

Montgomery County Interagency Commission on Homelessness

December 9, 2020

Virtual Meeting



Agenda

- Welcome | Introduction of Panelists
- Review and Approval of the September 30
- Committee Updates:
 - Strategy and Planning – Sharan London
 - Partnership and Funding – Mary Gies 10 min
- COVID Response Updates:
 - Evictions – Frank Vitale, Maryland Legal Aid and Captain Robin Lewis, Sheriff’s Office
 - Rent Relief Program – Ilana Branda
 - Homelessness– Amanda Harris
- Legislative Update
- Governance Charter (VOTE)
- Highlights of the Annual Report (VOTE)
- Announcements and Updates

Next Meeting: Tentatively: February 3, 2021 3:00-6:00p. Zoom Webinar

Committee Updates

Strategy and Planning – Sharan
London, Chair

Partnerships and Funding – Mary
Gies, Chair

Eviction/
Homeless
Prevention
Updates

Frank Vitale, Maryland Legal
Aid

Captain Robin Lewis, Sheriff's
Office



Covid Rent Relief Program

Status of spending, applicant profile, and gaps in the Continuum

COVID Rent Relief Program

- Funded with Coronavirus Relief Funds (\$21 million)
- Maximum benefit of \$4000 for rent arrears and future rent credit
- Open to formal and informal leaseholders
- [Homeless Prevention Index](#) used to target outreach to neighborhoods most in need
- Eligibility Criteria
 - 60% AMI or below
 - COVID related income loss
 - At least one month behind in rent
 - Paying more than 40% of income toward rent
 - Montgomery County resident since at least February 2020

COVID-19 EMERGENCY HOUSING ASSISTANCE: APPLICANTS (12.03.2020)

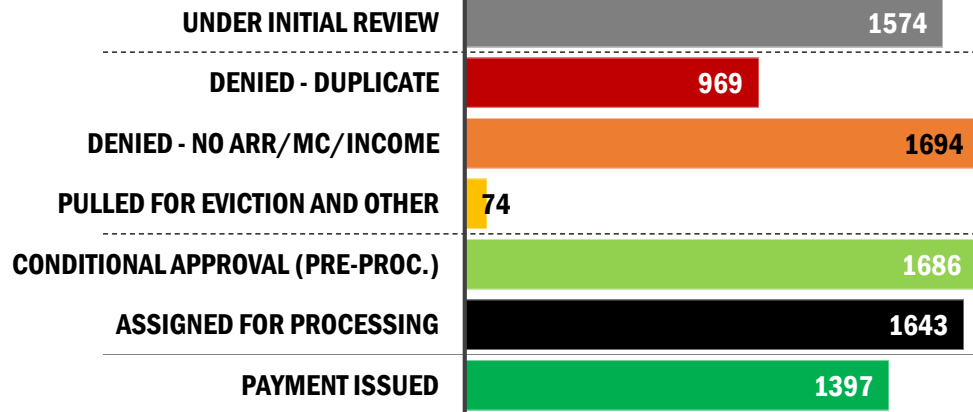
APPLICATIONS RECEIVED

9,037 +535 Last 7d

INFORMAL LEASE

13%

APPLICATIONS BY STAGE



36 Staff processing applications

Languages: 9 Spanish | 3 Amharic | 2 French | 1 Korean | 1 Portuguese | 1 Haitian

AVERAGE RENT

\$1,416

EXCLUDES OVER \$5000 AND BELOW \$100

AVERAGE \$ DUE/OWED

\$3,360

EXCLUDES <\$10 RESPONSES

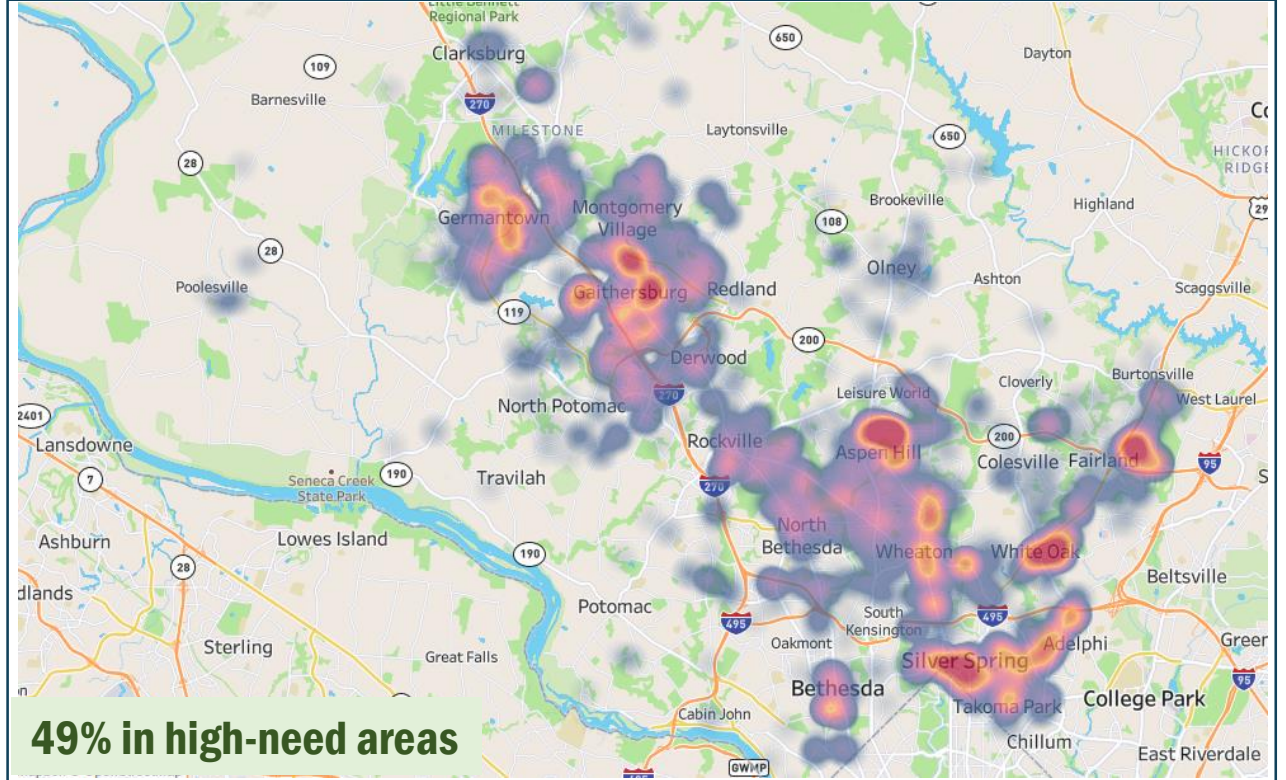
PERCENT FEMALE

67%

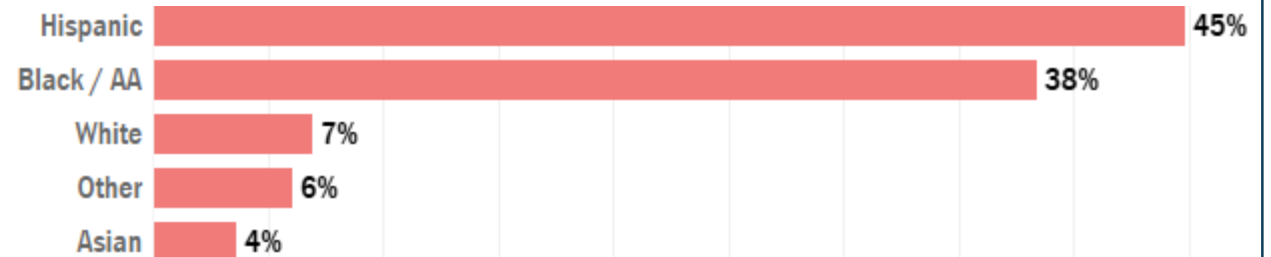
AVERAGE AGE

40

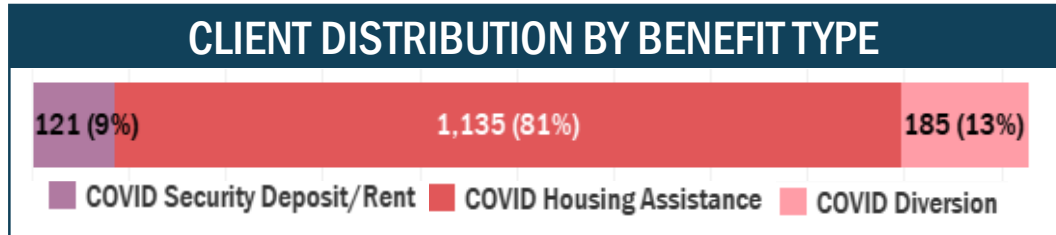
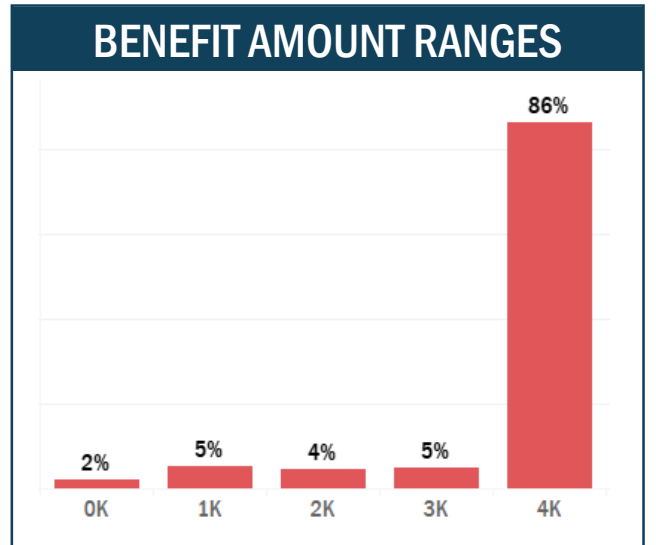
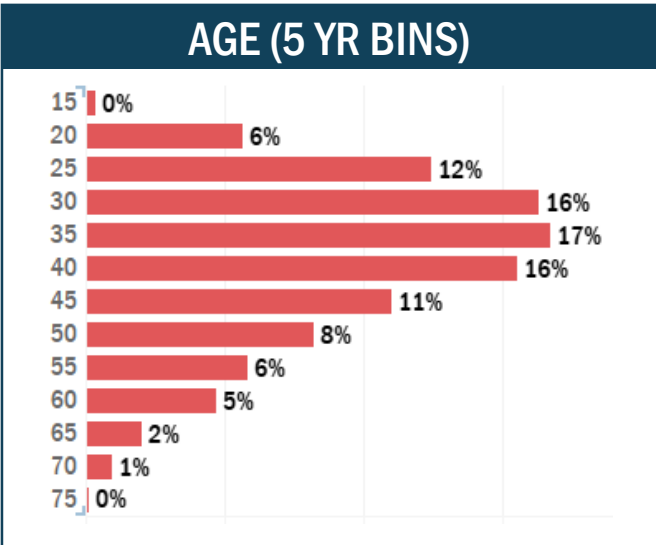
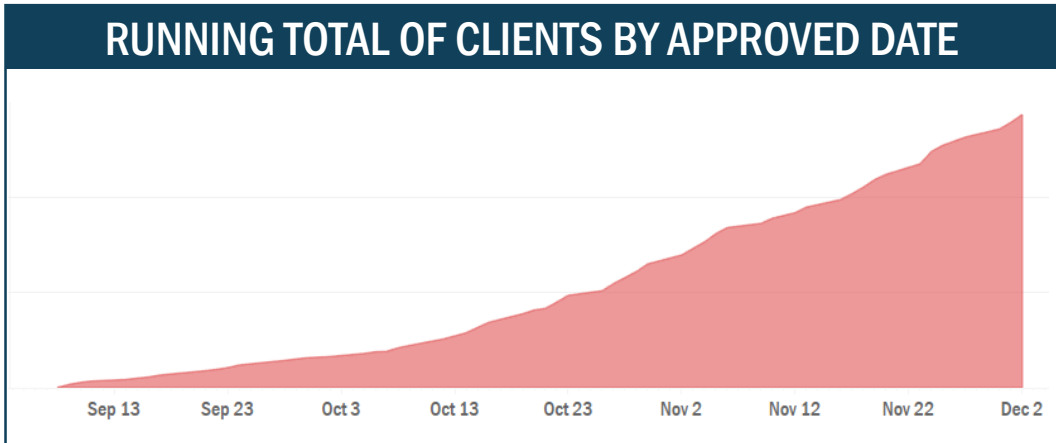
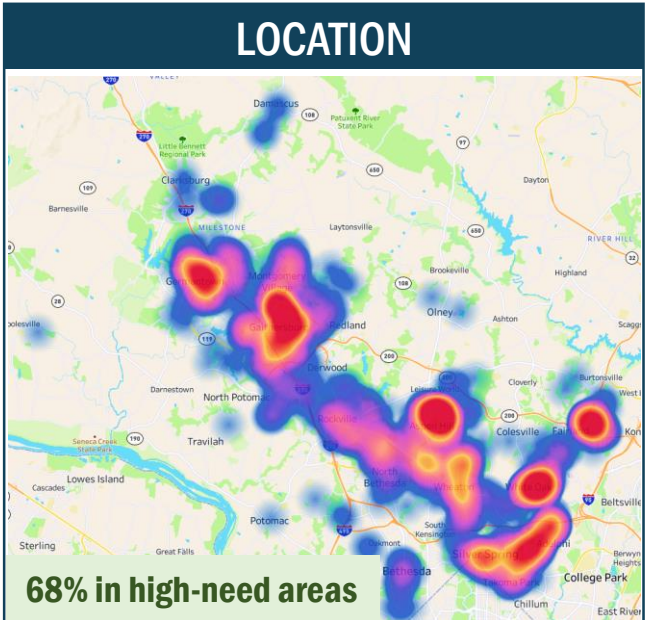
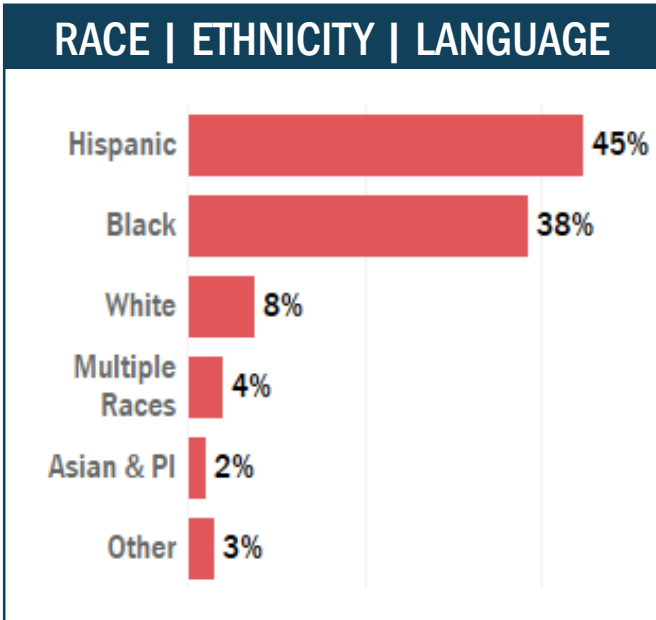
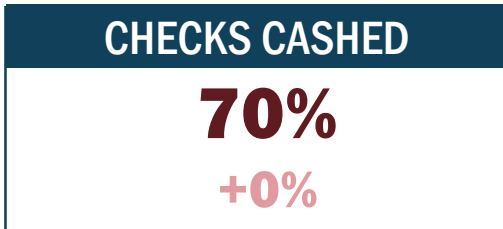
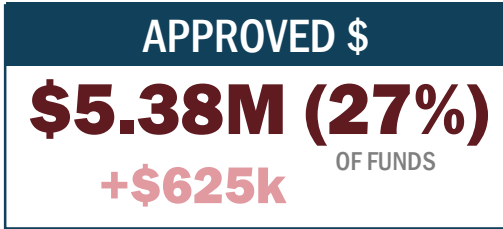
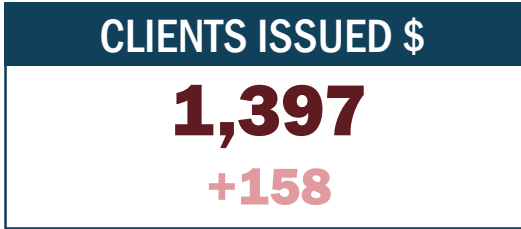
HOME ADDRESS: HOTSPOT



RACE / ETHNICITY

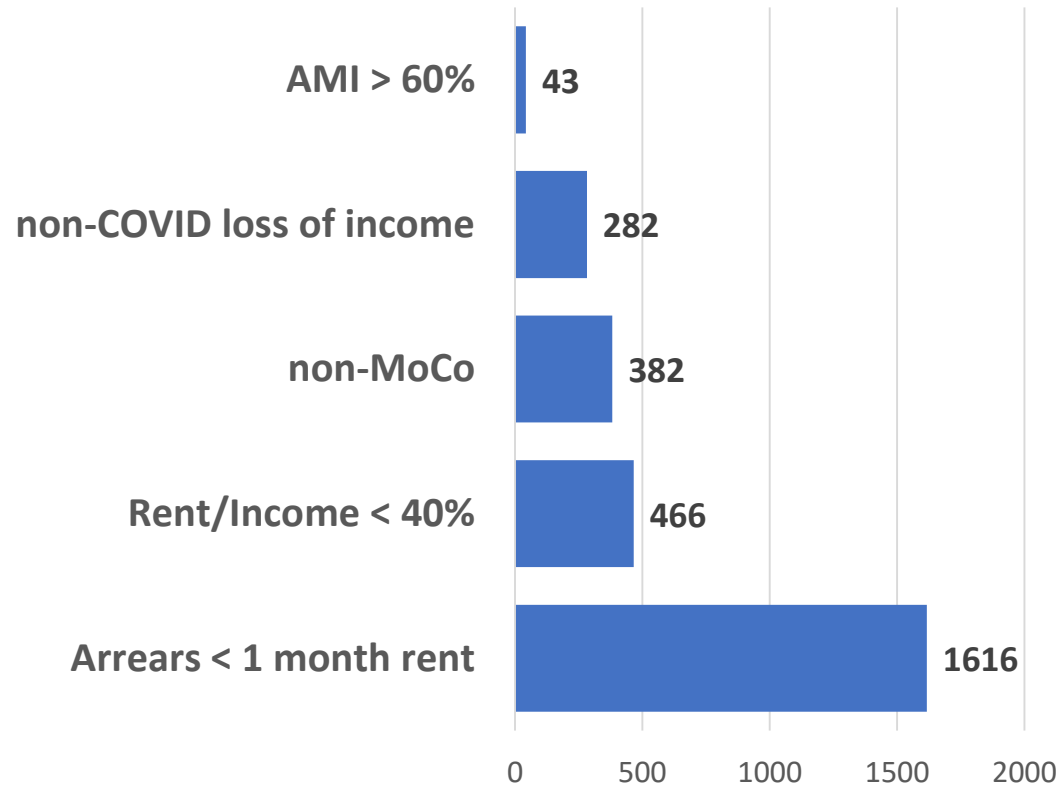


EMERGENCY HOUSING ASSISTANCE: ISSUED PAYMENTS (12.03.2020)



Details on Denials

Reasons denied (some violated multiple)



- No significant difference in race or ethnicity between denials and approvals
- Slightly more denials came from outside the “high need” census tracts
- Biggest difference can be seen in average income, average rent, and average rent owed

	Denials	Approvals
Average Income	\$1,732.92	\$1,280.49
Average Rent	\$1,457.60	\$1,974.35
Average Amount Owed	\$1,133.84	\$3,540.84

Details on Approvals

- Applicants requested follow-up in 22 different languages
 - Spanish, Amharic, and Portuguese
- About half of applicants live in the target “high need” census tracts
- 27% of Applicants report income less than \$500/ month

Potential Funding and Gaps

- State CDBG Rental Assistance Program (January 2021)
 - Maximum benefit of \$4000
 - Property focused rather than tenant based – targeting smaller properties and affordable housing projects
 - Significant restrictions and requirements for both landlords and tenants
- Entitlement/Local CDBG Rental Assistance Program
 - Program specifics have not been determined
 - Longer time frame to spend the funds
 - Significant restrictions and requirements for tenants and landlords

Lessons Learned and Recommendations

- Applicant process should be simple with limited documentation requirements
- Available to households in both formal and informal housing arrangements
- Targeted outreach to properties with high eviction and turnover rates
- More meaningful engagement of properties owner to assist with application process
- **Need longer term housing subsidies for households with no or very minimal income (12-18 months of assistance)**



COVID Impact on Homelessness

Housing, shelter utilization, and reducing inflow

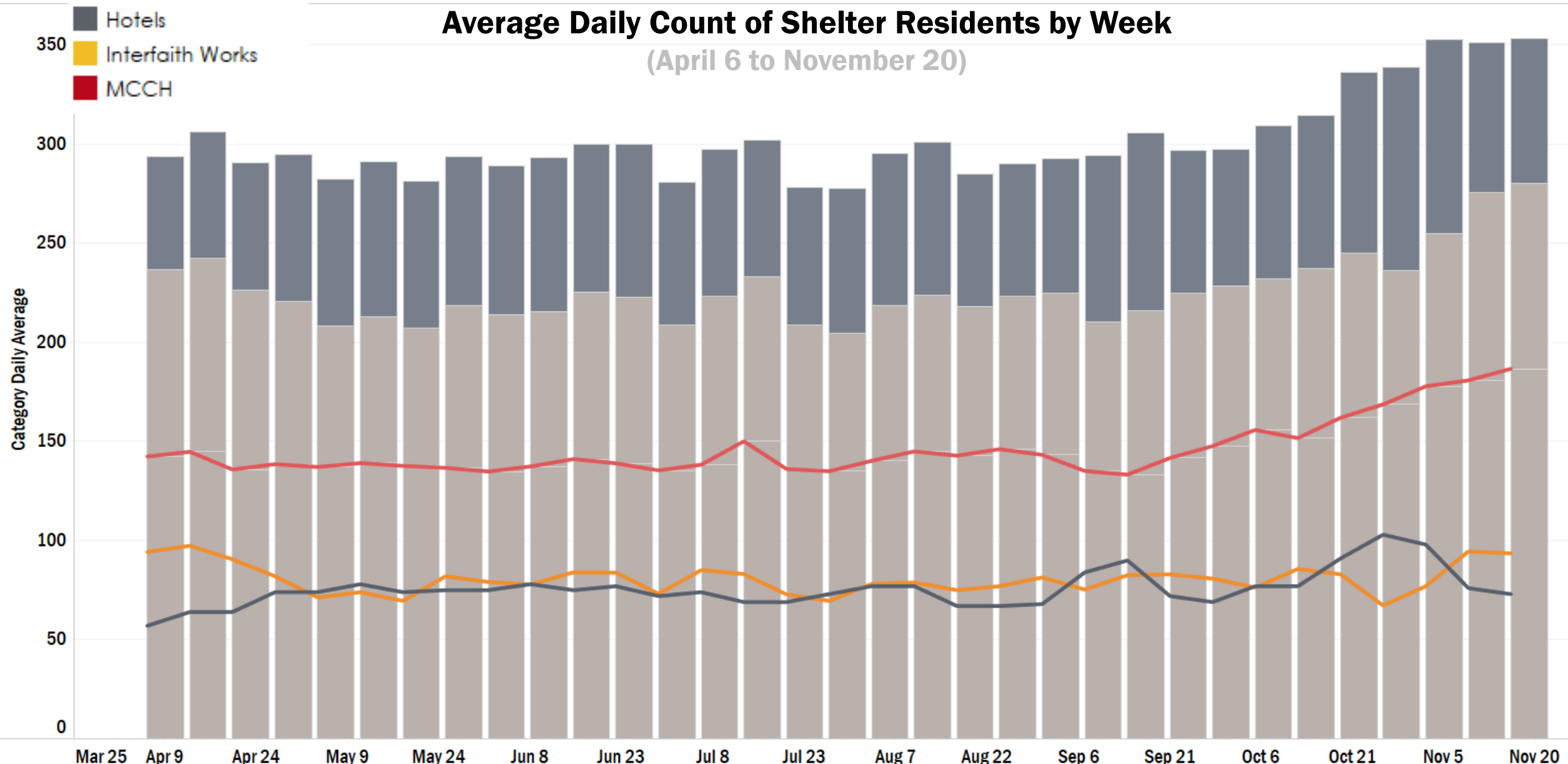
Connecting People to Permanent Housing

- Rapid Exit – first month's rent, security deposit, and 4-6 month rent credit
- Exit Bonus Program – direct cash assistance
- Added 34 units of permanent supportive housing
- Added 300 units of Rapid Rehousing over 2-year period
 - New RRH program for single adults to begin in January 2021

Reducing Inflow into Homelessness

- Implementing Centralized Shelter Intake/ Diversion for Single Adults on December 14
 - Goal is to divert at least 25% of those seeking shelter
 - Partnering with other systems of care to prevent entry to homelessness
- Offering eviction/homeless prevention to people in informal housing arrangements

IMPACT OF COVID-19: AVERAGE DAILY SHELTER USE





Legislative Update

Councilmember Evan Glass



Updates to the Governance Charter

Annual Review

Continuum of Care Governance Charter

Purpose:

The US Department of Housing and Urban Development (HUD) requires that local communities annually review and update the Continuum of Care (CoC) Governance Charter. This document provides relevant background and context and provides a summary of proposed changes for the 2020-2021 required annual review.

Background:

The current CoC Governance Charter was first adopted in December 2013 and subsequently and significantly revised in March 2019 through a six month process to restructure the committees, update to reflect current priorities, and align with proposed amendments to the Interagency Commission on Homelessness enabling legislation regarding the membership composition of the Commission.

In July 2020, the Montgomery County Council passed Bill 7-20, Interagency Commission on Homelessness – Membership and Duties. As such, the primary proposed changes outlined in this document are to ensure that the Governance Charter is fully aligned with the final enacted legislation.

Review and Approval Process

Step	Who	Timeline
ICH Governance Committee reviews and updates Charter	Governance Committee Members	November 2020
Discussion and Endorsement from the Interagency Commission on Homelessness	ICH Commissioners Majority vote, quorum of 51% of voting members in attendance	Full Commission meeting 12/9/2020
CoC members review and vote to adopt changes	Voting Members as outlined in the Governance Charter (pg 5), which includes active individuals and organizations serving on the CoC committees, subcommittees, and workgroups.	January 2020

Summary of Changes

Section	Revision
Background and Purpose	Additional explanatory language added to further clarify the goals and purpose of the CoC.
Interagency Commission on Homelessness	Changes to align with final ICH legislation, including adding designee to ex-officio members, clarifying that members of the general public are appointed by the County Executive directly, adding member of hospital and healthcare to list of public members, and reducing the number of general public members to two from three.
CoC Governance Chart	Replace graphic with updated one from 2020

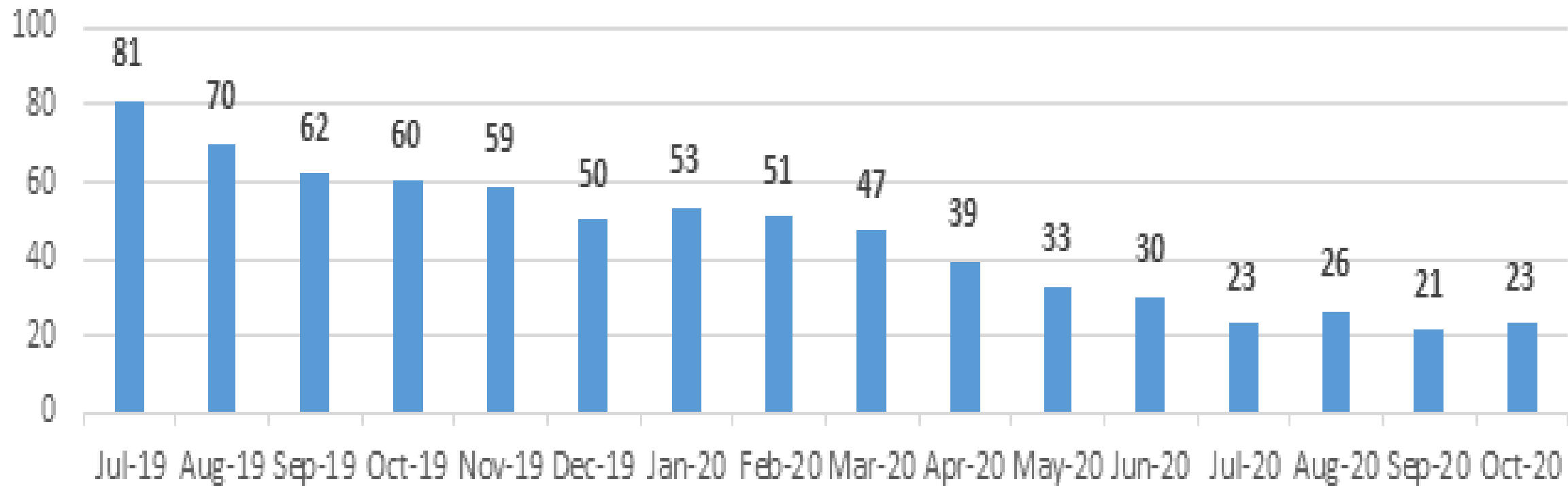


ICH Annual Report

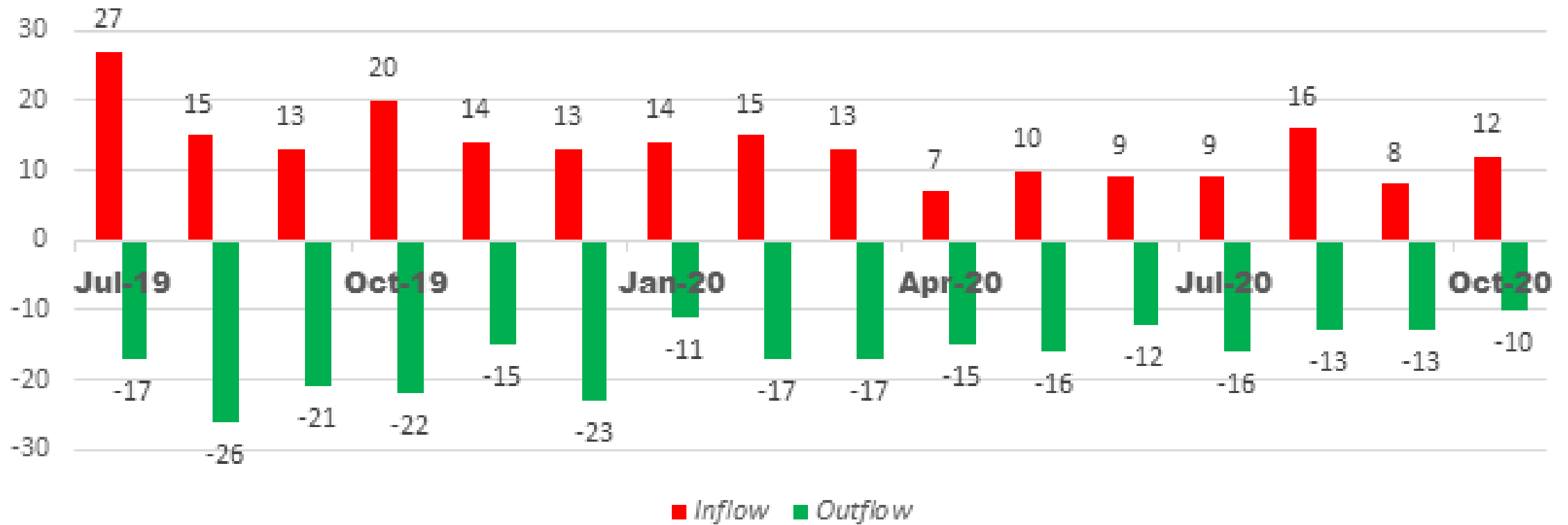
Highlights

Ending Homeless for Families with Children

Homeless Family Census Run Chart

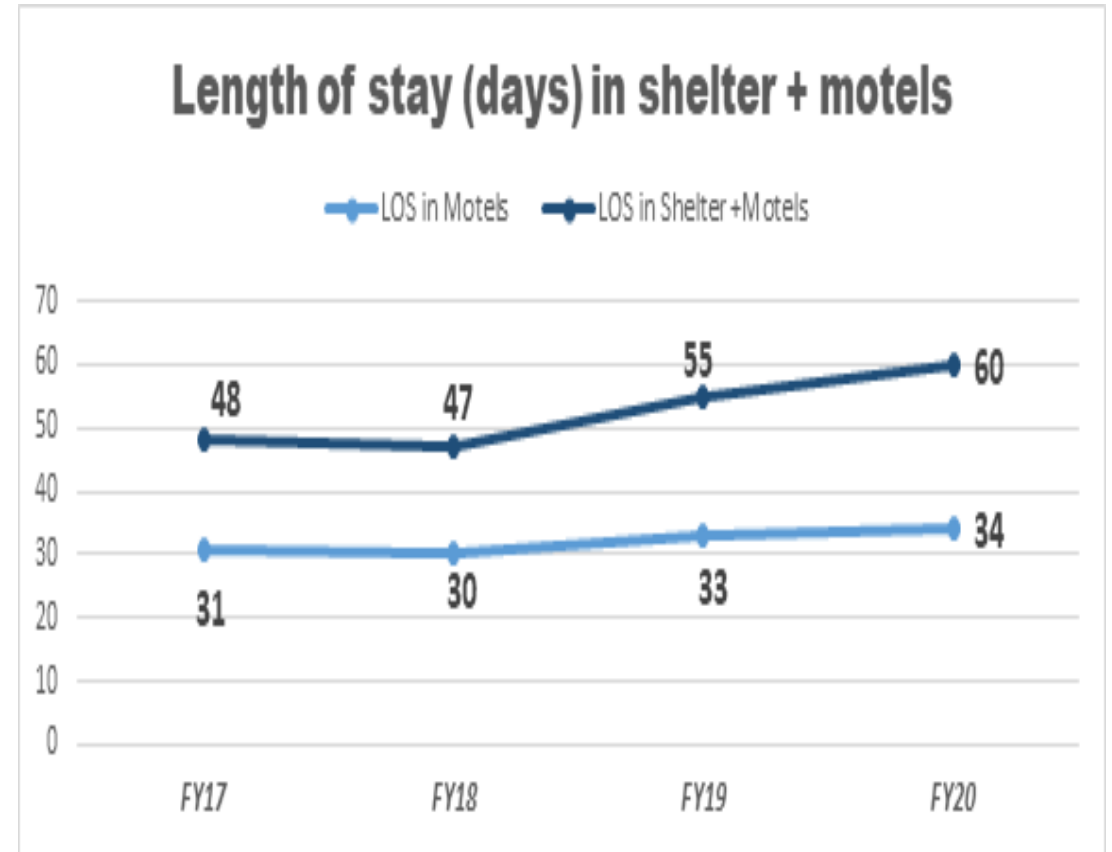
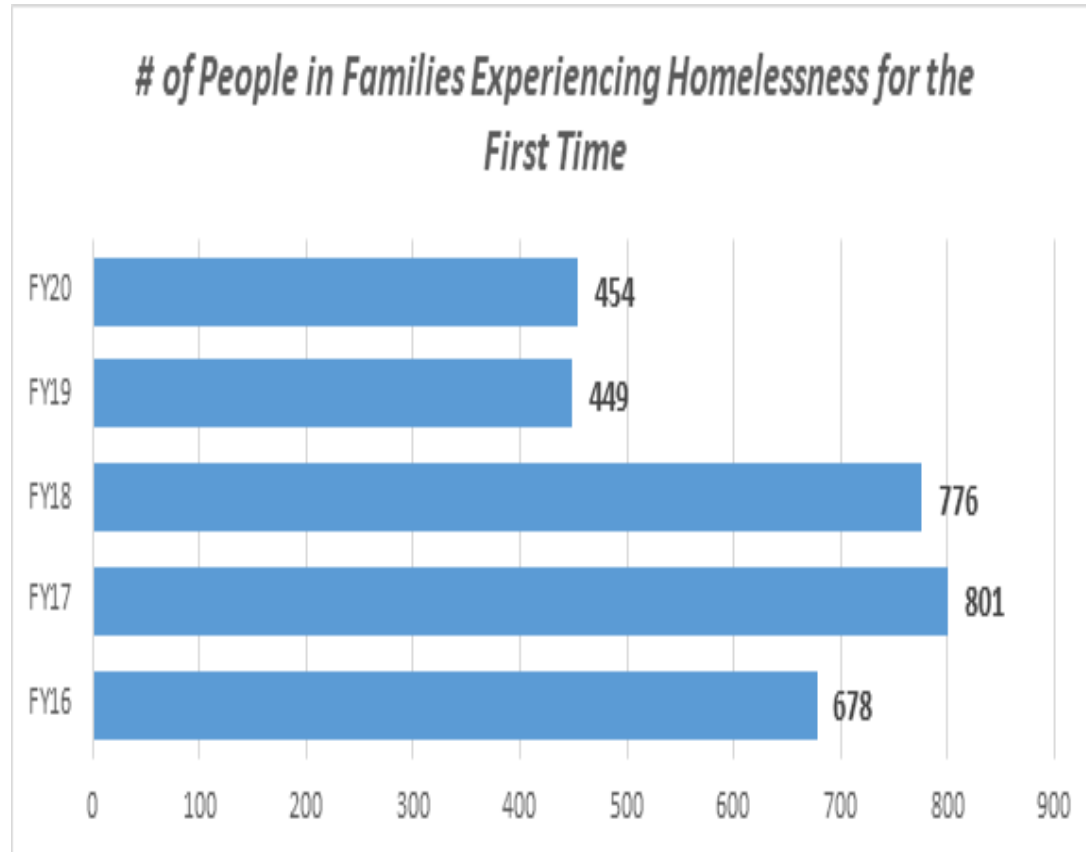


Inflow-Outflow of Family Homelessness by Month: July 2019 - October 2020

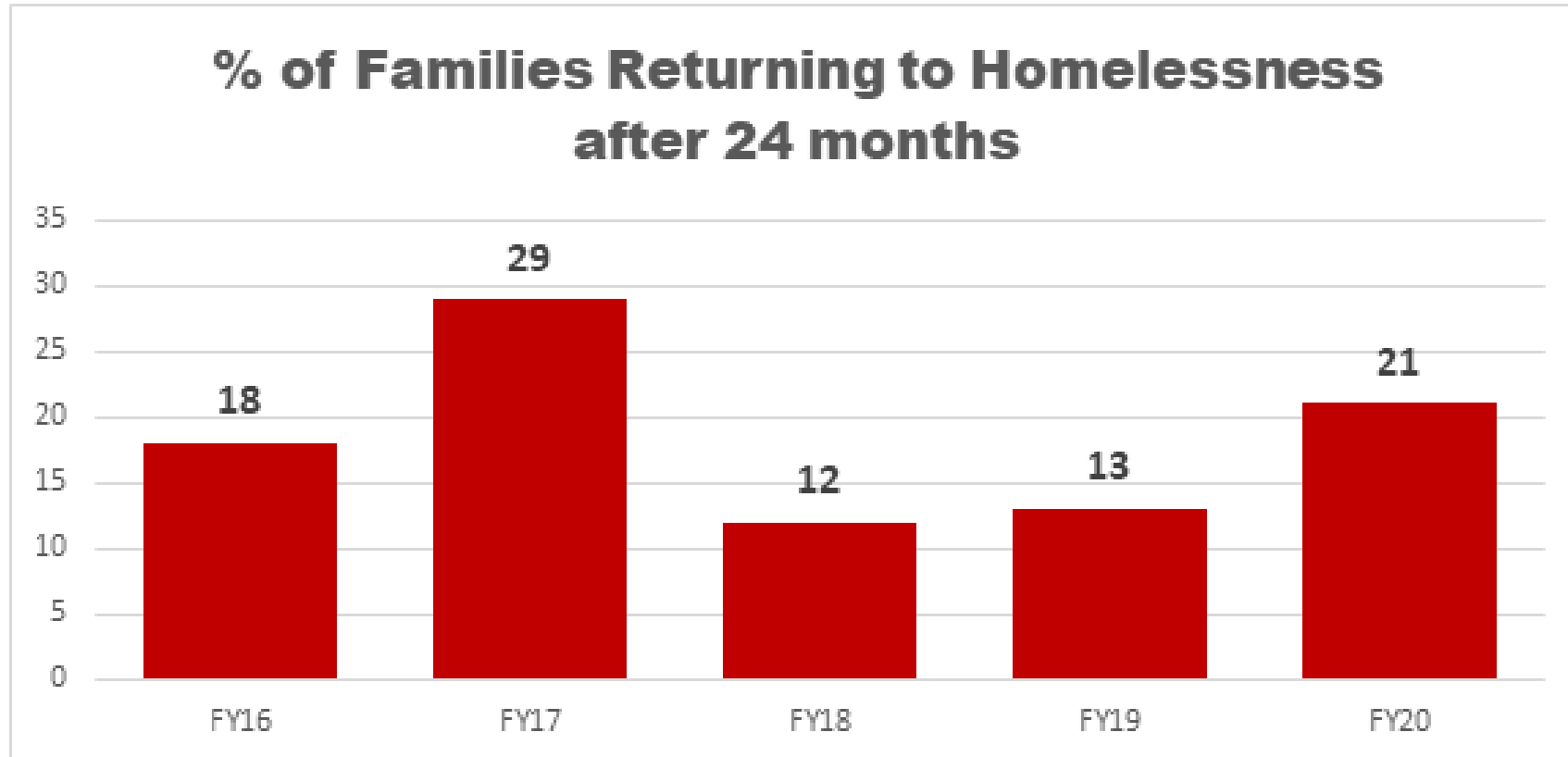


Inflow and Outflow for Families

Making Family Homelessness RARE and BRIEF

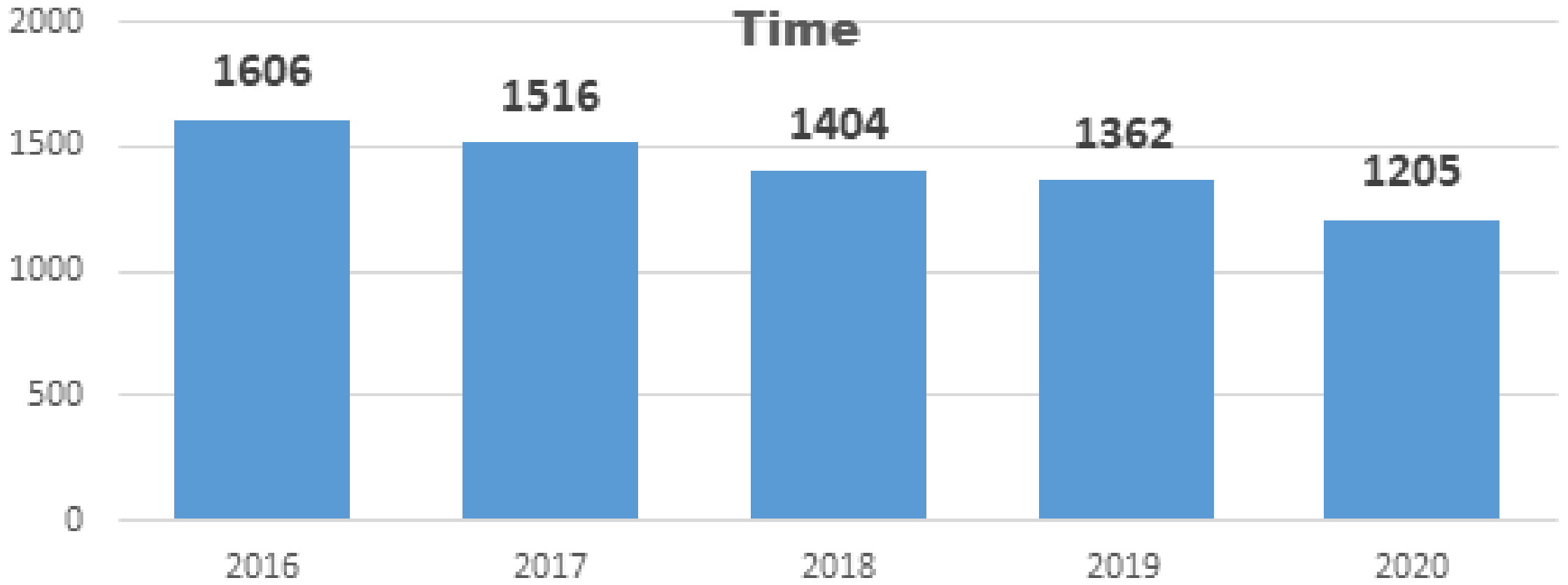


Making Family Homelessness One-Time Only



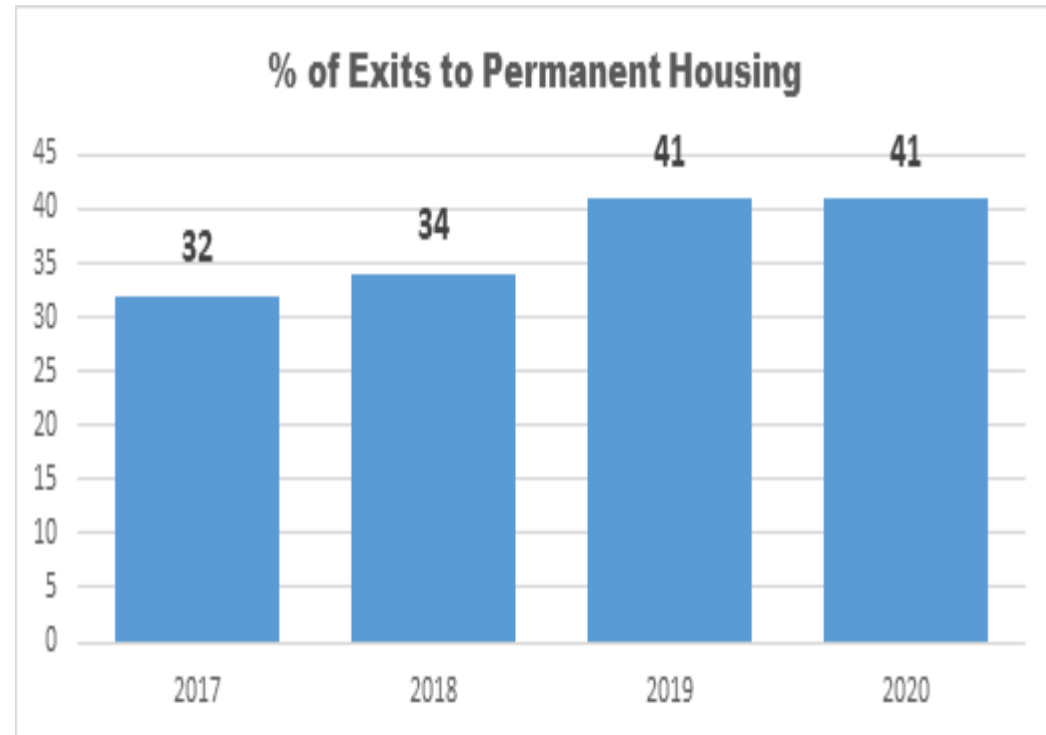
System Performance

of People Entering Homelessness for the First Time

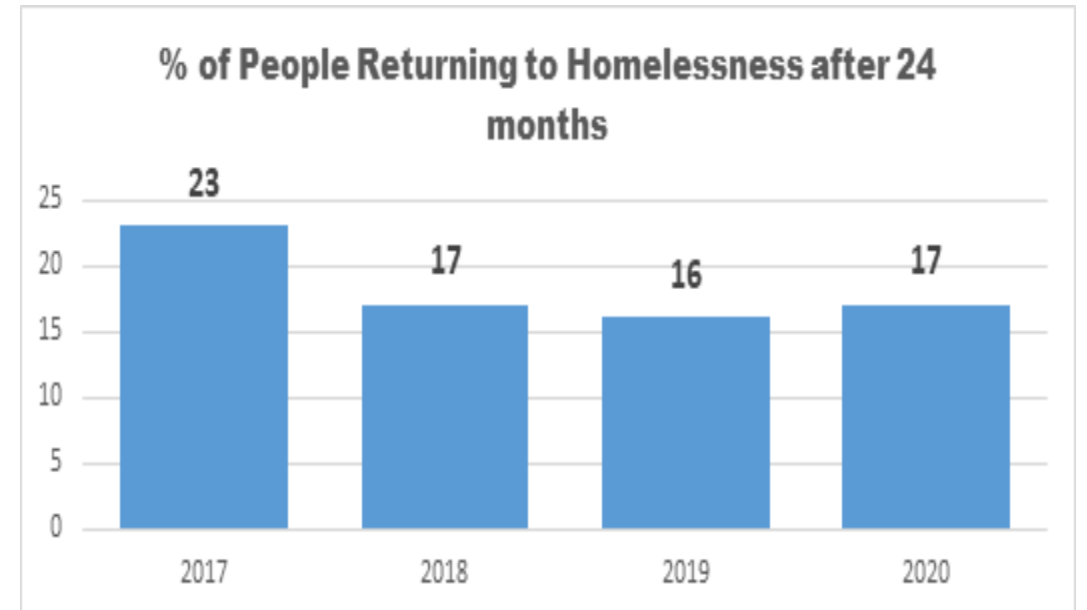
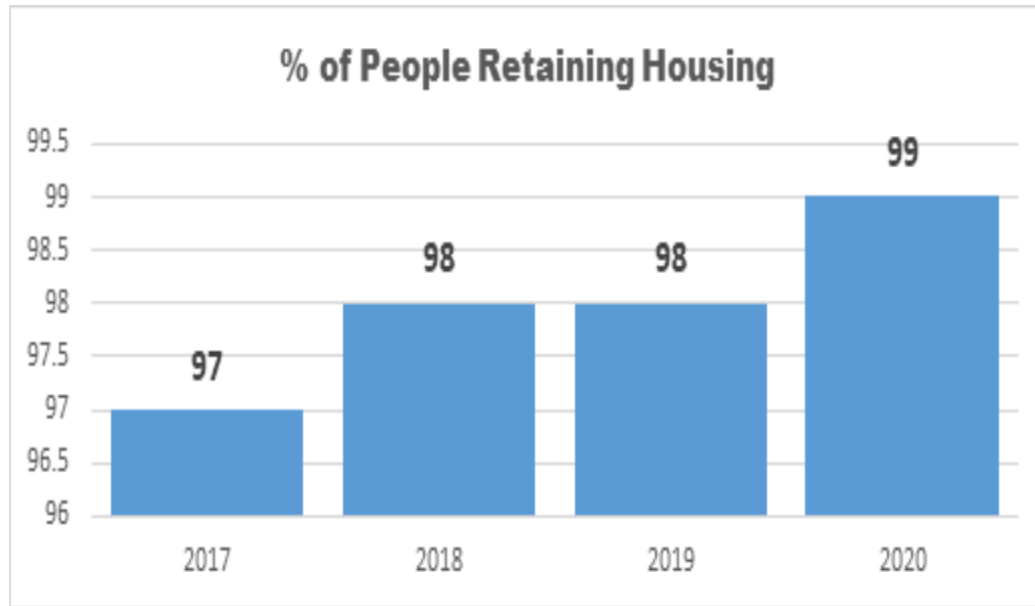


Making Homelessness RARE

Making Homelessness BRIEF



Making Homelessness One-Time Only



Gaps in the Continuum

- **Lack of emergency shelter for single adults**
- **Insufficient care coordination with other systems of care**
- **Dearth of affordable housing for extremely low-income homeless individuals and families** (i.e. households at or below 30% of the area medium income)
- **Lack of adequate permanent supportive housing programs:** Based on current data, the CoC would need to increase the number of permanent supportive housing units by 50 to meet the need.
- **Lack of adequate Rapid Re-housing units and employment services for individuals and families.** Based on current data, the CoC would need to increase the number of Rapid Re-housing units by 200 to meet the need.
- **Lack of access to employment services and job opportunities for persons experiencing homelessness.**

Funding Recommendations

- Increasing the supply by funding the development of deeply affordable housing to extremely low-income families (those below 30% of area median income) who do not have high service needs.
- Provide \$4 million in funding for the County Rental Assistance Program to allow an increase in the maximum rental subsidy amount that is equal to 25% of Fair Market Rent.
- Provide \$2.4 million in funding to increase Rapid Re-housing by 200 units to better serve households that are currently employed or employable.
- Increasing the capacity of the CoC to develop a robust CES that is aligned with HUD policy by funding additional street outreach workers and coordinated entry staff to conduct assessment and data analysis.
- Provide \$1.5 million in funding for 60 units of permanent supportive housing to meet the needs of vulnerable adults to sustain the success of the ***Inside (not Outside)*** Initiative on ending chronic homelessness.

Legislative or Regulatory Changes

- Enact “ban the box” legislation
- Support “just cause” eviction legislation at the state level
- Advocate that HOC review eligibility criteria on criminal backgrounds and rental history
- Develop an independent pathway to investigate housing discrimination and illegal practices at housing complexes that is not client driven
- Support changes to the Rental Assistance Program to better target resources
- Require participation of all housing providers in Coordinated Entry

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Announcements