

ESG & ESG-CV Office Hours



How to ask a question...

- Webinar questions:
 - Click “Q & A” chat bubble to submit a question to the team
 - Please insert your name, organization and region associated with your question, you will need to type it in the “Your Name” box
 - The team will read questions out loud at the end of the presentation and will provide answers if possible
 - All questions will be saved and recorded as part of the public record



Agenda

- ESG Updates
- ESG-CV Updates
- Rapid Rehousing Eligible Costs & Habitability Inspections
- Q&A

ESG Updates

- 2021 ESG NOFAs (BoS and CoC) and online applications were released on August 17th
- **All 2021 ESG applications are due by 5:00pm, October 19, 2021**
 - Applications can be submitted in both allocations on a 'rolling' basis
 - Applications must be submitted through the eCivis Grants Network System. You can access the link on the ESG Webpage.
- **Webinars were conducted on August 24th**
 - Webinars were recorded and will be posted on the ESG webpage under 'Technical Assistance' within a few days
 - FAQs are being prepared and will be posted on the ESG webpage and in the eCivis Solicitations no later than September 10th.

ESG Updates

- **What's New in the 2021 NOFAs:**
 - Applications must be submitted through the eCivis online grants network system. (No paper/binders will be accepted this year)
 - Racial Equity Questions in the eCivis online grants network (required)
 - Resolution Template – must be used by all applicants
- **The ESG team is here to assist you with your questions.**
 - Please submit your questions to the ESGNOFA@hcd.ca.gov inbox.

ESG-CV Updates

- We have Technical Assistance available for Grantees and CoC's to assist in implementing ESG-CV projects. Please reach out to your Grant Administrator with your specific requests.
- Reminder – All Request for Funds for all expenses through July 31, 2021 were due Monday. Please submit ASAP, if you have not already submitted.

SAVE THE DATE!

Webinar to Support ESG-CV Rollout

Who should attend?

All grantees and staff from their ESG-CV sub-recipient partners are encouraged to attend—front line staff, supervisors, program directors, finance staff

Topic:

Building Staff Capacity with ESG-CV & Creative Uses of ESG-CV Funds

Date: Monday, September 20, 2021 from 9:30 to 11:00am

Register here:

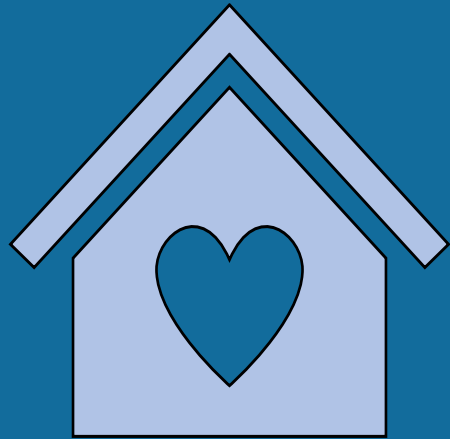
https://us06web.zoom.us/webinar/register/WN_YkpFOhn0R8aMOCiBluzQpQ

Look for an email with this information that you can forward to subrecipients

Rapid Rehousing Eligible Costs & Habitability Inspections

Equity Framing

- CARES Act resources are designed to prevent the spread of COVID and to reduce the harm caused by COVID. ESG-CV funds can be used to make approaches to housing and services more equitable, sustaining and humane.
- The safest place for people to be during the epidemic is in housing. COVID-19 has amplified the historic and current racial biases and discrimination embedded in our systems, processes, and practices.
- People most harmed by COVID, housing instability, and homelessness include racial minorities, especially Black and Indigenous people, those who are elderly, and those who have health problems, especially respiratory problems.



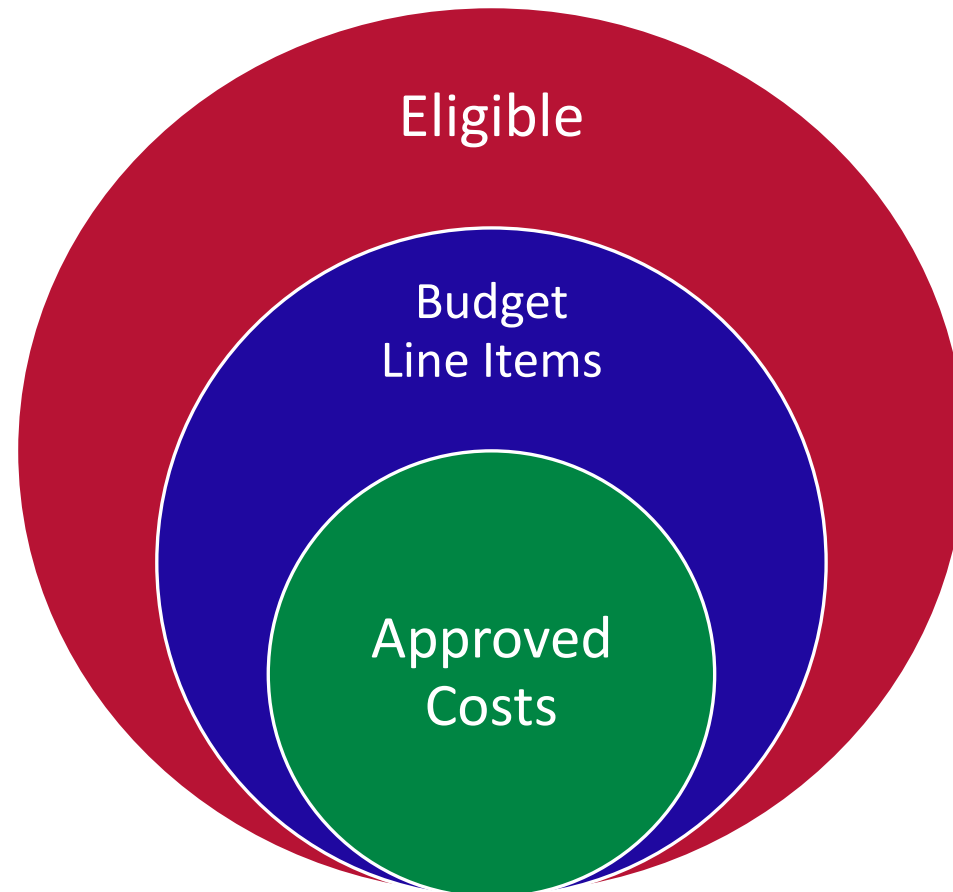
Housing is the safest place during a pandemic

- Maximize the use of Rapid Rehousing
- Rapid Rehousing can serve high need households and those with zero income. If needed they can be bridged to other housing.
- Create housing focused shelter to move as many people out of congregate shelter as possible—support all staff to encourage the movement to housing including helping guests connect with family and friends for housing options.
- Train Street Outreach staff to connect unsheltered households to coordinated entry and housing options

ESG Program – FIVE CORE COMPONENTS

Components	Program Serves Those Who Are:
1. Street Outreach	Homeless
2. Emergency Shelter	
3. Rapid Re-Housing	
4. Homeless Prevention	At Risk of Homelessness
	Collect & Maintain Data On:
5. Homeless Management Information System (HMIS)	Homeless and At Risk of Homelessness

Eligible and Approved



Is it Eligible?

- Costs are ONLY eligible if they are:
 - Associated with a HUD-eligible project participant
 - One of the eligible activities
 - Specifically stated in your approved budget (itemized line item)
 - Documented
 - Reasonable, Allowable, and Allocable
 - Reasonable: Properly procured
 - Allowable: Part of the approved budget
 - Allocable: Directly linked to the grant

Rapid Rehousing

Participants

ELIGIBLE PARTICIPANTS

- Homeless Definition: Category 1 or 4 *(if also meeting criteria for Category 1)*
- No initial income requirement
- Individuals and families must have an income **at or below 50% AMI** at annual re-evaluation for ESG-CV only

ACTIVITIES

Housing Relocation and Stabilization Services

Short and Medium-Term Rental Assistance

(Descriptions listed in tables & chart in upcoming slide)

Rapid Re-Housing Activities

Rapid Re-Housing: Housing Relocation and Stabilization Services

FINANCIAL ASSISTANCE

Moving costs
Rental application fees
Security deposit
Last month's rent
Utility deposit
Utility payments

Staff salaries related to carrying out rapid re-housing and homelessness prevention activities are also eligible.

SERVICES

Housing search & placement
Housing Stability Case Management
Mediation
Legal Services*
Credit Repair

*Legal services funded by post-notice ESG-CV funds are limited to only services necessary to help participants obtain housing or keep a participant from losing their current housing.

Rapid Re-Housing: Short and Medium Term Rental Assistance

Types of Rental Assistance	Length of Assistance
Short Term	Up to 3 Months
Medium Term	4 to 24 Months
Payment of Rental Arrears	One-time payment up to 6 months, including any late fees on those arrears
Any Combination of the Three Types of Rental Assistance	Total not to exceed 24 months during any 3-YR period, including any payment for last month's rent is waived .
Rental Assistance	If a participant's first month of rent is a partial month, it does not count towards the 24 months of assistance

Note: When using ESG-CV, rental arrears are not counted toward the 24-months of assistance

Rapid Re-Housing & Homelessness Prevention:

Types of Short and Medium Term Rental Assistance

Tenant-Based Rental Assistance

- Program participants select a housing unit in which to live (may be within a specified service area) and receive rental assistance
- Can provide tenant-based rental assistance to those who are subleasing from a primary leaseholder

Project-Based Rental Assistance

- ESG recipients/subrecipients identify permanent housing units that meet ESG requirements and enter into a rental assistance agreement with the owner to reserve the unit(s) and subsidize its rent so that eligible program participants have access to the unit(s)
- Grantees/subgrantees can pay for a vacant unit (e.g., holding fee) for 30 days

Sponsor-Based Rental Assistance (NEW)

- ESG Recipient/subrecipient must execute a sponsor-based rental assistance agreement with a sponsor to subsidize the rent of program participants referred to be housed in units owned or leased by the sponsor. The agreement can NOT commit ESG funding to be expended or assistance provided beyond the period of performance for the funding.

Sponsor Based Rental Assistance

- Effective in the CPD-21-08 Notice, in addition to tenant based and project based rental assistance, funds may now be used for sponsor based rental assistance.
- This type of rental assistance allows flexibility to re-house program participants experiencing or at risk of homelessness and helps them to obtain housing in tight rental markets where landlords might not otherwise be willing to rent to them.

Sponsor Based Rental Assistance

A sponsor agency owns units or leases units and then subleases the unit to a program participant. Units that receive sponsor-based rental assistance can be owned or leased by the recipient, sub recipient, or private owner in the community.



The sponsor locates and rents housing units and then subleases the units to participants.



If the program participant moves out of the unit, the sponsor can then sublease it to the next eligible participant. The rental assistance stays with the sponsor/unit.

Requirement and Restrictions

Rapid Rehousing

Housing Relocation and Stabilization Services

*Time Limits – Housing Stability
Case Management with RRH
funds for street or shelter
participants*

When participant resides on street or ES, first 60 days* of housing stability case management funded by RRH

If more than 60 days* of case management is needed and participant is still residing on street or in ES, costs must be charged to:

- Emergency Shelter: Essential Services - or -
- Street Outreach: Case Management or non-ESG funding

Once the program participant is in Permanent Housing, housing stability case management can continue to be provided under RRH for up to 24 months

*ESG-CV Notice has changed it from 30-days to 60-days

Rapid Re-Housing

RRH Program Requirements

Participation in Coordinated Entry

Fair Market Rent (waived for ESG-CV)

Rent Reasonableness

Inspection/Habitability Standards/Housing Quality Standards

Rental Assistance agreement

Participation in HMIS

Prohibition of use with other subsidies

There are ESG-CV requirement waivers available for some of these in response to COVID.

Refer to the ESG-CV Notice.
(See Resources slide at the end)

NEW ESG-CV Notice Flexibilities

Furniture and household furnishings **loaned** to households while enrolled in RRH or HP

- Example: beds, mattresses, linens, dresser, etc.
- Approved overhead costs: furniture storage, repair and moving
- Expenditures over \$5k may be subject to disposition requirements
- Add furniture and household furnishings loan procedures under agency's equipment policy.
 - Refer to requirements for equipment: [2 CFR 200.313](#)
- **Only loan what you feel comfortable getting back and reusing!**

NEW ESG-CV Notice Flexibilities

Essential services (those normally only eligible under [Emergency Shelter](#)) to households in RRH or now HP include:

Case Management	Life skills training
Childcare	Mental health services
Education Services	Substance abuse treatment services
Employment assistance and job training	Transportation
Outpatient health services	Services for special populations
Legal Services	

See ESG Interim Rule ([24 CFR 576.102\(a\)\(1\)](#)) for list of eligible costs.

NEW ESG-CV Notice Flexibilities

2021 ESG-CV Notice

- Cell Phones: Cost of cell phone and wireless plan loaned to participants
- Vaccine Incentives : Ability to provide \$50 per dose vaccine incentive to people experiencing homelessness for receiving the COVID-19 vaccine.
- PPE: Costs to purchase personal protective equipment (PPE) for program participants within essential services (Ex. Masks, disposable gloves, hand sanitizer, etc.)
- Rental Assistance: Renters Insurance for households in RRH and administering Sponsor-Based Rental Assistance model

2020 ESG-CV Notice (still eligible)

- Hazard Pay for staff and Volunteer Incentives
- Training on infectious disease prevention and mitigation (including vaccines)

NEW ESG-CV Notice Flexibilities

2020 ESG-CV Notice (still eligible)

Landlord Incentives can total 3x cost of rent **charged for the unit** and can cover:

Signing bonuses up to 2x rent	Repair damages not covered by security deposit
Additional months of security deposits	Maintenance to expedite turnover
Referral bonuses for landlords who recruit other landlords	Cleaning units

Waivers and Alternative Requirements

- **Subleasing** - Participants may enter into subleases when receiving rapid re-housing or homelessness prevention assistance.
- **Habitability or Housing Quality Standards (HQS) –**
 - HQS can be used to meet housing standards requirements (in lieu of habitability standards).
 - Housing relocation and stabilization services for participants receiving homelessness prevention assistance may be provided without conducting a habitability or HQS inspection.
- **Housing Stability Case Management –**
 - Waives requirement to provide monthly case management.
 - Recipients/subrecipients providing housing stability case management may provide those services for up to 60 days (versus 30 days) while the participant is seeking housing.

RRH & Equity Building Blocks

- Avoid a cookie cutter approach! Use all the flexibilities offered by Rapid Rehousing to provide each household what they need including the possibility that some households may need longer or deeper assistance due to inequities like housing and employment discrimination
- Mitigate for housing barriers like criminal justice involvement and poor/no credit which disproportionately impact Black, brown and Indigenous communities
 - Consider using project-based and sponsor-based RRH models to better assist households with higher barriers such as criminal histories or credit challenges.
 - Use Landlord incentives to negotiate with landlords to waive or soften their screening criteria

RRH & Equity Building Blocks

- For RRH and other ESG-CV components, provide hazard pay to frontline staff.
- Examine your RRH Data and disaggregate by demographic data to see if there are disparities and ensure a diverse group is examining the data and acting on it
 - Who is being referred into the program and who is not?
 - How long is it taking different groups to move to housing?
 - Which groups are more likely to exit back into homelessness?

Habitability Inspections

- Housing Standards and Inspection
- Frequently Asked Questions

Minimum Habitability Standards

- 24 CFR 576.403 Shelter and Housing Standards
 - Establishes minimum habitability standards for Rapid Re-housing (RRH)
 - Note there are different standards for Emergency Shelters and Permanent Housing – Permanent housing standards apply to RRH
- Standards apply to the new unit into which the participant is moving
- If services are provided before a unit is identified, no inspection is required
- If assistance with arrears is part of the RRH assistance, no inspection is required for the old unit

TIP:
ESG funds cannot be used to help a participant remain in or move into housing that does not meet the minimum habitability standards

Minimum Habitability Standards

- Structure and materials
- Space and security
- Interior air quality
- Water supply
- Sanitary facilities
- Thermal environment
- Illumination and electricity
- Food preparation
- Sanitary condition
- Fire safety
- Additional recipient/subrecipient standards

Minimum Standards for Permanent Housing

Instructions: Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. The property must meet all standards in order to be approved. A copy of this checklist should be placed in the client file.

Approved	Deficient	Standard (24 CFR part 576.403(c))
		1. <i>Structure and materials:</i> The structure is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents.
		2. <i>Space and security:</i> Each resident is provided adequate space and security for themselves and their belongings. Each resident is provided an acceptable place to sleep.
		3. <i>Interior air quality:</i> Each room or space has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.
		4. <i>Water Supply:</i> The water supply is free from contamination.
		5. <i>Sanitary Facilities:</i> Residents have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.
		6. <i>Thermal environment:</i> The housing has any necessary heating/cooling facilities in proper operating condition.
		7. <i>Illumination and electricity:</i> The structure has adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There are sufficient electrical sources to permit the safe use of electrical appliances in the structure.
		8. <i>Food preparation:</i> All food preparation areas contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
		9. <i>Sanitary condition:</i> The housing is maintained in sanitary condition.
		10. <i>Fire safety:</i> a. There is a second means of exiting the building in the event of fire or other emergency. b. The unit includes at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors are located, to the extent practicable, in a hallway adjacent to a bedroom. c. If the unit is occupied by hearing-impaired persons, smoke detectors have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person. d. The public areas are equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, day care centers, hallways, stairwells, and other common areas.
		11. Meets additional recipient/subrecipient standards (if any).

Minimum Habitability Standards - FAQs

- Can we use different standards?
 - Yes, the HUD ESG-CV Notice allows for subrecipients to choose between Habitability and Housing Quality Standards (HQS). Note: HQS are different and not more stringent in all areas, ex. Fire Safety are more specific
- How do we pay for inspections?
 - Housing Search and Placement Cost as needed to ensure compliance

Frequently Asked Questions: Inspections Requirements

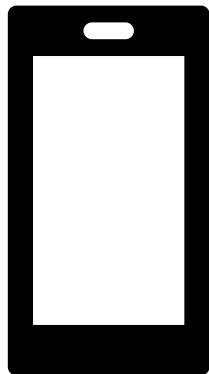
Question: When and how often must inspections be conducted?

Answer: When a participant is into a new unit: **Before** the participant signs a lease and before rental assistance or housing relocation and stabilization services specific to the unit are provided

Idea:
Use landlord incentives as a tool to fund improvements to a unit so it'll pass the habitability inspection.

Frequently Asked Question: Virtual Inspections

Question: Can habitability inspections be conducted virtually?



Answer: Yes! A visual inspection can be done through video streamlining during a walk through with the property owner or program participant by taking date-stamped photos of the unit. If you do a virtual inspection, remember to have the person in the unit test the smoke detectors.

Frequently Asked Question: Food Service

Question: How do I know if a housing unit does not meet minimum standards for food preparation?



Answer: Use your best judgement.
Examples of not meeting standards include:

- No source of refrigeration
- No ability to heat food
- No separation from sanitary facilities

Frequently Asked Question: RVs, Trailers, Mobile Homes, and Tiny Homes

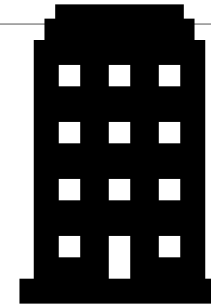


Answer: Yes, if all ESG habitability standards are met, as well as applicable state and local government safety and sanitation standards.

Question: Can an RV, travel trailer, or mobile home meet the ESG habitability standards for permanent housing?

Frequently Asked Question: Appropriately Sized Units

Question: How do I know if a unit is appropriately-sized for a household to meet minimum habitability standards?



Answer: Each resident must be afforded adequate space and security for themselves and their belongings and an acceptable place to sleep. Additional occupancy standards can be established at the local level. Recipients should also support participant preferences – ask participants directly what they want and need to be safely housed.

Frequently Asked Question: Inspection Training

Question: What training is required for ESG habitability standards?



Answer: The ESG Interim Rule does not specify. It is up to the recipient to determine how staff will be trained to conduct inspections. This should be documented in your project's policies and procedures.

Frequently Asked Question: Utilities Connection for Inspection



Answer: No, the unit would not pass the minimum habitability standards if the lights (electricity) and/or water is not yet connected.

Question: Can a habitability standards inspection occur if the utilities (electric, gas, and/or water) are not yet connected?

ESG Resource Links

[ESG Regulations](#) - (update published April 2017)

[ESG-CV Notice](#)

General ESG Information

- [HUD ESG Landing Page](#)
- [ESG Program Overview](#)
- [ESG Program HMIS Manual](#)
- [ESG Minimum Habitability Standards ES and Permanent Housing](#)

[ESG Standards and Inspections](#)

[Habitability Example Checklist](#)

TA Resources:

- [Disease Risks and Homelessness](#) - landing page for resources on a wide range of topics
- [ESG-CV Notice Summary](#)
- [Flexibilities/Waivers Granted by the CARES Act + Mega Waiver and Guidance](#) - applicable Waivers on pages 11-14
- [Strategies to Design and Implement a Successful ESG-CV Program](#)
- [IDIS Fact Sheet for ESG and ESG-CV Funds Setup](#)
- [ESG-CV Quarterly Reporting Calendar](#)
- [National Alliance RRH Toolkit](#)

COVID Response Resources

Standing Up Infection Control Measures:

- [Alternative Approaches to Sheltering](#)
- [Shelter Preparedness Checklist](#)
- [Creative Staffing Solutions \(See Appendix 1\)](#)
- [COVID Informational Flyers](#)
- [Vaccine Messaging Toolkit](#)
- [Eligible ESG Program Costs for Infectious Disease Preparedness](#)

CDC and NHCHC Guidance:

- [Strategies for Proactive Universal Testing](#)
- [Guidance for Service Providers to Respond to COVID](#)



Questions?

Contact Us...

- If you have any further questions, please contact us:
 - Annual ESG – Please reach out to your ESG Representative or ESG@hcd.ca.gov
 - ESG-CV – Please reach out to your Grant Administrator