FOUNDATIONS FOR SUCCESS: LEARNING COLLABORATIVE

Rental Assistance Models (101)

October 18, 2023
1:00 pm – 2:15 pm

Moderator

Meadow Robinson

Sr. Directing Attorney Team

Behavioral Health Bridge Housing Program (Homebase)

Participant Introductions

» Introduce yourself in the chat!

- Name

- Organization

- Something you hope to get from this session

Agenda

I. Introductions

II. Overview of Rental Assistance

III. Select Models

- Tenant-based rental assistance

- Master leases

IV. Wrap Up

Karen Kowal

Eli Hamilton

Karen Kowal

A Directing Analyst at Homebase, Karen works with communities across the country to provide trainings, technical assistance, and support in evaluating and addressing needs and goals according to evidence-based best practices. Karen has also led several projects, at the intersection of health and housing including providing housing to people with HIV and contracting with managed care organizations.

Eli Hamilton

A Directing Attorney at Homebase, Eli assists communities with CoC grant compliance, training design and facilitation, needs assessment, and strategic planning to end homelessness. Eli also works extensively with program-level and system-level performance measurement

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Overview of Rental Assistance

Goals of Rental Assistance

» Immediate housing access

» Long-term housing stability

Short- or medium-term Rental Assistance

Long-term sustainability solutions

Things to Keep in Mind

» Participant choice & autonomy

» Locating/securing units is a hurdle

» Staffing roles

» Supportive services

Rental Assistance Decision Points

Payment of Rent

» How much of the rent?

» For how long?

» Which staff role(s) is/are responsible?

Rental Assistance Decision Points

Approach to Housing

» Who is on the lease?

» What type of housing?

» Where will the units be located?

» How will units be found/secured?

» What is the plan for long-term sustainability solutions?

Our focus today!

Pause for Sharing

What design decisions are you thinking about most?

What design decisions have you already made?

Any concerns or questions about those decisions?

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Reminder: Housing Quality

» Must meet Emergency Solutions Grants (ESG) Habitability Standards

» Should meet Housing Quality Standards, when possible

» Consider transportation, food access, community connections, etc.

Decision Points: Approach to Housing

Location, Location, Location

Scattered Site

» Integration into community

» In home services

» *Other Pros?*

Single Site

» Community building

» On-site services

» *Other Pros?*

Multiple Sites

» Smaller communities

» Less staff travel

» *Other Pros?*

Let's talk about participant choice for these location types.

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Tenant Leases

» Scattered site, multiple landlords (typically)

» Participant engages in housing search

» Participant is responsible for the lease

» Grantee pays landlord(s) directly

» If tenant pays rent, they also pay landlord

Tenant

Grantee

Lease

Owner/Landlord
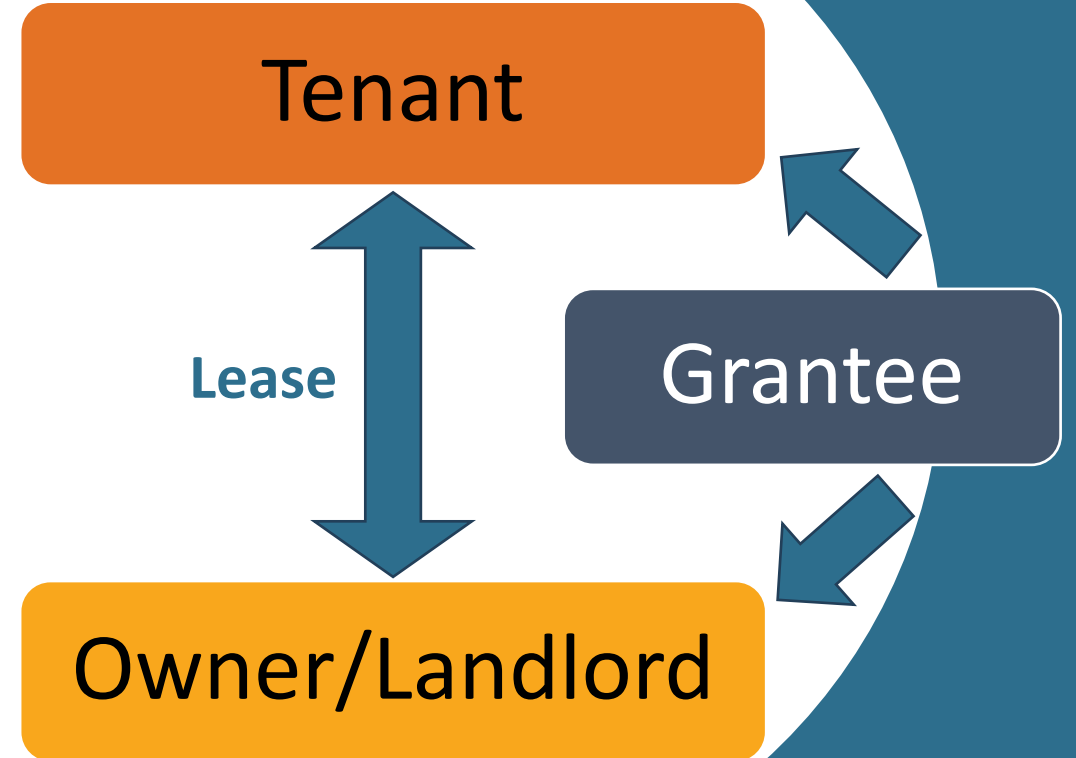
Tenant Leases : Brainstorm

What are the Pros?

» For grantees:

» For participants:

What are the Cons?
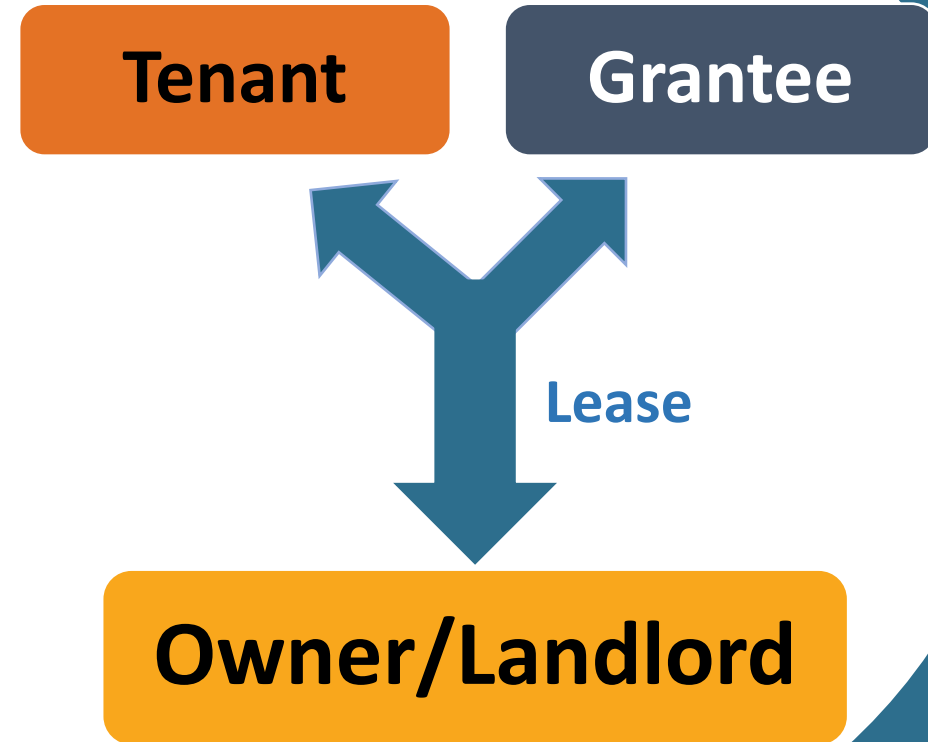
» For grantees:

» For participants:

Tenant Leases

Pros

» For grantees:

- No legal connection to the lease
- No property management role

» For participants:

- Maximizes choice
- Independence & autonomy
- Integration in community

Cons

» For grantees:

- Housing search
- Many landlords to manage

» For participants:

- Housing search
- Harder to shield from eviction

Third Party Lease

➢ Scattered site or multiple sites

➢ One landlord or multiple landlords

➢ Grantee co-signs the lease

➢ If tenant pays rent, they pay landlord

Tenant

Grantee

Lease

Owner/Landlord

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Third Party Leases

Pros

» For grantees:

- Some landlords prefer

» For participants:

- Balances choice and security

Cons

» For grantees:

- Assume responsibility for a tenant's lease

- More complex lease

» For participants:

- May feel paternalistic

Third Party Leases : Brainstorm

What are the Pros?

» For grantees:

» For participants:

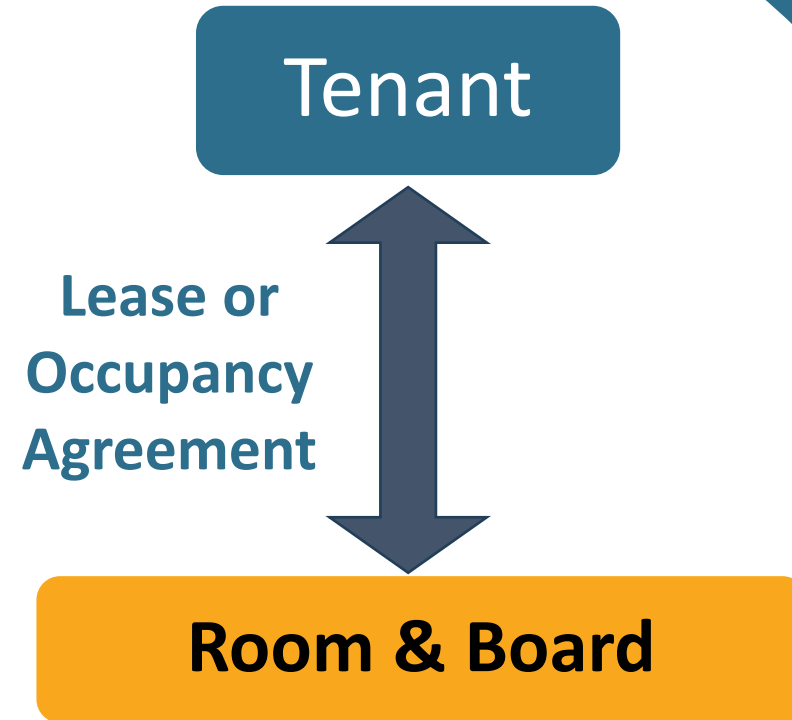## What are the Cons?

» For grantees:

» For participants:

Shared Housing

➢ Any location model

➢ Sleeping room and access to common areas

➢ Some also include food

➢ May need support with roommate matching, house agreements, mediation

Tenant A

Tenant B

Lease or Sublease

Lease or Sublease

Landlord or Grantee
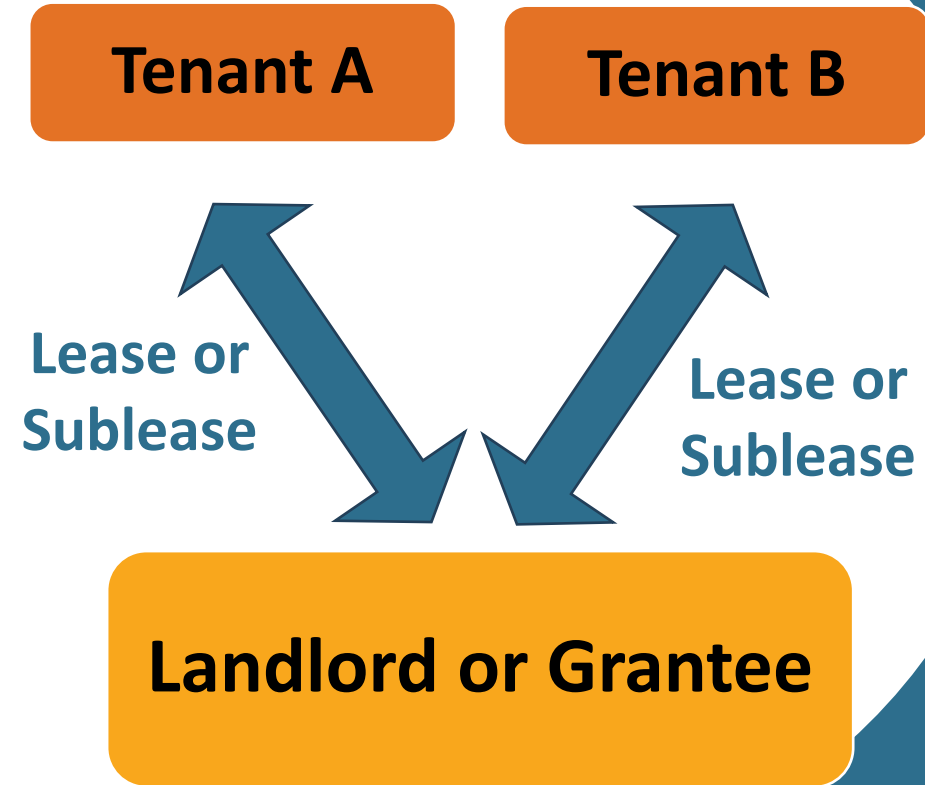
Shared Housing: Discussion

When have you lived in shared housing?

What was good?

What was hard?

Traditional Master Lease

➢ Scattered site, single site, or multiple sites

➢ One landlord or multiple landlords

➢ Grantee has all responsibilities of a tenant

➢ Grantee may take on some property management responsibilities

➢ If tenant pays rent, they pay grantee

Tenant

↕ Sublease

Grantee

↕ Lease

Owner/Landlord

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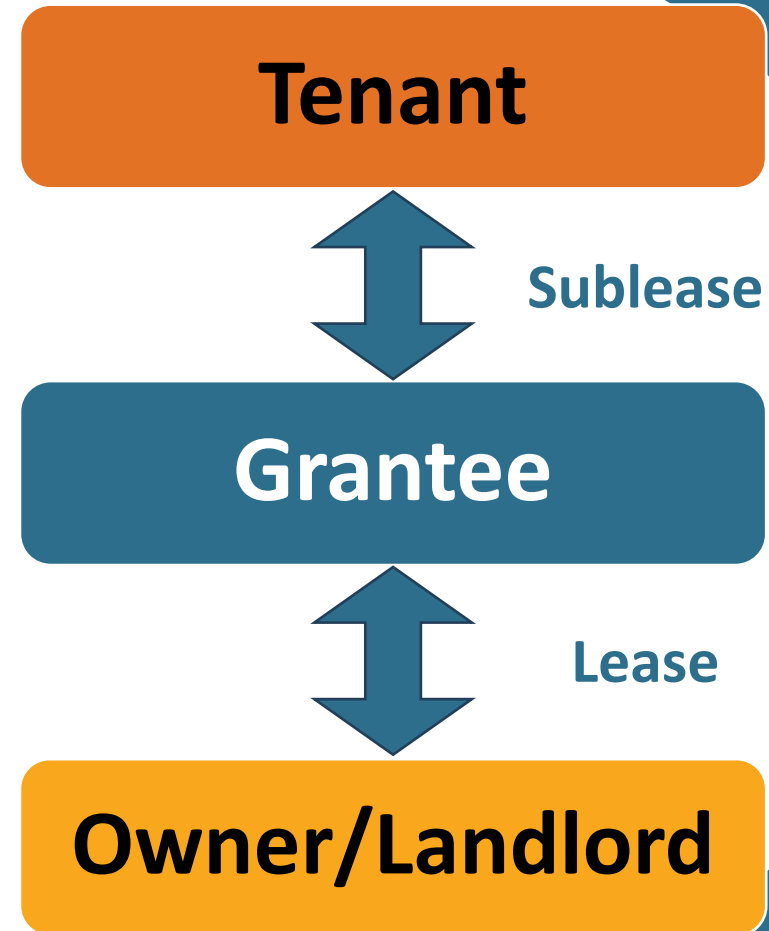
Traditional Master Leasing: Brainstorm

What are the Pros?

» For grantees:

» For participants:

What are the Cons?

» For grantees:

» For participants:

Traditional Master Leasing

Pros

» For grantees:

- Secures access to housing units
- May negotiate lower rent

» For participants:

- Can move in immediately
- Low-barrier to entry

Cons

» For grantees:

- Responsibilities of both tenant & property management

» For participants:

- Limits choice
- Organization providing support is also landlord
- Harder to transition in place

Room and Board

➢ Congregate or shared living environment run by third party or owner

➢ Sleeping room, access to common areas, often includes meals

➢ Some staff support on-site

➢ Tenant pays rent to third party operator or owner.

Tenant

Lease or Occupancy Agreement

Room & Board

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Room and Board: Brainstorm

What are the Pros?

» For grantees:

» For participants:

What are the Cons?

» For grantees:

» For participants:

Room and Board

Pros

» For grantees:

- No tenancy
- No property management role

» For participants:

- Some support for daily life

Cons

» For grantees:

- Limited capacity in the community
- Vetting facilities for quality

» For participants:

- Higher barrier
- Often "house rules"
- Variable quality

Non-traditional Units

» E.g., "Tiny Houses," SROs, etc.

» Must meet Habitability Standards / HQS

» Temporary situation for most households

Non-Traditional Units: Discussion

» Is anyone considering non-traditional units for BHBH rental assistance?

» What type?

Wrap Up

Discussion

What models are you drawn to?

- Why?
- What are your main concerns about them?

What questions do you need to answer next?

Questions?

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Behavioral Health Bridge Housing Resource Library