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
<table>
<thead>
<tr>
<th>Components</th>
<th>Program Serves Those Who Are:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Street Outreach</td>
<td></td>
</tr>
<tr>
<td>2. Emergency Shelter</td>
<td>Homeless</td>
</tr>
<tr>
<td>3. Rapid Re-Housing</td>
<td></td>
</tr>
<tr>
<td>4. Homeless Prevention</td>
<td>At Risk of Homelessness</td>
</tr>
</tbody>
</table>

### ESG Program – FIVE CORE COMPONENTS
Eligible and Approved

- Eligible
- Budget Line Items
- Approved Costs
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
Rapid Re-Housing Activities

Housing Relocation and Stabilization Services

Short and Medium-Term Rental Assistance

(Descriptions listed in tables & chart in upcoming slide)
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

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.

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

24 CFR 576.105
### Rapid Re-Housing: Short and Medium Term Rental Assistance

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

*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.
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.
- 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:

<table>
<thead>
<tr>
<th>Case Management</th>
<th>Life skills training</th>
</tr>
</thead>
<tbody>
<tr>
<td>Childcare</td>
<td>Mental health services</td>
</tr>
<tr>
<td>Education Services</td>
<td>Substance abuse treatment services</td>
</tr>
<tr>
<td>Employment assistance and job training</td>
<td>Transportation</td>
</tr>
<tr>
<td>Outpatient health services</td>
<td>Services for special populations</td>
</tr>
<tr>
<td>Legal Services</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Signing bonuses up to 2x rent</th>
<th>Repair damages not covered by security deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional months of security deposits</td>
<td>Maintenance to expedite turnover</td>
</tr>
<tr>
<td>Referral bonuses for landlords who recruit other landlords</td>
<td>Cleaning units</td>
</tr>
</tbody>
</table>
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

Source: ESG Minimum Habitability Standards for Emergency Shelter and Permanent Housing
Minimum Habitability Standards - FAQs

• Can we use different standards?
  ◦ Yes, the HUD ESG-CV Notice allows for subrecipients to chose 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
Question: Can an RV, travel trailer, or mobile home meet the ESG habitability standards for permanent housing?

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

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

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