



**NATIONAL WEBINAR
Shallow Subsidy
August 10, 2023**

[Link to Audio](#)

Agenda

- I. Welcome and Introductions
- II. Shallow Subsidy Basics
- III. Shallow Subsidy Coordination
- IV. Other FAQs
- V. Questions/Discussion



Introductions

- Cynthia Spencer, Supervisory Regional Coordinator, SSVF Program Office
- Michael Boyd, SSVF Program Office
- Jeff Houser, SSVF Compliance Officer
- Rico Aiello, SSVF Compliance Officer
- Phil Allen, Technical Assistance Collaborative
- Douglas Tetrault, Technical Assistance Collaborative



Housekeeping



Up to 90
minutes



Slides &
handouts are
in the chat
section & will
be sent after
the webinar



Recording,
Handouts &
Slides will
be sent via
email



Submit
questions in
the question
box or any
time at
ssvf@va.gov



Shallow Subsidy Basics

SSVF Shallow Subsidy Overview



- Shallow Subsidy is a service of SSVF which can be used for both Rapid Rehousing and Homelessness Prevention enrollments.
- Shallow Subsidy pays a fixed 50% of the initial unit rent while the Veteran is required to pay the other 50% of the unit rent. Subsidy does not change during the initial Shallow Subsidy period but can be adjusted up/down if the Veteran is recertified or moves to a different unit based on household changes.
- Veterans utilizing Shallow Subsidy have access to all other SSVF services, including other types of Temporary Financial Assistance and supportive services.

Shallow Subsidy Time Limits



- Shallow Subsidy Time Commitments:
 - For Veterans at or below 30% AMI, the Shallow Subsidy commitment is a full two years regardless of any traditional SSVF Rental Assistance they have received
 - For Veterans 31-80% of AMI, the initial Shallow Subsidy commitment is two years less the number of months of traditional SSVF Rental Assistance received, beginning June 2023
- If eligible and still in need of service after the initial Shallow Subsidy period, Veterans may be recertified for an additional two-year Shallow Subsidy commitment. There is not limit to the number of Shallow Subsidy recertifications over the lifetime of a Veteran.

Implications: Veterans on an upward income path may want to begin using the Shallow Subsidy service earlier, ensuring supports are in place to further strengthen long-term success.

Responding to Changes in Veteran Needs



If a Veteran is in Shallow Subsidy and their situation changes and they cannot pay their portion of the rent:

- SSVF can recertify Veteran's eligibility and begin providing traditional rental assistance (more flexible) again. *Assuming, the Veteran has not already used their allowable months of traditional SSVF Rental Assistance over the 12/24-month limitations.*
 - These additional months contribute to their overall traditional TFA limit.
- SSVF can also use Rapid Resolution and landlord mediation strategies, including other connections to community resources, to support tenancies when problems arise.
- Veteran can transition back to Shallow Subsidy service once their income or other conditions stabilize. Their initial Shallow Subsidy period does not change.

Implications: SSVF has flexibility to respond to changes, but attention to remaining available months of traditional Rental Assistance is important to ensure you can respond to a crisis or significant change while the Veteran is utilizing Shallow Subsidy services.

General Recertifications



- Veteran must have been recertified within three months prior to going to Shallow Subsidy (either initial or back to Shallow Subsidy)
- Veteran must be recertified immediately prior to transitioning from Shallow Subsidy back to traditional services (typically done for a sudden drop or loss of income or other crisis putting housing at risk)

Implications: Recertification requirements vary slightly depending on the situation. Ensure staff fully understand requirements to meet compliance and monitoring expectations.

Lease and Unit Requirements



- 1-year lease is preferred but not required.
- Unit must pass SSVF habitability inspection
- Rental Standards Amounts
 - Just like traditional SSVF, rent must be reasonable as compared to similar units in the local area.
 - SSVF is NOT bound by HUD'S Fair Market Rents; meaning SSVF may have access to broader range of units than vouchers programs in the community.
- Note: some Veterans may need HUD-VASH in the future, making FMR more relevant when searching for units. Ensure understanding of local PHA standards.
- Co-enrollment Inspection Requirements
 - SSVF uses habitability, a different standard than HQS/NSPIRE
 - Grantees may consider whether a unit meets HQS/NSPIRE in cases HUD-VASH or other voucher programs may be needed later

Shallow Subsidy and Progressive Assistance



- Shallow Subsidy is typically, but not always, used after a Veteran has utilized a number of months of traditional SSVF Rental Assistance (more flexible for stabilization).
 - Many Veterans may need more flexible rental assistance for initial stabilization, prior to receiving Shallow Subsidy services
 - Shallow Subsidy is a longer commitment; SSVF should work to ensure appropriate fit for the households need prior to adding this service
- Some Shallow Subsidy Veterans may ultimately need additional supports provided by HUD-VASH or other PSH programs. Those enrolled in Rapid Rehousing retain their homeless eligibility status for PSH should it be needed in the future. (Progressive Engagement)
- Shallow Subsidy only sets the subsidy amount. There is not a limit in types or provision of Supportive Services available to the Veteran household. Services should remain flexible and be provided based on the Veteran's choices, needs and overall housing goals.



Recent Frequently Asked Questions

Other FAQs



What happens to remaining family members if the Veteran head of household dies will receiving Shallow Subsidy Service?

If the Veteran becomes absent from a household or dies while other members of the Veteran family are receiving supportive services, then services may continue to the remaining family members for a grace period established by the grantee. The grace period cannot exceed 1 year from the date of absence or death of the Veteran, and all other requirements for eligibility remain the same. The grantee is required to notify the Veteran's family member(s) of the duration of the grace period.

Other FAQs



What are the other TFA Options and limitations when a Veteran is in Shallow Subsidy?

All other Temporary Financial Assistance (except EHA and traditional Rental Assistance) is available to Veterans utilizing Shallow Subsidy. Traditional limits on other TFA requirements apply just as they do when a Veteran is receiving traditional SSVF rental assistance.

Other FAQs



Can we use Shallow Subsidy for Homelessness Prevention? How does that effect our spending limitations?

Yes, Shallow Subsidy can be provided for homeless prevention (HP) cases and in many cases may be an important tool in helping people re-stabilize in their housing, particularly as housing costs rise.

Shallow Subsidy Services do not contribute to limitations on HP assistance.

Other FAQs



Can we increase the subsidy amount if the rent goes up at the next lease renewal?

Regulations do not currently allow for interim subsidy increases. The only times a grantee can adjust the subsidy amount are:

- If a Veteran is recertified to continue Shallow Subsidy services after the initial commitment period, grantees can adjust the subsidy to apply for the next two-year commitment period based on the current unit rent.
- If a Veteran requires a moves to a unit that addresses significant household changes. The subsidy would be evaluated for the new unit base on rent reasonable determination.

Other FAQs



If a Veteran received Shallow Subsidy and exits SSVF for any reason, is determined eligible for SSVF again, how is the number of months for Shallow Subsidy calculated once the Veteran is re-enrolled?

Shallow Subsidy is not bound by the typical SSVF Rental Assistance limitations of 12 and 24 months. This means if a Veteran is re-enrolled in SSVF and would benefit from Shallow Subsidy, they would receive the same initial Shallow Subsidy commitment (based on income) regardless of previous Shallow Subsidy use. Note, traditional Rental Assistance and other TFA restrictions remain in place.



Shallow Subsidy Tool: Awareness and Planning Across Partners

Target Populations for Shallow Subsidy



Veterans who may be a good candidate for Shallow Subsidy include: **(but are NOT limited to)**

- Employed with the desire to build income (work or non-work) over time
- Potentially a good candidate for or already enrolled HVRP or other employment service
- On fixed incomes such as retired seniors or disabled Veterans who otherwise cannot afford rental prices. This service could fill the gap while SSVF and Veteran secure other low income or affordable senior housing options in the area. This may be a group who may access via HP services.
- On the waiting list for other vouchers or engaged in pursuing shared housing opportunities.
- Coming from transitional or shelter (GPD, HCHV, Other) settings where they need financial support and case management to stabilize (often after initial traditional rehousing support and/or security deposits), based on SSVF capacity and local coordinated entry protocol.
- Veterans who are over-represented in returning to homelessness

HUD-VASH Progressive Assistance



- Some Veterans may need deeper subsidy and services offered by HUD-VASH.
- RRH Veterans who are enrolled in SSVF retain eligibility for progressive engagement to HUD-VASH

Implications: Grantees should use case conference and by-name list protocol and other tools to gauge whether Veterans in Shallow Subsidy service (and SSVF more broadly) may need HUD-VASH to sustain their housing. Shallow Subsidy allows more time to access the HUD-VASH voucher, but planning and foresight are important across partners.

VA Interim Housing Programs



- Grant & Per Diem and Health Care for Homeless Veterans programs have long histories of working with SSVF to support sustainable housing placements
- SSVF and partners must include Shallow Subsidy considerations when reviewing possible referrals from interim housing situations to SSVF, or generally when planning Veteran exits to permanent housing
- GPD Transition in Place Veterans may need Shallow Subsidy to sustain units as they are exiting the GPD Project. [Review current guidance](#) on how this might look.

Next Steps and Considerations



Shallow Subsidy Next Steps

- **Review current caseloads** in traditional services to consider which Veterans may want or need Shallow Subsidy service and begin discussion with Veteran/Landlord.
- Dedicate case conferencing and By Name List time to **review potential SSVF referrals from GPD, HCHV and other shelter/outreach settings**, including consideration for current or future targeting of Shallow Subsidy service for individual Veteran households.
- Review **SSVF Landlord marketing materials** and messaging to ensure Shallow Subsidy is highlighted as a longer-term rental package that may appeal to landlords.

Next Steps and Considerations cont.



Shallow Subsidy Next Steps Cont.

- **Review anticipated budget needs/staffing changes** for this year and into FY24 to reflect Shallow Subsidy demand on TFA.
- Review **caseload policies and staffing allocation** to ensure Veterans in Shallow Subsidy have access to adequate supportive services, which may be more than the “light touch” supports discussed during the initial Shallow Subsidy implementation.
- Review the **SSVF Equity Report and other data to identify disparities** in housing access and retention and consider program changes that may overcome disparities or otherwise improve outcomes.
- Consider **pairing Shallow Subsidy with Shared Housing** opportunities to increase affordability even further (see SSVF Shared Housing Toolkit for more information).



Q & A