



SAN DIEGO  
**Regional Task Force  
on Homelessness**

# Emergency Housing Vouchers Referral Training

July 27 & 29, 2021

# Special Thanks

Housing Authority of the County of San Diego  
National City Housing Authority  
Oceanside Community Development Commission  
San Diego Housing Commission Housing Authority  
Regional Task Force on Homelessness



Housing Ends Homelessness

# AGENDA

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# EHV Background



American Rescue Plan Act included robust funding for nearly 70,000 Vouchers nationwide.



RTFH has been working with the PHAs and HUD to meet requirements for the EHV and implement a successful and sustainable EHV program.



This is an unprecedented opportunity to end homelessness for over 800 households in our region.



EHV Program Launches August 1

# EHV HUD Program Eligibility and Requirements

- **Expenditure deadlines**
  - EHV funds appropriated until 9/30/2030
  - After 9/30/2023, PHAs may not reissue EHV's when a participant leaves the program for any reason.
- **Eligible Populations**
  - Homeless
  - At risk of homelessness
  - Fleeing/attempting to flee: DV, dating violence, sexual assault, stalking, human trafficking
  - Recently homeless and for whom providing rental assistance will prevent the individual's or family's homelessness or having high risk of housing instability
- **The PHAs shall receive direct referrals from Coordinate Entry (CE) System**
- **Memorandums of Understanding or Agreement (MOU-MOA) between Public Housing Authorities and Continuum of Care (RTFH)**

\*\*detailed information on eligible populations can be found in Section 8 of PIH Notice [2021-15](#)

Public Housing Authority	Emergency Housing Vouchers Allocated
San Diego Housing Commission	480
County of San Diego	264
City of Oceanside	43
City of National City	32

# EHV HUD Requirements and Waivers

## Key Requirements and Waivers mandated by HUD:

- **Requirements for all applicants:**
  - Someone in the household has legal documentation status
- **Mandatory Prohibitions**, as stated in Section 9(g) of PIH Notice [2021-15](#)
  - No one convicted of manufacturing methamphetamine in federal housing\*
  - If any member of the household is subject to a lifetime registration requirement under a State sex offender registration program.
- **Waivers:**
  - Fair market rent (FMR) up to 120%
  - Third party income verification
  - Citizenship verification
  - Increased search term to 120 days
  - Self-certification for owner inspections
  - Self-certification for: client ID, social security number, date of birth, income
    - These documents will eventually need to be verified and submitted to PHA

\*There are exceptions under VAWA for survivors who were convicted if the conviction was due to abuse. For example, the perpetrator was making meth and the survivor was charged by default. The federal law however, exempts trafficking survivors from this.

# EHV and Coordinated Entry

## The EHV Interest Assessment

- A short assessment will be made available for all clients interested in an EHV housing resource
- The assessment will take into consideration the following:
  - The person's homelessness status and EHV eligibility category
  - The person's preference for region of housing
  - The services the person may or may not already be receiving that can support them once they are enrolled into EHV
- Service providers have been provided access in HMIS to the HV Interest Assessment
- For VSP or DV Households, the HV Interest Survey will also be accessible.

## Process Expectations

- Once the HV Interest Assessment is submitted, service providers **may** receive a match notification.
  - If a match notification **is not** received, please do not contact RTFH or the PHA for a status update. Similar to other assessments submitted to HMIS queues, matches will be made **based on priority, equity, and available resources**.
  - If a match notification **is** received, you will need to assist the individual or family to submit an application as soon as possible. Note, it is critical that applications are submitted timely as it will take time to secure and lease a unit for households that are recently homeless.

# EHV Interest Assessment

Assessment Date

07/27/2021



## POINT OF CONTACT INFORMATION

Point of Contact Full Name

Point of Contact Work Email

Point of Contact Work Phone

Point of Contact Agency/Organization



Each piece of contact information missing for a point of contact lessens the chance of a client being connected to an emergency housing voucher (EHV) if one were to become available. Please ensure all contact information is filled out above for the person who can be a point of contact to connect this client to an EHV.

## CATEGORY SELECTION

Client (or their household) is literally homeless (client is staying on the streets or in a temporary shelter)

Client (or their household) is actively fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking


Client (or their household) is recently homeless AND currently housed with homeless assistance AND the loss of this assistance would result in the client (or their household) returning to homelessness



# EHV Interest Assessment (continued)

## CURRENT SERVICE CONNECTIONS

Is this client connected a supportive service that could continue if the client were to be housed with an Emergency Housing Voucher (EHV) subsidy? (and if so, how long can the service continue after housing is obtained with an EHV?)

Short Term Service Connection (less than 6 months) 

Is the program who will primarily provide the services noted above an HMIS-participating program?

Yes 

What program is serving this client with ongoing services?

Select 

## PREFERRED REGION(S) OF HOUSING (SELECT ALL THAT APPLY):

City of San Diego



City of Oceanside



City of National City



Other area in San Diego County

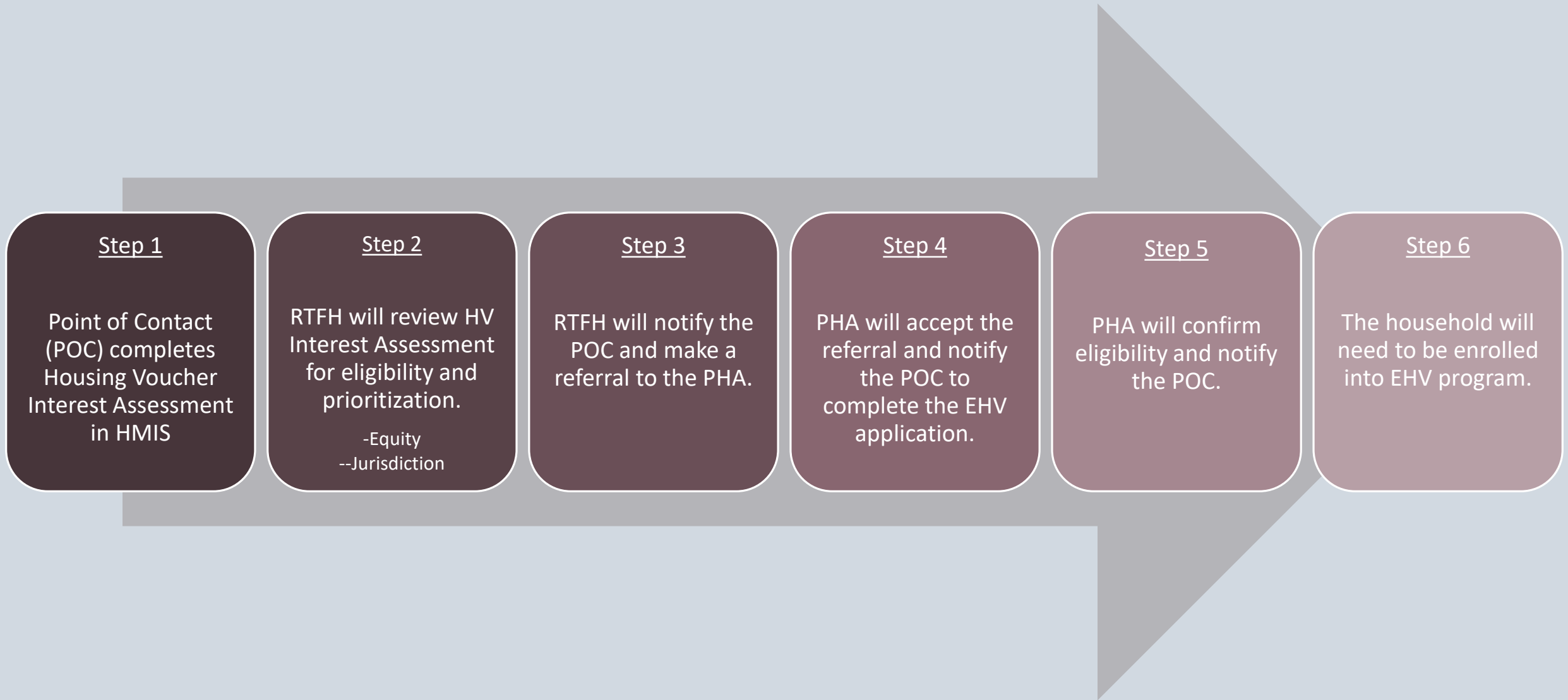


 Please select at least one option above.

Where does this client currently stay?

Select 

# EHV CE Workflow



## Step 1

Point of Contact (POC) completes Housing Voucher Interest Assessment in HMIS

## Step 2

RTFH will review HV Interest Assessment for eligibility and prioritization.

-Equity  
--Jurisdiction

## Step 3

RTFH will notify the POC and make a referral to the PHA.

## Step 4

PHA will accept the referral and notify the POC to complete the EHV application.

## Step 5

PHA will confirm eligibility and notify the POC.

## Step 6

The household will need to be enrolled into EHV program.

# EHV Prioritization

Eligible Population	
<b>1. For literally homeless households</b>	<p>The EHV Interest Assessment will be used in conjunction with the normal CE process to identify and prioritize clients for referral to an EHV program at one of the four Public Housing Authorities</p> <ul style="list-style-type: none"><li>• Clients must have been placed on the Community Queue following the current CE workflow to be referred in this way</li><li>• Please send an email to <a href="mailto:support@rtfhdsd.org">support@rtfhdsd.org</a> for guidance on the CE workflow as needed</li></ul>
<b>2. For Recently Homeless households</b>	<p>The EHV Interest Assessment will be used to identify households who are currently in a housing situation</p> <ul style="list-style-type: none"><li>• PHAs will be informed of households who are recently homeless and will work with the current housing provider regarding next steps</li></ul>
<b>3. For DV households</b>	<p>Households not otherwise represented above, referrals and the EHV Interest Assessment will follow a DV CES process we are developing with DV providers</p>
<b>4. For at-risk of homelessness</b>	<p><b><u>National City, Oceanside, and the County of SD</u></b></p> <ul style="list-style-type: none"><li>• Have prioritized literally homeless households, recently homeless households, and DV households.</li><li>• If there are no households that are literally homeless, recently homeless, or DV, then referrals for at-risk of homelessness will be made to the PHAs.</li></ul> <p><b><u>The SDHC</u></b> has entered into an agreement with 211 to provide referrals</p>

# **EHV Prioritization (continued)**

## **Prioritization is primarily accomplished through the CoCs CE System**

- PHAs may chose to establish local preferences for EHV admissions and must coordinate with the CoC

## **The CoC Advisory Board adopted recommendations from the Committee on Aging and Homelessness to prioritize older adult households for EHV.**

- Within the Eligible Populations, RTFH will prioritize older adults
- Older adult will be defined as age 55 and up due to the tendency of adults experiencing homelessness to exhibit geriatric health conditions at earlier ages\*

## **The CoC Advisory Board adopted recommendations from the Ad Hoc Committee on Addressing Homelessness Among Black San Diegans to ensure equitable access to EHV, particularly among Black San Diegans, who are overrepresented in the homeless population**

- Previous data showed that although disparities exist within the homeless population there appears to be little disparities within the system of homeless services.
- Commitment to review demographics and determine if there are racial disparities.
- PHAs will remove all permissive prohibitions for background checks to reduce barriers to obtaining an EHV
- RTFH and PHAs will update should additional HUD guidance be issued

## **All PHAS are agreeable to these preferences.**

\*City of Oceanside has identified 62 and older for EHV as they have another voucher program available for under 62

# EHV Key Points

- **This is an opportunity for our region to end homelessness for 800 households.**
  - We recognize this is a small # of vouchers in comparison to our need, but on any given day this represents 10% of the population experiencing homelessness.
- **Tenant-based vouchers**
  - Therefore, all regulatory requirements and HUD directives regarding the Housing Choice Voucher (HCV) program are applicable to EHV
  - Waivers and alternative requirements are detailed in PIH Notice 2021-15
- **EHVs do not come with ongoing supportive services.**
  - Not for the highest need population
  - Communities are encouraged to leverage existing relationships with partnering organizations
  - PHAs have entered into agreements with providers to ensure that households referred to EHV also have access to supportive services to foster housing place and stability.
- **One time \$3,500 payment per EHV allocated to the PHA for activities including housing search, landlord incentives or tenant services.**
  - It is not tied to each voucher, but rather a pool of funds to design a menu of services
- **Landlord partnerships are critical**

# Common FAQs

## **What if a household is not connected to services and in CE System?**

- If an individual or family is not currently connected to services and/or in CE System, connect them to an access site to determine appropriate housing and service intervention.

## **Are unaccompanied youth eligible for EHV?**

- Youth under 18 must be part of a family that includes a person 18 years or older in order for the family to be eligible for an EHV. Youth 18-24 are eligible for EHV, should they meet one of the eligible populations identified.

## **Does the PHA pull households from its current waitlist for EHV?**

- No, PHAs must only accept referrals for EHV directly from the CoCs CE System or other partner referral agencies (such as VSP).
- HUD has waived 24CFR 982.204(f) which provides that a PHA must use a single waitlist for admission to its HCV program.

## **If they are already in CE do I have to complete the EHV Interest Assessment?**

- YES. CE does not automatically match a household to EHV. You must complete the EHV Interest Assessment.

## **Are there income limits?**

- Income limits for EHV are the same as income limits for the Housing Choice Voucher (HCV) program. Please see 24 CFR 982.201(b)(1).

# Common FAQs

## **Will individuals and families be able to use vouchers outside of the jurisdiction of the PHA that issued the voucher?**

- Yes. EHV follows most of the normal portability rules of the HCV program with a few alternative requirements intended to be more permissive on moves, as outlined in PIH Notice 2021-15, Section 90.

## **Are EHV Housing Choice Vouchers?**

- Yes, EHV are Housing Choice Vouchers. Therefore, all regulatory requirements and HUD directives regarding the Housing Choice Voucher (HCV) program are applicable to EHV's.
- HUD has established waivers and alternative requirements that are detailed in PIH Notice 2021-15.

**QUESTIONS**  
[support@rtfhdsd.org](mailto:support@rtfhdsd.org)



# Additional Information

RTFH EHV Updates:

<https://www.rtfhsd.org/>

HUD EHV Notice:

<https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-15.pdf>

HUD EHV FAQs:

[https://www.hud.gov/sites/dfiles/PIH/documents/EHV\\_FAQ\\_v4.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/EHV_FAQ_v4.pdf)