identify and connect single adults experiencing homelessness to the appropriate service intervention for their needs. RRAV works in partnership with other service providers in the homeless assistance system.
- **Decreasing Subsidies:** RRAV expects that participants to contribute toward their rent and other costs, and strives to reduce and end subsidies as quickly as is reasonably possible.
- **Strengths-Based:** RRAV builds on the strengths of each participant as they identify their goals for housing stability.

Target Population

The target population for RRAV is those who are unable to remedy their homelessness without assistance. Eligible participants are adults over the age of 18, including unaccompanied TAY, and Veterans, who:

- Are experiencing homelessness (under category 1 or 4 of the federal definition of homelessness).
- Reside or have resided in the City of Los Angeles in the last year.

- Have been recommended for a rapid re-housing intervention (score of 2 on the CES Survey Tool or Youth CES Screening Tool, when available), OR have been recommended for no intervention (score of 1 on the CES Survey Tool or Youth CES Screening Tool, when available) AND are chronically homeless.
- Have an annual income either below 30% or 50% of the Area Median Income.
- For adults: Those holding a Section 8 voucher are eligible for holding fees and certain move-in costs, including: application fees, moving costs, deposits, utility deposits, essential furnishings.
- For Veterans: Have served in the military, naval, or air service, regardless of discharge status or time spend in active duty.
- For Veterans: Those holding a Veterans Administration Subsidized Housing (VASH) voucher, Homeless Veterans Initiative (HVI) voucher, regardless of assessment score or income, are eligible for holding fees and certain move-in costs, including: application fees, moving costs, deposits, utility deposits, essential furnishings.

Adults (non-Veterans) and TAY:

- The majority of adults and TAY served under RRAV must have an Area Median Income (AMI) under 30% upon program entry. As need varies regions however, RRAV programs may elect to provide rapid rehousing services to limited portion of participants with incomes between 31% and 50% AMI upon program entry, however this amount is not to exceed 25% of the total of those participants assisted under RRA.

Veterans:

- Veterans served under RRHV must have an Area Median Income (AMI) under 50% upon program entry.

Local Strategies

RRAV works in concert with other programs and providers in the continuum, including the Coordinated Entry System, shelter, transitional housing programs, SSVF, and the VA. Given Los Angeles' tight rental market, RRAV relies on creative targeting strategies for maximizing limited local resources.

Outreach strategies include:

- Utilizing CES Case Conferencing to identify individuals who have already been engaged, who meet the scoring criteria for RRAV
- Identifying winter shelter and year-round shelter locations to provide outreach and engagement for the purposes of expediting enrollment into RRAV.
- Working with Transitional Housing programs that have lost funds due to reallocation, to create a seamless transition of clients from transitional housing to RRAV.

Housing strategies include

- Encouraging shared housing. Utilize joint housing searches, housing and roommate agreements, and other methods to facilitate the roommate matching process.

- Encouraging rooms for rent. Utilize housing and roommate agreements and support sub-leasing process.
- Creating strategies for helping clients assess appropriateness of limited housing resources.

Program Duration

The goal of RRAV is to help move participants off the subsidy as quickly as is reasonably possible for obtaining housing stability. RRAV assesses and provides the assistance and supports necessary to create housing stability, while promoting self-sufficiency and the full assumption of rental responsibility. An initial assessment considers current and potential income via employment or benefits, as well as risk factors for housing stability, in order to determine an initial level and as well as to inform a housing and services plan. RRAV reassesses the level of need as well as participant involvement initially every month, and then decreasing to every three months upon stabilization. Reassessments inform the depth and duration of the subsidy as well as the type and extent of the supportive services. It is expected the length of assistance will be the least necessary for helping a participant achieve housing stability, however in extenuating circumstances, the maximum length of assistance may be up and not exceeding 24 months. Supportive services may be provided longer than rental subsidies, however should also not exceed a term of 24 months. RRAV does not guarantee any duration of service but instead relies on regular reassessment to inform the need for ongoing assistance. Should it be determined that a participant requires a higher level of service over a longer period of time, the participant can be connected to a more appropriate housing resource in a manner to be further specified.

Service Components

RRAV providers may provide supportive services directly and/or may subcontract with other organizations for service delivery provision. RRAV providers must directly provide, contract, or partner to provide the following supportive services, resources, and referrals:

- Benefits connection
- Employment services or employment training
- Legal services and credit repair
- Bridge housing while in the housing process
- Housing search and placement, including housing location, landlord negotiation, roommate selection, lease and contracts negotiation
- Strengths-based case management, including budgeting, money management, and tenant/landlord education
- Housing retention/housing stability
- Mental health
- Physical health
- Other supportive services as needed

Eligible Costs

Eligible cost categories under RRAV include: 1) Financial Assistance 2) Services 3) Data collection, and 4) Indirect costs. Funds under RRAV cannot be used for prevention.

Eligible costs under financial assistance include but are not limited to:

Cost Type	Guidance
Move-in costs: <ul style="list-style-type: none"> ○ application fees ○ moving costs ○ deposits ○ first month's rent ○ utility deposits ○ essential furnishings 	Essential furnishings necessary to move into permanent housing, if other options are not available. Eligible items include but are not limited to bed frames, conventional mattresses, air mattresses, box springs, basic kitchen utensils, and cleaning supplies; limit \$750 per household.
Utility arrears	Only if necessary to re-house; maximum 3 months
Rental arrears	Only if necessary to re-house; maximum 2 months
Rental assistance	Rent reasonableness standards apply
Utility assistance	Includes gas, electricity, water, trash
Holding fees	Further guidance to be provided; maximum length of time is one month with a maximum rental amount of \$1100
General housing assistance	Expenses associated with gaining or keeping employment. Eligible items include but are not limited to uniforms, tools, driver's license fees, license/certification costs required for employment, documentation acquisition fees such as for Social Security Number or birth certificate, document court filing fees, and short term training leading to employment where other funding is not available; not to exceed 3% of total direct assistance category.
Reunification services	Expenses paid directly to a transportation provider for relocation by bus, train, or plane, to reunify clients with family members who have agreed to provide housing outside of the County/Southern California region/State. Transportation mode selected should be most cost effective option available.
Indirect costs	Must be less than 10%

Programs should consider staffing costs related to program implementation, administration and oversight, including housing locators, housing navigators, and supervisors.

Outcomes

Program outcomes focus on exits to permanent housing as well as a percentage increase in income via benefits or employment. Outcomes from this initial RRAV funding period will inform future rapid re-housing programming and will further hone the interventions, priority populations, and policies and procedures for this service type. The first iteration of the RRAV aims to house 900 individuals between January 1, 2016 and June 30, 2016.