MIAMI-DADE COUNTY
HOMELESS TRUST

Affordable Housing Partnerships and Resources
October 2, 2018

ADDRESSING HOMELESSNESS TODAY

“Close the Front Door”

Reduce the number of people who become homeless

“Open the Back Door”

Rapidly place homeless people back into housing

Prevent homelessness whenever possible.
Ensure homelessness is rare, brief and one-time.

PERMANENT HOUSING PARTNERSHIPS

- Public Housing Authority Collaborations
  - Miami-Dade
    - Section 8 Veterans Set-Asides – 120
    - Project Based Vouchers -- 129
    - Public Housing Rehab - 25
    - Public Housing Rehab Pipeline – 25
    - Non-Elderly Disabled – 89 (50 to CoC)
    - VASH – 271
  - Hialeah
    - Section 8 - 50
    - Non-Elderly Disabled – 50
    - New VASH in pipeline
    - Applied for FUP

PERMANENT HOUSING PARTNERSHIPS

- Public Housing Authority Collaborations
  - Homestead
    - VASH in pipeline
    - Applied for FUP
  - Miami Beach
    - Move-Up Pilot – 10
    - VASH – 260

PERMANENT HOUSING PARTNERSHIPS

- Florida Housing Finance Corporation
  - In Service Tax Credit Developments - 116
  - Pipeline Tax Credit Developments - 43

- Other Referral Agreements - 51

- Rapid Rehousing (Short- to Medium-Term Rental Assistance)
  - (ESG, Challenge, SHIP, CoC, HOME, F&B, EFSP)
    - Miami-Dade
    - Miami
    - Miami Gardens
    - Hialeah
    - State of Florida
    - HUD CoC
    - United Way

PERMANENT HOUSING INITIATIVES

- Expanded housing opportunities for homeless households
  - Spearheaded landlord marketing, outreach and retention campaign
    - Director of Landlord Navigation & Retention
    - Landlord Registration/Listing Tool
    - Risk Mitigation Fund
    - Landlord Hotline
    - RentConnect Branding
  - Housing First focused
    - Housing Navigators
    - Specialized Outreach (SOAR)
    - Day Center w/ESG RRH

MULTIFAMILY HOMELESS PREFERENCE

- **Identify & Target Owners**
  - Section 811 (Disabled)
  - Section 202 (Elderly)

- **Three Easy Steps:**
  - Amend Tenant Selection Plan
    - Seek HUD Approval
  - Enter into MOU w/Property
  - Notify Wait List

ADDRESSING HOMELESSNESS TODAY
Homeless & Elderly (62+)

MULTIFAMILY HOMELESS PREFERENCE
Tenant Selection Plan

- Indicate:
  - Effective Date
  - Homeless Definition to be Used
  - Rate of Referral
    - Maximum number of units
  - Referral Entity

MULTIFAMILY HOMELESS PREFERENCE
Memorandum of Understanding

- Referral Point of Contact
  - Review waitlist
  - Refer households (up to 3) upon vacancy
- Property Owner Point of Contact
  - Provide screening criteria, list of required documentation, standard lease
  - Timely notification of vacancy
  - Make eligibility determination
- Prospective Service Providers
  - Gather documentation
  - Move-In coordination
  - Provide case management

MULTIFAMILY HOMELESS PREFERENCE *Timeline*

Party	Step	Time Limitation
Owner/Agent	Email announcement of vacancy to be dedicated to homeless preference	Immediately upon vacancy - or as soon as anticipated
Miami-Dade Homeless Trust	Submit 3 referrals to fill vacancy in a ranking order for consideration	Within 7 business days
Owner/Agent	Announce eligibility determination	5 business days
Miami-Dade Homeless Trust	Second attempt to fill unit before vacancy may go to general waiting list	5 business days
All parties	General response time for all communications between parties	2 business days

MULTIFAMILY HOMELESS PEEFERENCE
Partnerships

- POAH Communities
- Miami Beach CDC
- Urban League
- Miami-Dade Public Housing and Community Development

- Total: 58

Multifamily Homeless Preference
Challenges

- Low Turnover/Vacancy Rates
- Homeless Stigma

Multifamily Homeless Preference
Recommendations

- HUD Field Office Coordination
  - Educational Event

- Fees
  - Special Management Fees
    - $2.50 per unit per month
    - Up to $4,500 per property
    - 1st 9 months

  - Add-On Fees
    - $2 per unit per month
    - Up to $3,600 per property

- Move-Up Preference
  - Assessment Tool

QUESTIONS?