

6.7 COC Housing Types & Components

PURPOSE

This policy outlines the framework for providing various housing interventions within the Continuum of Care (CoC), specifically focusing on Permanent Supportive Housing (PSH), Rapid Re-Housing (RRH), Transitional Housing (TH), and Supportive Services (SS). The goal is to ensure that each housing program meets the specific needs of individuals and families experiencing homelessness, providing them with the necessary support to achieve and maintain housing stability.

FORMS

There are no forms related or required for this Policy

POLICY

Permanent Supportive Housing (PSH)

PSH is the most intensive housing model, targeted to individuals and families with the most severe housing and service needs.

PSH that includes supportive services is designed for households where at least one member (either an adult or a child) has a disability. There is no set length of stay in this type of housing; participants can remain as long as they choose, or until they are terminated from the program. Supportive services tailored to meet the participant's needs must be provided for the entire duration of their stay in PSH.

- The rental assistance and support are permanent, so long as the household continues to be eligible for the program
- Tenants pay 30% of their monthly adjusted income as their share of the rent, we pay the rest
- Annual activities for PSH programs include:
 - Recertification of the household
 - Re-inspection of the unit
 - Lease renewal – Housing Program facilitates this process between the tenant and landlord, providing an opportunity for rent changes

Rapid Rehousing (RRH)

RRH is a time-limited housing intervention, targeted to individuals and families with moderate needs.

Rapid Re-Housing (RRH) provides short-term (up to 3 months) and medium-term (4-24 months) tenant-based rental assistance along with supportive services to households experiencing homelessness. The aim is to help these households achieve housing stability as quickly as possible. Importantly, there is no requirement for any household member to have a disability. Supportive services can continue for up to six months after the rental assistance ends, and participants are allowed to remain in their housing once the RRH assistance has concluded.

Participants are required to meet with a case manager at least once a month, with flexibility in how and where these services are delivered—whether at the participant’s home, an office, another location, or even by phone. Additionally, recipients or subrecipients must re-evaluate participants at least once a year to ensure that continued RRH assistance is necessary, specifically to verify that participants still lack the resources and support networks needed to maintain housing without the assistance.

- The housing assistance and support is time-limited, tailored to each household to re-stabilize them in housing
 - On average, RRH assistance lasts between 6 and 9 months
- Tenants pay a share of the monthly rent that gradually increases as their income increases
- At the end of the RRH assistance, the tenancy continues according to the term of the initial lease and the household is responsible for the monthly rent to the landlord

PSH and RRH programs both have many of the same features and requirements, including:

- Rent Reasonableness determination
- Housing Quality Standards (HQS) inspections
- Contract with the housing provider for the rental assistance
- The housing provider generally pays the application fees, security and other deposits at move-in
- Reimbursement available to landlords for unpaid rent, damages and move-out charges

Transitional Housing (TH) *(youth & special populations only)*

Transitional housing programs with supportive services are designed to help households transition successfully to permanent housing within a 24-month period. Participants are required to have a signed lease, sublease, or occupancy agreement that meets the following conditions:

- The maximum term allowed is 24 months.

If suitable permanent housing has not been identified, or if the household requires additional time to achieve independence, participants may remain in the program beyond 24 months. However, HUD may discontinue funding for the program if more than half of the households exceed this 24-month limit.

Consumers are expected to follow the TH programs community guidelines.

Recipients and subrecipients are required to adhere to the CoC's written policies and procedures, which must include standards for prioritizing referrals to transitional housing.

Supportive Services (SS)

All COC housing providers are required by HUD to provide voluntary Supportive Services. The supportive services must be necessary to assist participants in obtaining and maintaining housing.

Recipients and subrecipients must conduct an annual assessment of participant service needs and should adjust services accordingly. The recipient or subrecipient must also document the types of supportive services provided under the recipient's program and the amount spent on those services.

There are 17 eligible supportive service categories:

Assistance With Moving Costs	Housing Search & Counseling Services	Substance Abuse Treatment Services
Case Management	Legal Services	Transportation
Child Care	Life Skills Training	Utility Deposits
Education Services	Mental Health Services	Direct Provision of Services
Employment Assistance	Outpatient Health Services	
Job Training		
Food	Outreach Services	

KEY TAKE AWAYS

- **Permanent Supportive Housing (PSH):** Designed for households with at least one member having a disability. Tenants contribute 30% of their monthly adjusted income toward rent.
- **Rapid Re-Housing (RRH):** Provides short to medium-term rental assistance (3-24 months) to households without requiring a disability. Tenants gradually take on more of the rent as their income increases.
- **Transitional Housing (TH):** Aimed at helping households transition to permanent housing within 24 months. Participants must have a lease or occupancy agreement with a minimum term of one month, renewable automatically.
- **Supportive Services (SS):** All CoC housing providers are required to offer voluntary supportive services necessary to help participants obtain and maintain housing. An annual assessment of participant service needs is mandatory, with services adjusted accordingly.