

# Shelter Plus Care

A permanent supportive rental assistance program for homeless individuals/families with at least one adult member diagnosed with a Serious Mental Illness, Chronic Substance Abuse or HIV/Aids.

- The Shelter Plus Care program is funded through the City of Des Moines as a grant program from the U.S. Dept. of Urban Development

The Shelter Plus Care program is implemented by Anawim Housing as a scattered site Sponsored Based Rental Assistance program.

- The Shelter Plus Care program provides permanent housing in connection with supportive services.
  - Anawim Housing provides rental assistance
  - Case Management provides supportive services



- Anawim Housing

1. Lease from 17 different properties
2. Provide in home monitoring
3. Implement Landlord/Tenant Laws

- Case Management

1. 9 different case management agencies
2. Complete S+C Application with participant
3. Provide Bimonthly progress report and “service match” on participant.

# Service Match

The cost of supportive services match the amount of monthly rent subsidy paid for each participant.

# Types of “Match”

- Case Management
- Health Care
- Mental Health
- Alcohol and/or Substance Abuse Services
- Counseling
- Food Stamps
- Education
- Transportation

# What Qualifies as Homeless?

(Verification Required)

- Living on the street
- Emergency Shelter
- Transitional Housing
- Short Term Institutional Stay (less than 30 days and was living on the street or in emer. shelter prior to entering facility)
- Eviction

# Disability

(verification required)

- HIV/Aids
- Chronic Substance Abuse
- Serious Mental Illness

# Other Components of the Grant

- Administrative Fee
- Housing Quality Standards
- Shelter Plus Care Renewal
- Grant Savings

# Administrative Fee

- Up to 8% of the grant may be spent on administering the program, i.e. HQS inspections, rent payments, rental calculations.

# Housing Quality Standards

- All units must meet these standards prior to leasing.
- Annual Inspections thereafter.

# Shelter Plus Care Renewal

- Can only apply for one year renewals
- Request for renewal funding can only be for the number of units receiving services at the time of your first renewal application.
- FMR (Fair Market Rent) utilized to determine funding.

# Grant Savings

- Security Deposit
- Vacancy payments
- Future rent increases
- Serve additional participants

- Anawim Housing contracts with the City of Des Moines Housing Services to implement 2 Shelter Plus Care grants
  - Shelter Plus Care 1- 94 Units
  - Shelter Plus Care 2- 23 Units

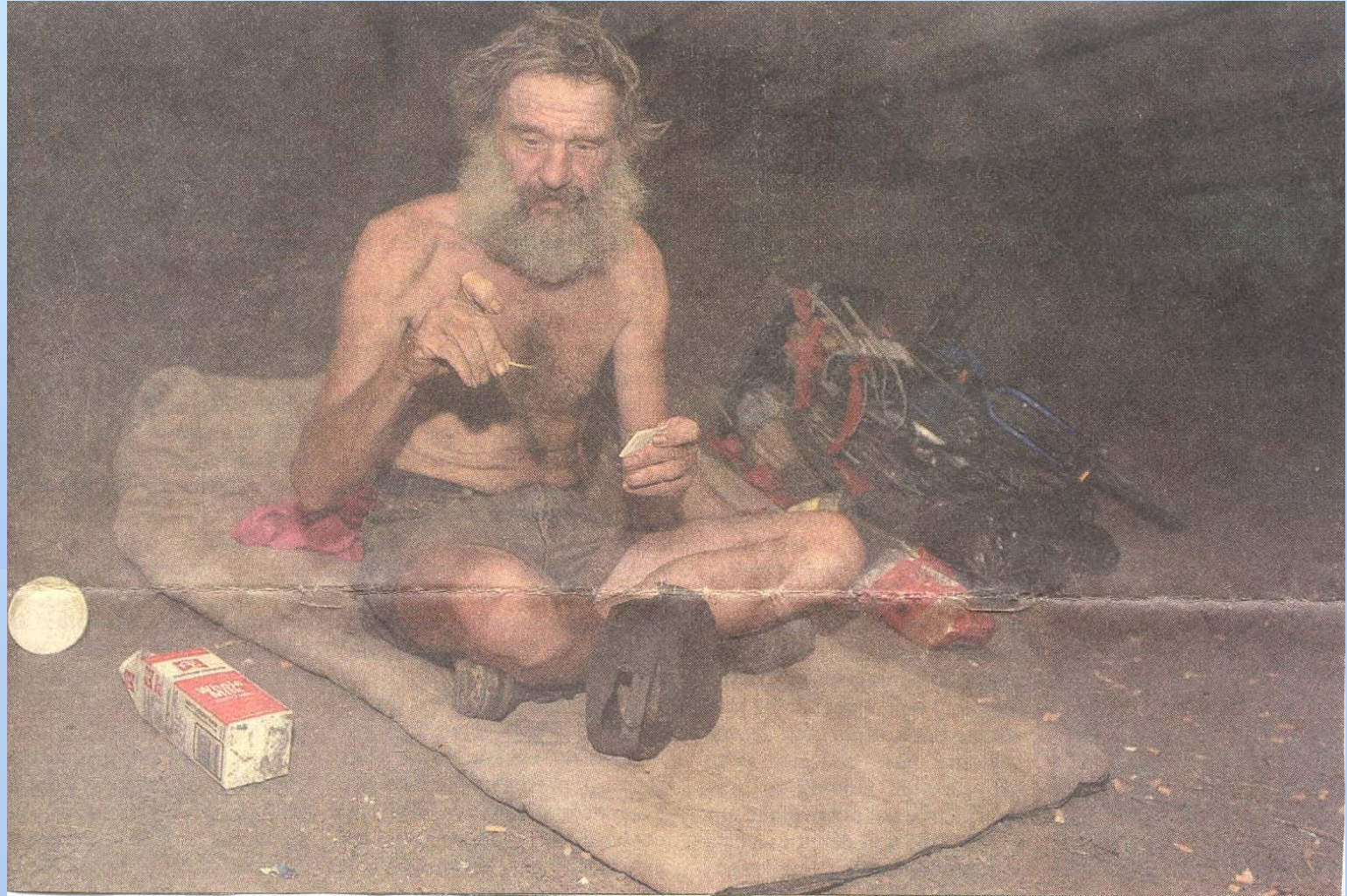
# Shelter Plus Care 1- Participants(as of 9/30/07)

- Serious Mental Illness- 51
- Chronic Substance Abuse- 25
- Dually Diagnosed- 26
- HIV/AIDS- 4

# Shelter Plus Care 2- Participants(9/30/07)

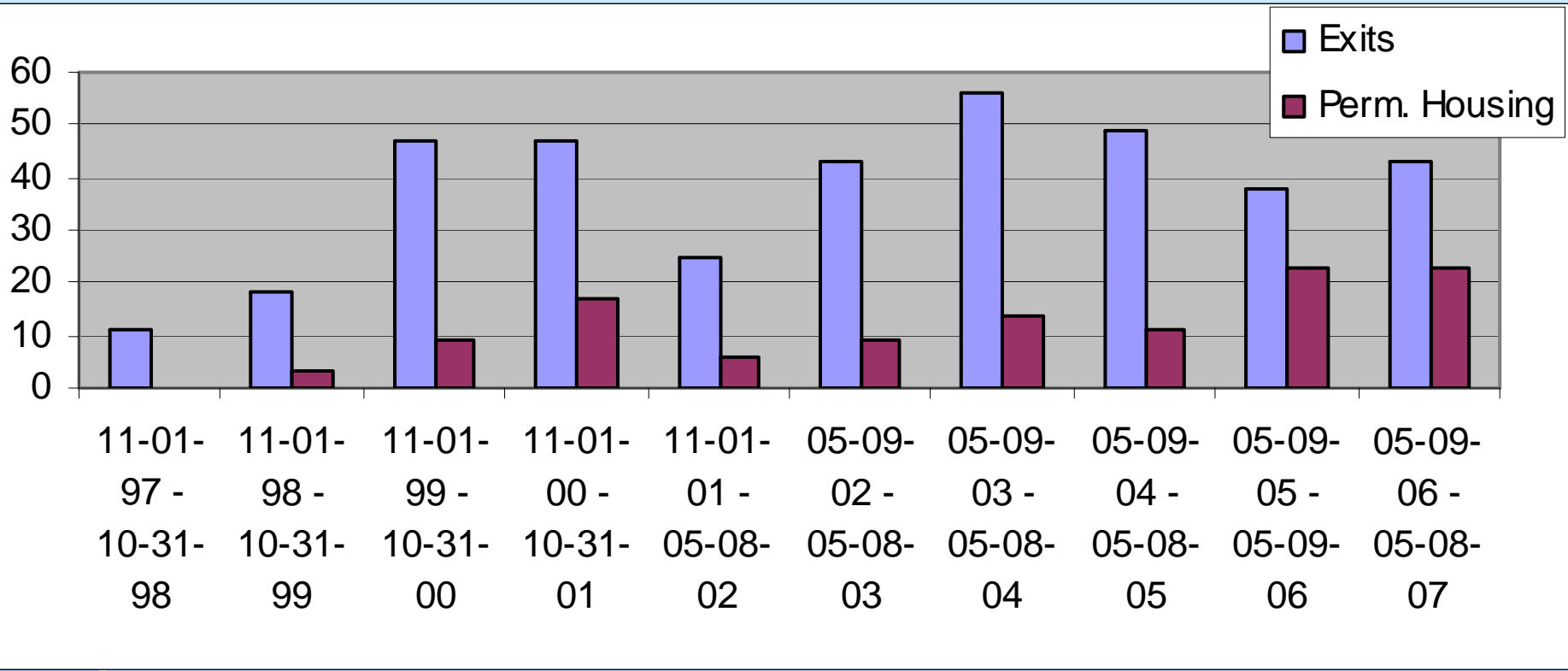
- Serious Mental Illness- 10
- Chronic Substance Abuse- 5
- Dually Diagnosed- 7
- HIV/AIDS- 1

# Chronic Homelessness



# Shelter Plus Care Today

- 3 Full Time positions employed to implement program
- 9 different case management agencies
- 17 different property managers
- Shelter Plus Care 1- 11<sup>th</sup> Year - \$745,488
- Shelter Plus Care 2- 4<sup>rd</sup> Year- \$731,400



# Key Lessons Learned

- Communication - participant, case manager, property manager, City staff
- Applicant intake assessment
- Clear definition of roles by all involved parties
- Working knowledge of Landlord/Tenant Laws

# Cont...

- Buy in from participant-choice
- Level of participant monitoring
- NIMBY issues
- Contract design-scattered site, sponsor based

# Benefits of Shelter Plus Care

- Helps CoC with housing emphasis points on application.
- New Projects could receive bonus funding (serve chronically homeless).
- Renewals funding does not come out of pro rata need.
- Flexible models from which to choose.
- Allows partner agencies to do what they do well.
- S+C vs Section 8
  - S+C doesn't require a minimum rent payment.
  - S+C background checks allow for flexibility.