



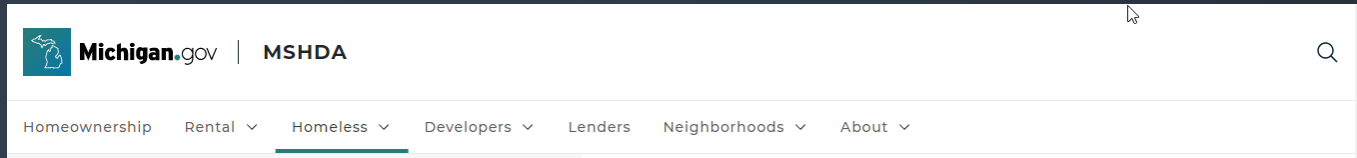
MSHDA ESG Policy: Section VII



Agenda

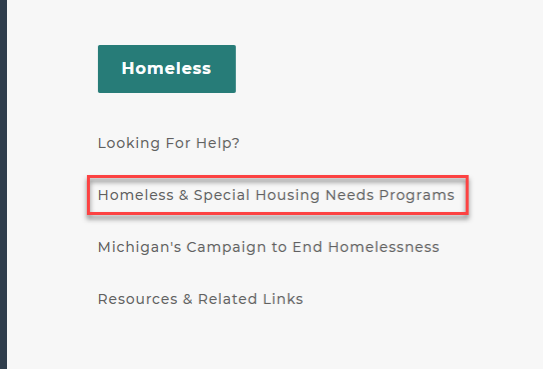
- Intro to Webinar Series
- Section 7: Homelessness Prevention and Rapid Re-Housing
- Q & A

MSHDA ESG Policy: Webinar Series



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Homeownership Rental Homeless Developers Lenders Neighborhoods About



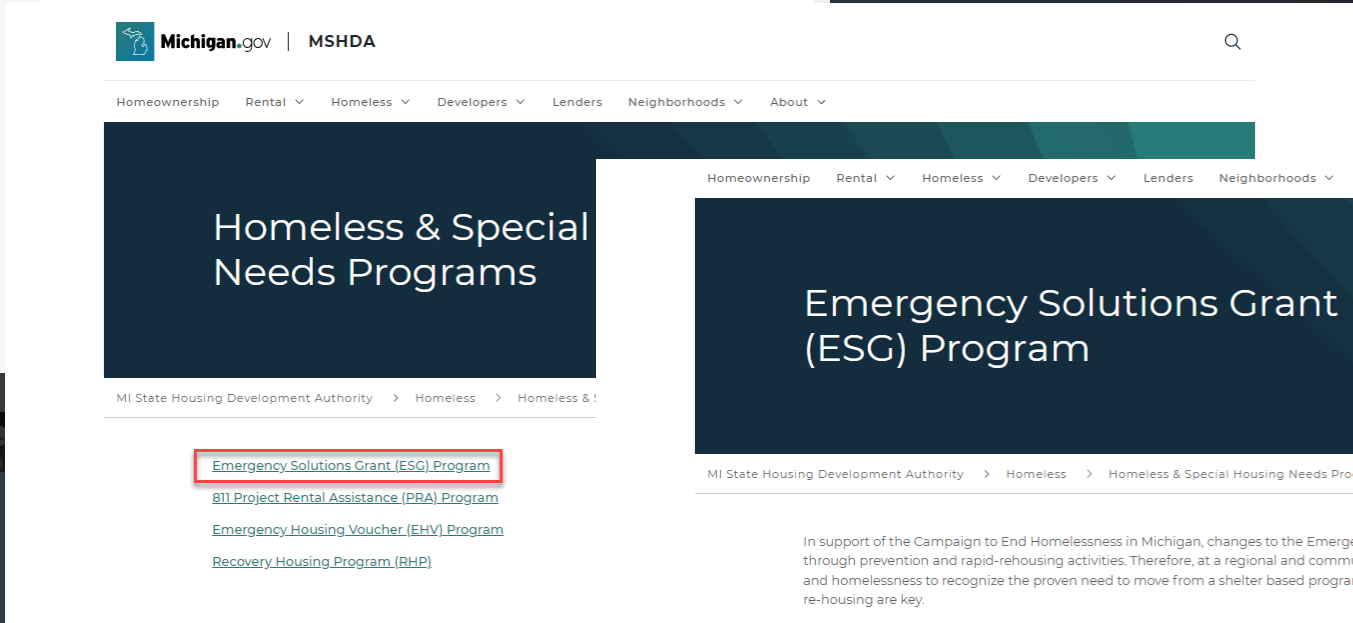
Homeless

Looking For Help?

[Homeless & Special Housing Needs Programs](#)

Michigan's Campaign to End Homelessness

Resources & Related Links



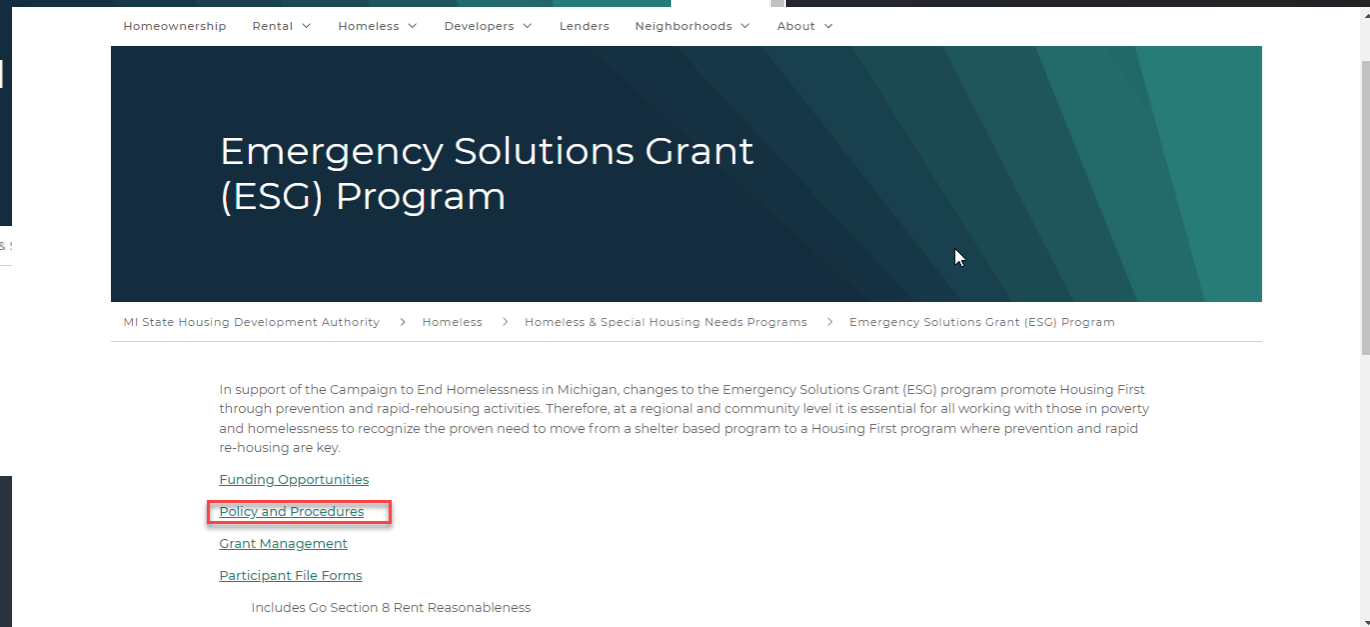
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Homeownership Rental Homeless Developers Lenders Neighborhoods About

Homeless & Special Needs Programs

MI State Housing Development Authority > Homeless > Homeless & Special Housing Needs Programs

- [Emergency Solutions Grant \(ESG\) Program](#)
- [811 Project Rental Assistance \(PRA\) Program](#)
- [Emergency Housing Voucher \(EHV\) Program](#)
- [Recovery Housing Program \(RHP\)](#)



Homeownership Rental Homeless Developers Lenders Neighborhoods About

Emergency Solutions Grant (ESG) Program

MI State Housing Development Authority > Homeless > Homeless & Special Housing Needs Programs > Emergency Solutions Grant (ESG) Program

In support of the Campaign to End Homelessness in Michigan, changes to the Emergency Solutions Grant (ESG) program promote Housing First through prevention and rapid-rehousing activities. Therefore, at a regional and community level it is essential for all working with those in poverty and homelessness to recognize the proven need to move from a shelter based program to a Housing First program where prevention and rapid re-housing are key.

- [Funding Opportunities](#)
- [Policy and Procedures](#)
- [Grant Management](#)
- [Participant File Forms](#)

Includes Go Section 8 Rent Reasonableness

MSHDA ESG Policy: Webinar Series

- Recorded webinars on sections of policy
- FAQ after each webinar
- Options to submit feedback:
 - MSHDA Homeless Assistance Specialist
 - MSHDA-HS email account
- Training for new staff
- Regular refreshers for existing staff

Section VII: Homelessness Prevention & Rapid Re-Housing (RRH)

- Purpose and Activities
 - Housing relocation and stabilization
 - Rental assistance
- Considerations for Homelessness Prevention and RRH
 - Building on strengths and centering service
 - Knowing community and landlords
 - Preparing for long-term housing stability
- NEW! [HUD Onboarding Toolkits](#)

Eligible Costs: Housing Relocation & Stabilization Services – Services Costs

- Housing Search and Placement
 - Assessment of housing barriers, needs, and preferences
 - Development of an action plan for locating housing
 - Housing search
 - Outreach to and negotiation with owners
 - Assistance with submitting rental applications and understanding leases
 - Assessment of housing for compliance with ESG requirements
 - Assistance with obtaining utilities and moving arrangements
 - Tenant support

Eligible Costs: Housing Relocation & Stabilization Services – Services Costs (con't)

- Housing Stability Case Management
 - Assessment through Coordinated Entry
 - Initial evaluation, including eligibility verification and documentation
 - Developing, securing, and coordinating services
 - Obtaining Federal, State, and local benefits
 - Monitoring and evaluating participant progress
 - Providing information and referrals to other providers
 - Developing individualized plan for housing and services
 - Conducting re-evaluations
 - **Engage at least once a month**
 - **Plan discusses income, eligible benefits, and housing affordability**
-

Eligible Costs: Housing Relocation & Stabilization Services – Services Costs (con't)

- Mediation
 - To support tenant and landlord/housemates' relationship
 - Goal to avoid loss of housing
 - Capped at \$200 per program participant
- Legal Services
 - To support tenant costs related to legal services for tenant/landlord matters
 - Goal to resolve legal issues that prohibit participant from obtaining housing or avoid loss of housing
 - Capped at \$200 per program participant

Eligible Costs: Housing Relocation & Stabilization Services – Financial Assistance

- Rental Application Fees
 - Any caps must be set by the CoC or local planning body
- Security Deposits
 - Up to one and half months' rent
 - Deposit remains with the household upon exit, unless repair costs are equal to or greater than deposit amount
 - Not included on IRS 1099 form

Eligible Costs: Housing Relocation & Stabilization Services – Financial Assistance

- Utility Deposits and Arrears
 - Gas, electric, water, and sewage are eligible
 - Must be documented that payment will either prevent shut-off or turn on utilities at new rental unit
 - Must be in household's name
 - Capped at \$1,500 total or 6 months of back-payment, whichever is less
- Moving Costs
 - Truck rental and hiring a moving company are eligible
 - Temporary storage fees (up to 3 months prior to move-in, NOT arrears) are eligible
 - Capped at \$250 per household

Eligible Costs: Short-Term & Medium-Term Rental Assistance

- Up to 9 months of rental assistance per grant year
 - Combination of rental assistance and arrears
- No more than 24 months of rental assistance in any 3-year period
- Short-Term Rental Assistance
 - Up to 3 months of rent
- Medium-Term Rental Assistance
 - More than 3 months
- Rental Arrears (Homelessness Prevention Only)
 - One-time payment up to 6 months of arrears, including late fees

Restrictions: Short-Term & Medium-Term Rental Assistance

- Fair Market Rent (FMR) and Rent Reasonableness
 - FMR is both rent and utility costs
 - MSHDA software available for rent reasonableness
 - Cannot exceed FMR and must have at least 3 comparable units
- Habitability Standards
 - Any unit receiving rental assistance must meet habitability standards prior to payment or move-in
- Lead-Based Paint Requirements
 - Units built prior to 1978 and housing children under 6 years old and/or pregnant women

Restrictions: Short-Term & Medium-Term Rental Assistance (con't)

- Occupancy Standards
 - Used to determine eligible unit size for household
 - Can be modified for specific circumstances
 - Single Room Occupancy (SROs) are eligible, pending additional habitability standards
- Lease Agreement
 - Written leases required, ranging one month to 12 months
 - Agreement between program participant (tenant) and landlord/owner

Restrictions: Short-Term & Medium-Term Rental Assistance (con't)

- Rental Assistance Agreement
 - Mirrors information in lease agreement
 - Signed by grantee/subgrantee and landlord/owner
 - Ensures grantee/subgrantee is notified of any changes – and vice versa
- Use with Other Subsidies
 - Cannot be combined with any other rental assistance except for security deposit and/or utility deposits for eligible voucher holders
 - Must apply SER (State Emergency Relief) or document as waived
- Late Payments
 - If incurred by grantee/subgrantee, must be paid with non-ESG funds

Webinar Series

Webinar #1: Purpose, Guiding Principles, Federal & MSHDA Funding Requirements, MSHDA ESG Components & Participant Eligibility (Sections I, II, III, & IV) – Recorded & Posted

Webinar #2: Street Outreach & Emergency Shelter (Sections V & VI) – Recorded & Posted

Webinar #3: Homelessness Prevention & Rapid Re-Housing (Section VII) – Today's Webinar

Webinar #4: HMIS, Administration, & Indirect Costs (Sections VIII, IX, & X)

Webinar #5: Roles and Responsibilities & Service Delivery Expectations (Sections XI & XII)

Webinar #6: Reporting and Outcomes & Grant Application, Budget, and Billing (Sections XIII & XIV)

Webinar #7: Recordkeeping & Monitoring (Sections XV & XVI)

Questions?

Feedback/Comments:

- Homeless Assistance Specialist
 - Regions 1, 2, & 3: Jen Leaf
 - Regions 4 & 9: Nicole Beagle
 - Regions 5, 7, & 8: Stephanie Oles
 - Regions 6 & 10: Michelle Edwards
- MSHDA-HS@michigan.gov



THANK YOU