

TX-500 San Antonio and Bexar County Continuum of Care Policies and Procedures

**CONTINUUM OF CARE (COC) AND
EMERGENCY SOLUTIONS GRANT (ESG)
WRITTEN STANDARDS OF CARE**

SOUTH ALAMO REGIONAL ALLIANCE FOR THE HOMELESS



South Alamo Regional Alliance for the Homeless

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Important Notice Regarding COVID-19

In response to COVID-19, HUD released a Mega Waiver on April 1, 2020. SARAH has HUD's complete memorandum and a summary document on our website. SARAH encourages CoC and ESG grantees to implement these waivers as needed.

Please visit the 'Get Help' page on the SARAH website for real-time updates on COVID-19. This includes information on eligible grant costs for COVID-19 response.

Versions of document:

December 17, 2020	Addition of ESG-CV Standards
February 26, 2021	Inclusion of duplication of benefits, addition of street outreach expense related to transportation, and addition of hygiene expenses with ESG-CV funding
September 10, 2021	Inclusion of Emergency Transfer Plan; reformatting



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Introduction

The CoC Program Interim Rule requires CoCs to establish and follow written standards for providing CoC assistance in consultation with recipients of the Emergency Solutions Grants (ESG) program (24 CFR 578.7(9)). The ESG Program Interim Rule requires the ESG recipient to establish and consistently follow written standards for providing assistance with ESG funds (24 CFR 576.400 (e)). At a minimum, these written standards must include:

- Policies and procedures for evaluating individuals' and families' eligibility for assistance in the CoC and ESG Program;
- Policies and procedures for determining and prioritizing which eligible individuals and families will receive assistance for Street Outreach, Emergency Shelter, Homelessness Prevention (HP), Permanent Supportive Housing (PSH), Transitional Housing (TH), and Rapid Re- Housing (RRH);
- Standards for determining what percentage of rent a program participant must contribute while enrolled in a RRH or HP project.

The goals of the written standards are to:

- Establish community-wide expectations on the operations of projects within the community
- Ensure that the system is transparent to users and operators
- Establish a minimum set of standards to manage the quality of CoC / ESG-funded projects functioning in the community
- Make local priorities transparent to CoC and ESG recipients and subrecipients
- Create consistency and coordination between CoC / ESG-funded projects within the San Antonio / Bexar County Continuum of Care

The South Alamo Regional Alliance for the Homeless (SARAH) is the designated CoC Lead Agency for the San Antonio / Bexar County geographical region. SARAH has established these written standards and will manage the CoC / ESG Written Standards document. The standards are in accordance with the Interim Rule for the Emergency Solutions Grants Program, the Interim Rule for the Continuum of Care Program, and the Final Rule for the definition of homelessness released by the U.S. Department of Housing and Urban Development. These standards were created in coordination with the San Antonio /Bexar County Continuum of Care which includes all jurisdictions within Bexar County, Texas and the City of San Antonio.

All recipients or subrecipients of ESG Program or CoC Program funding must follow these standards and the standards must be applied consistently across the entire CoC's defined geographic area. The CoC strongly encourages projects that do not receive ESG or CoC funds to utilize these written standards. Recipients and subrecipients of ESG or CoC and other local funds may develop additional standards for administering program assistance, but these additional standards cannot conflict with those established by SARAH or the CoC Program or ESG Program interim rules.

This document outlines the Written Standards for CoC / ESG Service Delivery which meet HUD's minimum requirements and addresses SARAH's expectations for all projects. For each project type, the standards outline the purpose of the project type, eligibility criteria, prioritization, minimum standards of assistance, client access, and performance standards.

General Standards for All CoC and ESG Project Types

SARAH is committed to ensuring that homelessness is a rare, brief, and nonrecurring event. As part of this effort, SARAH is focused on improving access and coordination of housing services and enhancing services for highly vulnerable populations. The following standards are applicable to all project types that receive CoC / ESG program funding to promote better access and outcomes within our homeless system of care.

Homeless Participation:

All recipients and sub recipients of CoC / ESG program funds are required to follow the minimum standards for homeless participation. Minimum standards for homeless participation are:

- CoC (24 CFR 578.75) / ESG (24 CFR 576.405):
 - Each funded provider of CoC/ESG assistance must have at least one homeless individual or formerly homeless individual on the Board of Directors or equivalent policymaking entity of the provider.
 - To the maximum extent possible, the provider shall involve homeless individuals and families in paid or volunteer work for the CoC/ESG programs

Organizational Conflicts of Interest:

An organizational conflict of interest arises when activities or relationships with other persons or organizations (the recipient or subrecipient) is unable or potentially unable to render impartial assistance in the provision of any type or amount of assistance. Such an organizational conflict would arise when a board member of an applicant participates in a decision concerning the award of a grant, or provision of other financial benefits to the organization that member represents. It would also arise when an employee of a recipient or subrecipient participates in making rent reasonableness determinations under § 578.49(b)(2) and § 578.51(g) and housing quality inspections of property under § 578.75(b) that the recipient, subrecipient, or related entity owns.

ESG and CoC assistance will not be contingent on the individual's or family's acceptance or occupancy of emergency shelter or housing owned by the provider or a provider's subsidiary or parent. No provider, with respect to individuals or families occupying housing owned by the provider or a provider's subsidiary or parent, will carry out the initial evaluation under 24 CFR 576.401 or 578.75(b) or administer homelessness prevention assistance under 24 CFR 576.103.

Individual Conflicts of Interest:

When procuring goods and services, the provider will comply with codes of conduct and conflict of interest requirements under 24 CFR 84.42 (private non-profit) or 24 CFR 85.36 (government). No CoC board member may participate in or influence discussions or resulting decisions concerning the award of a grant or other financial benefits to the organization that the member represents.

Prohibited Conflicts: No person involved with the ESG or CoC programs or who is in a position to participate in a decision-making process or gain inside information regarding the program's activities, shall obtain a financial interest or benefit from an assisted activity; have a financial

interest in any related contract, subcontract, or assisted activity; or have a financial interest in the activity's proceeds (either himself or herself or those with whom he or she has family or business ties) during his or her tenure or for one year following tenure.

Persons Covered:

These conflict of interest provisions apply to any employee, agent, consultant, officer or elected or appointed official of the provider's agency. The key issues to consider are the individual's role in the organization, influence over ESG/CoC decisions, and access to inside information.

Exceptions:

A recipient may request an exception to the individual conflicts of interest provision from HUD, only if he or she meets the threshold requirements identified in 24 CFR 576.404 and/or 578.95(d)(2).

Housing First:

Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment, or service participation requirements. Supportive services are offered to maximize housing stability and prevent returns to homelessness as opposed to addressing predetermined treatment goals prior to permanent housing entry. Housing First is Premised on the Following Principles:

- Homelessness is first, and foremost, a housing crisis and can be addressed through the provision of safe and affordable housing.
- All people experiencing homelessness, regardless of their housing history and duration of homelessness, can achieve housing stability in permanent housing. Some may need very little support for a brief period, while others may need more intensive and long-term supports.
- Everyone is "housing ready." Sobriety, compliance in treatment, or clean criminal records are not necessary to succeed in housing. Rather, homelessness programs and housing providers must be "consumer ready".
- Many people experience improvements in quality of life, in the areas of health, mental health, substance use, and employment, as a result of achieving housing.
- People experiencing homelessness have the right to self-determination and should be treated with dignity and respect.
- The exact configuration of housing and services depends upon the needs and preferences of the population.

Housing First Core Features:

1. Few to no programmatic prerequisites to permanent housing entry – People experiencing homelessness are offered permanent housing with no programmatic preconditions such as demonstration of sobriety, completion of alcohol or drug treatment, or agreeing to comply with a treatment regimen upon entry into the program. People are also not required to first enter a transitional housing program in order to enter permanent housing.
2. Low barrier admission policies – Permanent Supportive Housing's admissions policies are

3. designed to “screen-in” rather than screen-out applicants with the greatest barriers to housing, such as having no or very low income, poor rental history and past evictions, or criminal histories. Housing programs may have tenant selection policies that prioritize people who have been homeless the longest or who have the highest service needs as evidenced by vulnerability assessments or the high utilization of crisis services.
4. Rapid and streamlined entry into housing – Many people experiencing chronic homelessness may experience anxiety and uncertainty during a lengthy housing application and approval process. In order to ameliorate this, Housing First permanent supportive housing models make efforts to help people experiencing homelessness move into permanent housing as quickly as possible, streamlining application and approval processes, and reducing wait times.
5. Supportive services are voluntary but can and should be used to persistently engage tenants to ensure housing stability - Supportive services are proactively offered to help tenants achieve and maintain housing stability, but tenants are not required to participate in services as a condition of tenancy. Techniques such as harm reduction and motivational interviewing may be useful. Harm reduction techniques can confront and mitigate the harms of drug and alcohol use through non-judgmental communication while motivational interviewing may be useful in helping households acquire and utilize new skills and information.
6. Tenants have full rights, responsibilities, and legal protections – The goal of the Housing First approach is to help people experiencing homelessness achieve long-term housing stability in permanent housing. Permanent housing is defined as housing where tenants have leases that confer the full rights, responsibilities, and legal protections under Federal, state, and local housing laws. Tenants are educated about their lease terms, given access to legal assistance, and encouraged to exercise their full legal rights and responsibilities. Landlords and providers in Housing First models abide by their legally defined roles and obligations. For instance, landlords and providers do not enter tenants’ apartments without tenants’ knowledge and permission except under legally-defined emergency circumstances. Many Housing First permanent supportive housing programs also have a tenant association or council to review program policies and provide feedback, and formal processes for tenants to submit suggestions or grievances.
7. Practices and policies to prevent lease violations and evictions – Housing First supportive housing programs should incorporate practices and policies that prevent lease violations and evictions among tenants. For instance, program policies consistent with a Housing First approach do not consider alcohol or drug use to be lease violations. Housing First models may also have policies that give tenants some flexibility and recourse in the rent payment, which in many subsidized housing programs is 30% of the participant’s income. For example, rather than moving towards eviction proceedings due to missed rent payments, programs may allow tenants to enter payment installment plans for rent arrearages or offer money management assistance to tenants.
8. Applicable in a variety of housing models – The Housing First approach can be implemented in different types of supportive housing settings, including: scattered-site models in private market apartments, where rental assistance is provided, and tenants have access mobile and site-based supportive services; single-site models in which permanent supportive housing buildings are newly constructed or rehabilitated and tenants have access to voluntary on-site services; and set-asides, where supportive

services are offered to participants in designated units within affordable housing developments.

Equal Access / Fair Housing / Non-Discrimination / Affirmative Outreach:

The Department of Housing and Urban Development (HUD) is committed to enforcing the federal Fair Housing Act and other civil rights laws with the fundamental goal of making housing opportunities available to all. All recipients and subrecipients of ESG and/or CoC program funds must ensure full compliance with these federal laws and must also ensure compliance by all sub-recipients to whom funds are distributed. It is important to HUD, and the local CoC, that its own programs do not involve arbitrary discrimination against any individual or family otherwise eligible for HUD-assisted or -insured housing, and that its policies and programs serve as models for equal housing opportunity. All recipients and subrecipients of ESG and/or CoC program funds are required to abide by the following equal access & non-discrimination components:

- Providers must comply with all federal statutes and rules including the Fair Housing Act⁶, the Americans with Disabilities Act⁷, Equal Access to Housing Final Rule,⁸ and Equal Access in Accordance with an Individual's Gender Identity Rule.
- All recipients and subrecipients of ESG or CoC program funds must have non-discrimination policies in place and assertively outreach to people least likely to engage in the homeless system. This includes, but not limited to, chronically homeless, homeless veterans, youth, families with children, LGBTQ, and victims of domestic violence.
- Recognize that individuals who present together for assistance, regardless of age or relationship, are considered a household and are eligible for assistance as a household.
- Projects that serve families with children must serve all types of families with children; if a project targets a specific population (e.g., women with children), these projects must serve all families with children that are otherwise eligible for assistance, including families with children that are headed by a single adult or consist of multiple adults that reside together.
- The age and gender of a child under 18 must not be used as a basis for denying any family's admission to a project.
- This CoC practices a person-centered model that strongly incorporates participant choice and inclusion of subpopulations present in San Antonio / Bexar County, including, but not limited to: chronically homeless, homeless veterans, youth, families with children, LGBTQ, and victims of domestic violence.

Coordinated Entry Participation:

Under the requirements of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act as well as requirements identified by the Continuum of Care (CoC) Program Interim Rule, and HUD's Notice Establishing Additional Requirements; SARAH has established a Coordinated Entry (CE) process that aims to increase the efficiency of the local crisis response system and improve fairness and ease of access to resources, including mainstream resources. Additional goals of (CE) process ("SAHomelink") include:

- Reduce the burden on households experiencing a housing crisis

- Identify the most appropriate housing resource to facilitate a rapid and permanent exit from homelessness
- Prioritize the most vulnerable households with the longest time homeless for housing resources
- Collect system-wide data to inform necessary shifts in resources, identify gaps, and enable data-driven decision making at the CoC, organizational and project levels.

Emergency Transfer Plan

Survivors of domestic violence, dating violence, stalking and human trafficking living in federally assisted housing often need to move to another subsidized unit to protect their safety and maintain affordable housing. In accordance with the HUD Final Rule Regarding the Implementation of Housing Protections Authorized in the Violence Against Women Reauthorization Act of 2013 (VAWA), the San Antonio CoC coordinates emergency transfers when survivors need to move to another safe and available subsidized unit.

In compliance with VAWA, the San Antonio CoC has adopted an emergency transfer plan that identifies tenants/occupants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance on safety and security. That plan is included in Appendix A.

All recipients and subrecipients of federal, county, or state funds for Permanent Supportive Housing, Rapid rehousing, and Transitional Housing projects must follow the CoC's Emergency Transfer Plan, must make the transfer plan publicly available whenever feasible, and must make the plan available to participants and community partners upon request. The housing provider must also ensure that refusal of a transfer unit is not a basis for terminating a tenant from assistance. Providers are encouraged, but not required, to bear moving costs related to emergency transfers. As necessary, providers are encouraged to work with survivors to identify ways to pay for moves associated with emergency transfers.

HMIS Participation: A Homeless Management Information System (HMIS) is a locally administered, electronic data collection system that stores longitudinal person-level information about persons who access the homeless service system. All recipients and subrecipients of ESG and/or CoC program funds are required to enter and maintain their project data in the local HMIS. HMIS Participation Exceptions include:

- Providers, except for victim service providers shall actively utilize the Homeless Management Information System (HMIS), to enter data on people served and assistance provided under ESG and the CoC Programs.
- Victim service providers shall actively utilize a comparable data system that meets HUD's standards (24 CFR 576.107 and 578.7(b))

Access to Mainstream Resources:

The CoC expects that every agency funded through the CoC or ESG programs will coordinate with and access mainstream and other targeted homeless resources. Providers should assess and assist participants with obtaining any mainstream resource for which they may be eligible for including: TANF, Veterans Health Care, Food Stamps, Medicaid, CHIP, SSI/SSDI, TWC, etc. Where possible, providers should streamline processes applying for mainstream benefits such

as the use of a singular form to apply for benefits or collecting necessary information in one step.

Termination and Grievance Procedures:

Minimum standards for termination of assistance are:

- In general: If a program violation occurs and the provider terminates assistance as a result, the termination shall follow an established process that recognizes the rights of the individuals affected. Termination shall only occur in the most severe cases after other remedies have been attempted. Termination of individuals and families in projects funded through the CoC program must be consistent with 578.91 and 576.402 for those projects funded through the ESG program.
- Due process rights for individuals and families facing program termination: When terminating assistance to an ESG program participant receiving rental assistance or housing relocation and stabilization services or to any CoC program participant, the required formal process shall minimally consist of:
 - Written notice clearly stating the reasons for termination;
 - Review of the decision that gives the participant opportunity to present objections to the decision and to have representation. Any appeal of a decision shall be heard by an individual different from and not subordinate to the initial decision-maker; and
 - Prompt written notice of the final decision on the appeal.
 - Ability to provide further assistance: Termination will not bar the provider from providing later, additional assistance to the same family or individual.

Displacement:

A “displaced person” is defined as any person that moves from a permanent home because of ESG/CoC-funded acquisition, rehabilitation, or demolition of a project. Exceptions include:

- A person does not qualify as a “displaced person” if the person: was evicted based on a violation of the lease or occupancy agreement; violation of the law; and
- The recipient determines that the eviction was not undertaken to evade the obligation to provide relocation assistance.
- Moved into the property after the application was submitted but was provided with written notice that he or she would not qualify as a “displaced person.”
- The person is ineligible under 49 CFR 24.2.
- HUD determines that the person was not displaced as a result of the project. Minimum standards for reducing the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) because of a project assisted under ESG and/or CoC shall comply with §576.408 and/or 578.83.

Minimizing Displacement:

Consistent with ESG/CoC goals and objectives, the providers shall minimize displacing people because of ESG/CoC-funded projects. No provider may implement any project or activity funded with either ESG or CoC funds without specific approval of the CoC Board. Homeless assistance funding is limited and projects involving displacement will only be approved if there is a significant disproportionate benefit provided.

Temporary Relocation Not Permitted:

No temporary relocation shall be required for an ESG/CoC-funded project. When a tenant must move for an ESG/CoC-funded project, the tenant shall be treated as permanently displaced and offered relocation assistance and payments.

Relocation Assistance for Displaced Persons:

- In general: A displaced person shall be provided relocation assistance and advised of his or her Fair Housing Rights.
- Real property acquisition requirements: The acquisition of real property for an ESG/CoC funded project is subject to the Uniform Act (URA) and Federal government wide regulations.
- Appeals: A person who disagrees with the recipient's determination concerning whether the person qualifies as a displaced person, or the amount of relocation assistance may file a written appeal with the CoC Lead Agency. If it is determined that the appeal has merit, the appeal will be heard by the Housing Standards Working Group. The CoC Board will make a final determination.

Involuntary Family Separation:

The age and gender of a child under age 18 must not be used as a basis for denying any family's admission to any housing or shelter. All recipients and subrecipients of ESG and/or CoC program funds are required to comply with ESG and CoC program admission and prohibition against involuntary family separation standards (24 CFR 576.102(b) and 578.93(e)).

Program Income:

All recipients and subrecipients of ESG and/or CoC program funds must follow minimum standards for private non-profit organizations regarding the program's income during the project period. Income shall be retained and used to finance the non-Federal share of the project or program. Records of the receipt and use of program income shall be retained. Under the CoC Program, income may not be used to meet matching funding requirements. Under the ESG Program, program income is to be used as match, and ESG match funds must be used in accordance with 24 CFR § 576.201(f)28. This includes a requirement that matching funds must be contributed to the ESG program and expended for the recipient's or subrecipient's allowable ESG costs.

Recovered Materials:

All recipients and subrecipients of ESG and/or CoC program funds must follow minimum standards for the procurement of recovered materials and shall comply with the requirements identified in

§576.407(f) and §578.99(b), including that the recipient and its contractors must comply with Section 6002 of the Solid Waste Disposal Act²⁹, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste

management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Lead-Based Paint Standards:

All recipients and subrecipients of ESG and/or CoC program funds must follow minimum standards for compliance with the lead-based paint remediation and disclosure requirements identified in 24 CFR 576.403 and 578.99(f), including the Lead-Based Paint Poisoning Prevention Act³⁰, the Residential Lead-Based Paint Hazard Reduction Act of 1992³¹ and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M and R.

Faith-Based Activities:

All recipients and subrecipients of ESG and/or CoC program funds must follow minimum standards for faith-based activities (24 CFR §576.406 and §578.87).

- Providers receiving ESG/CoC funding shall not engage in inherently religious activities as part of the ESG/CoC-funded programs or services. Such activities must be offered separately from ESG/CoC-funded programs and services and participation must be voluntary.
- A religious organization receiving ESG/CoC funding retains independence from government and may continue with its mission provided that ESG/CoC funds are not used to support inherently religious activities. An ESG/CoC-funded organization retains its authority over its internal governance.
- An organization receiving ESG/CoC funding shall not discriminate against a participant or prospective participant based on religion or religious beliefs.
- ESG/CoC funding shall not be used for the rehabilitation of structures used specifically for religious activities but may be used for rehabilitating structures that are used for ESG/CoC- eligible activities.

Program Coordination:

All recipients and subrecipients of ESG and/or CoC program funds are expected to maintain the minimum standards for on-going system and program coordination and integration of ESG and CoC funded activities to the maximum extent practicable. This includes coordination with the following:

- Street Outreach (SO) providers
- Emergency Shelter (ES) providers
- Homelessness Prevention (HP) providers
- Transitional Housing (TH) providers
- Permanent Supportive Housing (PSH) providers
- Rapid rehousing (RRH) assistance providers

Other Homeless Assistance Programs:

- HUD-Veterans Affairs Supportive Housing (HUD-VASH);
- Education for Homeless Children and Youth Grants for State and Local Activities (McKinney-Vento Homeless Assistance Act);
- Grants for the Benefit of Homeless Individuals;

- Healthcare for the Homeless;
- Programs for Runaway and Homeless Youth;
- Projects for the Assistance in the Transition from Homelessness;
- Services in Supportive Housing Grants;
- Emergency Food and Shelter Program;

Mainstream Services & Housing Programs:

- Public housing programs assisted under section 9 of the U.S. Housing Act of 1937;
- Housing programs receiving Section 8 tenant based or project-based assistance;
- Supportive Housing for Persons with Disabilities;
- HOME Investment Partnerships Program;
- Temporary Assistance for Needy Families
- Other essential services providers
- Transitional Housing Assistance Grants for Victims of Sexual Abuse, Domestic Violence, and Stalking Program;
- Homeless Veterans Reintegration Program;
- Domiciliary Care for Homeless Veterans Program;
- VA Homeless Providers Grant and Per Diem Program;
- Health Care for Homeless Veterans Program;
- Homeless Veterans Dental Program;
- Supportive Services for Veterans Families Program; and
- Veterans Justice Outreach Initiative
- Health Center Program;
- State Children’s Health Insurance Program;
- Head Start;
- Mental Health and Substance Abuse Block Grants;
- Services funded under the Workforce Investment Act; and
- State Housing Related Assistance Program for Adults with Serious Mental Illness

Connections with Other Resources:

All recipients and subrecipients of ESG and/or CoC program funds are expected to follow the minimum standards for assisting each participant in connecting with other supportive and stabilization resources (as applicable). Appropriate supportive services and stabilization resources include the following:

Supportive Services:

- Permanent housing;
- Medical health treatment;
- Behavioral health services;
- Counseling;

Stabilization Services:

- Medicaid;
- Medicare;
- Supplemental Nutrition Assistance Program;

- Women, Infants, and Children (WIC);
- Federal-State Unemployment Insurance Program;
- Supervision; and

Other services needed for independent living

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI);
- Child and Adult Care Food Program; and
- Other available assistance

Income Determination:

All recipients and subrecipients of ESG and/or CoC program funds are expected to comply with the minimum standards for determining an individual's or family's annual income. This includes calculating income in compliance with 24 CFR §5.609. Annual income is defined as all amounts, monetary or not, which:

- Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member; or
- Are anticipated to be received from a source outside the family during the 12- month period following admission or annual reexamination effective date; and
- Which are not specifically excluded in paragraph (c) of 24 CFR §5.609.

Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.

There are no income limits for CoC assistance but in all cases in instances in which participants are charged rent or occupancy charges, the amount charged must be based on participants' verified annual income for all sources.

In verifying income, ESG and CoC funded providers are required to obtain source documents whenever possible. Self-certification or verification is to be accepted only when all efforts have been made to obtain source documents or third-party verification have not produced results.

Records and Recordkeeping:

All recipients and subrecipients of ESG and/or CoC program funds must follow the minimum standards, which include, ensuring sufficient written records are established and maintained to enable the ESG recipient, the CoC and HUD to determine whether ESG/CoC requirements are being met and comply with §576.500 and §578.103.

Program Policies & Procedures:

Services are coordinated with Continuum(s) of Care, other homeless assistance/prevention programs and mainstream service and assistance programs.

Compliance with HUD's ESG and CoC (24 CFR §576 and §578) requirements for:

Shelter and housing:

- Conflict of interest
- Homeless participation

- Faith-based activity
- Nondiscrimination, equal opportunity, and affirmative outreach
- Uniform administrative rules (24 CFR part 84)
- Program participant records are kept secure and confidential
- Participation in HMIS or comparable database
- Homeless status
- At risk of homelessness status
- Determination of ineligibility
- Annual income
- Program participant records
- Centralized or coordinated assessment systems and procedures
- Rental assistance agreements and payments
- Environmental review
- Lobbying and disclosure (24 CFR part 87)
- Displacement, relocation, and acquisition
- Procurement (24 CFR §84.40-84.48)
- Utility allowance
- Emergency shelter facilities
- Services and assistance provided
- Coordination with CoCs and other programs
- Matching
- Financial records
- Subrecipients and contractors
- Period of record retention
- Access to records
- Reports

CoC Records & Documentation:

- Evidence that the Board selected meets the requirements of 578.5(b);
- Evidence that the CoC has been established and operated as set forth in subpart B of 24 CFR part 578 including published agendas and meeting minutes, an approved Governance Charter that is reviewed and updated annually, a written process for selecting a board that is reviewed and updated at least every five years, evidence required for designating a single HMIS for the CoC, and monitoring reports of recipients and sub-recipients.
- Evidence that the CoC has prepared the HUD application for funds in accordance with 578.9

ESG Program Participation Records:

- Evidence of homeless status or at risk of homelessness status, as applicable
- The services and assistance provided to the program participant including, as applicable, the security deposit, rental assistance, and utility payments
- Compliance with applicable requirements for providing services to that program participant under the program components and eligible activities (576.101-576.106)

- Compliance with applicable requirements for providing services to that program participant under the provision on determining eligibility and the amount and type of assistance (576.401(a) and (b)).
- Compliance with applicable requirements for providing services to that program participant under the provision on using appropriate assistance and services (576.401(d) and (e)).

Case Management:

- Notes verifying case management services were provided at least monthly, unless exempt from this requirement
- Notes verifying program participant's eligibility was re-evaluated at least every 3 months for homelessness prevention services or at least annually for rapid rehousing services
- Notes verifying program participant was assisted to obtain necessary mainstream and other resources
- Notes documenting reported changes in the program participant

Eligibility Requirements:

- A copy of the CoC-approved coordinated assessment of the program participant and recording that information in HMIS. This assessment must be periodically updated for all homeless participants.
- Determination and verification/certification that the program participant was eligible for the services and/or financial assistance
- Determination and verification/certification of the program participant's homeless or at risk of homelessness status
- Determination and verification/certification that the program participant lacked sufficient resources and support networks to obtain the assistance from other sources.
- Determination and verification/certification that the program participant met income requirements, as applicable, and that an effort was made to obtain source documents or written third-party verification, when possible and applicable. This includes annual documentation of income for each program participant who receives housing assistance where rent or an occupancy charge is paid by the program participant.
- When applicable, determination that individual or family was ineligible for ESG assistance, which should include the reason for that determination in sufficient detail that the logic behind determination is clear.
- For CoC funded projects, acceptable evidence of homeless status as set forth in 578.3

Financial Assistance Information Requirements:

- Identification of the specific services and financial assistance amounts that were provided to the program participant
- Copies of written leases and rental agreements, documentation of payments made, including dates of occupancy, and compliance with fair market rent, rent reasonableness and utility allowance requirements
- Determination and verification that the housing unit met HUD's habitability and lead-based paint standards

Housing Relocation & Stabilization Requirements:

- When applicable, verification that the services were terminated in compliance with 576.402 and/or 578.91.
- Copy of individualized housing stability plan
- For CoC funded projects, acceptable evidence of homeless status as set forth in 578.3

Permanent Supportive Housing (PSH) Only Requirements:

- Determination and verification/certification that the only households served through permanent supportive housing dedicated for chronically homeless individuals and families meet the definition of chronic homelessness.
- Units that are prioritized for the chronically homeless must maintain documentation that: the participant met the definition of chronic homeless on program entry or that there were not eligible chronically homeless participants at the time of project vacancy and this can be documented by the Coordinated Entry System.
- Determination and verification/certification that the only households served through permanent supportive housing meet HUD's requirements of having a family member be a person with disabilities.

Homelessness Prevention (HP) Only Requirements:

- Determination and verification/certification that the program participant met the criteria for being Homeless or At-Risk of Homelessness and that an effort was made to obtain written third-party verification, when possible and applicable.

Rapid Rehousing (RRH) Only Requirements:

- Determination and verification/certification that the program participant met the criteria for being Category 1 or Category 4 Homeless (as long as the individuals/families fleeing or attempting to flee DV are also literally homeless) and that an effort was made to obtain written third-party verification, when possible and applicable.

Financial Records Requirements:

- Supporting documentation for all costs charged to ESG or CoC grant
- Documentation showing ESG or CoC funds were spent on allowable costs in accordance with the requirements for eligible activities (24 CFR 576 and 578) and costs principles (2 CFR Part 200)
- Time sheets and time allocation for all personnel paid for with CoC and/or ESG funding
- Documentation of the receipt and use of program income
- Documentation of the receipt and use of matching funds
- Copies of procurement contracts

Emergency Shelter Programs – ESG Only

An effective crisis response system provides immediate and low-barrier access to safe and decent shelter to anyone that needs it and aims to house people as quickly as possible. Emergency shelters, and other types of crisis housing, play a critical role in the community's system response and strategy to end homelessness.

Participant Eligibility:

People are eligible for these services if they qualify as “homeless” based on categories (1, 2, or 4) of the “homeless” definition found at 24 CFR 576.232. Eligible activities, in compliance with federal ESG rules (24 CFR 576.102) in addition to the provision of decent, safe, and sanitary emergency shelter accommodations include:

- Case management;
- Child Care;
- Education,
- Employment and Life Skills Services;
- Legal Services;
- Health,
- Mental Health and Substance Abuse Services;
- Transportation

Minimum Standards:

Safety, Sanitation, & Privacy:

- Any building for which ESG funds were used for conversion, major rehabilitation, or other renovation or that receives ESG assistance for shelter operations shall meet state/local government safety and sanitation standards, as well as the following:
- Structure and materials: The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
- Products and appliances: Any ESG funded renovation, including major rehabilitation and conversion, must use Energy Star and WaterSense products/appliances.
- Access: The shelter must comply with the applicable Rehabilitation, Fair Housing and Americans with Disabilities Acts and implement regulations.
- Space and security: Unless it is a day shelter, it must provide appropriate places to sleep, adequate space, and security for residents and their belongings.
- Interior air quality: Each shelter room/space must have proper ventilation and be pollutant free.
- Water supply: Must be free of contamination.
- Sanitary facilities: Each participant must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
- Thermal environment: The shelter must have the necessary, properly operating heating/cooling facilities.
- Illumination and electricity: The shelter must have adequate and appropriate lighting and safe electrical sources.
- Food preparation: Any food preparation areas must be able to store, prepare, and serve safe and sanitary food.
- Sanitary conditions: The shelter must be in sanitary condition.
- Fire safety: Each occupied unit of the shelter must have at least one working smoke detector and when possible, they should be near sleeping areas. The fire alarm system must be designed for hearing-impaired residents. All public areas must have at least one working detector and there must be a second means of exiting the building in the event of an emergency.

Shelter Diversion:

Shelter Diversion is a strategy that prevents homelessness at the front door by helping to identify immediate alternate housing arrangements and, if necessary, connecting people experiencing homelessness with services and financial assistance to help them return to permanent housing. Diversion should be attempted with all households seeking homeless services assistance.

Admission:

Providers of Emergency Shelter services shall admit individuals and families who meet the HUD definition of “homeless,” as specified in 24 CFR 576.2 (1, 2, & 4) and agencies’ eligibility criteria. No provider funded under ESG or the CoC program may serve homeless persons in Category 3 until it has been notified by SARAH that a request has been made to serve this population and the request has been approved by HUD.

Assessment:

- Individuals and families shall be assessed for Coordinated Entry using the CoC-Approved Coordinated Entry assessment, and that assessment must be recorded into HMIS.
- Families and individuals remaining in shelter for longer than thirty (30) days shall be reassessed by a Case Manager for housing every 30-45 days.

Intake:

When appropriate, based on the individual’s needs and wishes, the provision of or referral to Homelessness Prevention (HP) or Rapid Rehousing (RRH) services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter (ES) or Transitional Housing (TH) services. Emergency shelters will prioritize shelter services for those:

- Individuals and families lacking other resources in the community even if limited assistance could be provided to end their homelessness.
- Are literally homeless and in the absence of shelter are likely to be living in an unsheltered setting.
- Individuals and families vulnerable to injury or illness if not sheltered. Transgender placement will be based on gender self-identification.

Discharge / Length of Stay:

Program participants shall be discharged from Emergency Shelter services when they choose to leave or when they have successfully obtained safe, permanent housing. Any Length of Stay limitations shall be determined by the individual service provider’s policies and clearly communicated to program participants. Providers of shelter services are strongly encouraged not to discharge individuals and families who have not secured permanent housing and maintain those households in shelter until they can be placed in appropriate permanent housing.

Safety and Shelter Safeguards for Special Populations:

Safety and Shelter Safeguards shall be determined by the individual Special Population service provider’s policies and clearly communicated to program participants.

Homeless Prevention (HP) and Rapid Rehousing (RRH) Programs

Rapid Rehousing (RRH) and Homelessness Prevention (HP) Programs provide housing relocation and stabilization services and short or medium-term rental assistance to help a family or individual retain permanent housing or move as quickly as possible to permanent housing and achieve stability in that housing.

Participant Eligibility:

Homelessness Prevention (HP):

To be eligible for HP Relocation and Stabilization Services and Short-Term and Medium-Term Rental Assistance, people must qualify as “at risk of homelessness” based on categories (2 or 4) of the HUD “homeless” definition or based on the “at risk of homelessness” definition found at 24 CFR 576.2, require HP services to prevent moving into an emergency shelter or another place described in category (1) of the “homeless” definition in 24 CFR 576.2, have an annual income below 30% of the median income for the area and be a resident of Bexar County for at least 30 days prior to requesting assistance. (24 CFR 576.103, 576.105, 576.106)

Rapid Rehousing (RRH):

CoC and ESG funded rapid rehousing will follow the standards as set forth during the NOFA under which the program funds were awarded.

There are no income limits for CoC assistance but in all instances in which participants are charged rent or occupancy charges, the amount charged must be based on participants verified annual income for all sources. All participants must lack sufficient resources or support networks to retain housing without ESG or CoC assistance. Individuals & families assisted under ESG are required to have annual incomes at or below 30% of the area median at annual assessment.

Eligible Activities for HP and RRH:

- Housing Relocation & Stabilization Services:
- Moving Costs;
- Rent Application Fees;
- Security Deposits;
- Last Month’s Rent;
- Utility Deposits;
- Utility Payments (ESG only);
- Housing Search/Placement;
- Housing Stability Case Management;
- Mediation and Legal Services;
- Credit Repair/Budgeting/Money Management

RRH Rental Assistance: Short-Term (up to 3 months) and Medium-Term (4-24 months) Rental Assistance, up to 24 months total during a 3-year period in tenant-based or project-based housing. Project-based rental assistance for RRH allowable for ESG funded programs only.

- The 24 months may include a one-time payment for up to 6 months of rent arrears on the
- tenant's portion of the rent (arrears covered under ESG only).
- Rent amount must not exceed HUD's published Fair Market Rent (ESG funded rapid rehousing only) and the HUD standard for rent reasonableness (ESG and CoC funded rapid rehousing) (24 CFR 982.507).
- There must be a rental assistance agreement between the landlord and agency and a legally binding, written lease between tenant and landlord.
- Eligibility and income shall be reviewed no less frequently than annually.
- Participants in rapid rehousing are required to meet with case managers no less frequently than monthly.

HP Assistance: Short-Term (up to 3 months) and Medium-Term (4-24 months) Rental Assistance, up to 24 months total during a 3- year period in tenant-based or project-based housing

- The 24 months may include a one-time payment for up to 6 months of rent arrears on the tenant's portion of the rent. Rent amount must meet the federal requirements for Fair Market Rent (24 CFR 888) and the HUD standard for rent reasonableness (24 CFR 982.507). There must be a rental agreement between the landlord and agency and a written lease between tenant and landlord.

Prioritization / Diversion / Referral:

When appropriate, based on the individual's needs and wishes, the provision of or referral to Homelessness Prevention (HP) or Rapid Rehousing (RRH) services that can quickly assist individuals to maintain or obtain safe, permanent housing shall be prioritized over the provision of Emergency Shelter (ES) or Transitional Housing (TH) services. ESG and/or CoC Program-funded RRH and ESG Prevention projects must serve participants referred from the local Coordinated Entry System, which prioritizes the following characteristics:

- Households with the highest service needs
- Households with the longest history of homelessness
- Households sleeping in an unsheltered location

Assessment:

Rapid rehousing and Homelessness Prevention is matched to individuals by the local Coordinated Entry assessment, which is reviewed on an ongoing basis by the Coordinated Entry Committee and CoC Board. All CoC and ESG-funded agencies are encouraged to participate in that process.

Exceptions:

There may be instances in which a household scored higher or lower on the assessment tool than expected. To ensure an appropriate housing assignment is made for every special circumstance, the CoC will hold monthly case conferencing sessions to override the automated system score when necessary. Service providers must attend case conferencing, or send a representative, to manually override the Coordinated Entry system score.

Subpopulations:

In providing RRH or Homelessness Prevention assistance, providers will receive referrals based on the prioritization established in the local Coordinated Entry Policies and Procedures. This prioritization will be updated periodically through the Coordinated Entry Committee based on subpopulation data and community input.

Participant Contribution:

Minimum standards for determining what percentage or amount of rent and utilities costs each program participant shall pay while receiving Homelessness Prevention (HP) or Rapid-Rehousing (RRH) assistance are:

- Participant's income shall be verified prior to approval for initial and additional financial assistance. Documentation of the participant's income and expenses, including how the participant is contributing to housing costs, if at all, shall be maintained in participant's file. This file shall also contain a plan to sustain housing following the assistance, including either a plan to increase income or decrease expenses or both.
- Providers must establish policies concerning notification of changes in participant income and/or family composition. Providers may establish a minimum income change required to be reported of no greater than Fifty Dollars (\$50) per month and a maximum period in which the income change must be reported of no greater than thirty (30) days.
- Providers funded under ESG or CoC may pay up to 100 percent of the reasonable rent and utility costs for program participants. Providers may, at their discretion, choose to impose rental charges on participants. If providers elect to charge rent, these charges may not exceed those established in 24 CFR 576.106 or 578.77 for CoC program and as limited, below.
- CoC providers may but are not required to impose occupancy charges but if they elect to do so, the charges must be universally and consistently applied to all participants served.
- Participants are not required to contribute rent for the initial three (3) months in which the participant receives rental assistance. Participants who are assessed to require rental assistance beyond the initial three-month term will be expected to pay rent based on income as calculated at: 24 CFR 5.609, for CoC and ESG and 24 CFR 5.611(a) and as limited by 578.77(b) for CoC only.
- The maximum occupancy charge will not exceed the highest of 30% of the household's adjusted income or 10% of the total monthly income.
- Providers may not impose 'minimum rents'. Any occupancy charges imposed must be based on participant's income and may not exceed those established in 24 CFR 578.77.
- Providers are expected to provide hardship exemptions to any rental charges if such charges could lead to the loss of housing for the assisted household.
- SARAH policy is that sufficient financial assistance should be provided to ensure the likelihood of positive housing outcomes after assistance and that every effort should be made to limit assistance to that which is necessary for housing stability.
- Any additional requirements regarding the percentage or amount of rent and utilities costs each program participant shall pay shall be determined by the individual service provider's policies and clearly communicated to program participants.

- The calculation of participant's income, the level of financial assistance provided, whether a hardship exemption is granted are all decisions that must be appealable to the provider and, if the participant is not satisfied with the response, to the CoC.

Rental Assistance Duration and Adjustment:

Minimum standards for determining how long a program participant shall be provided with rental assistance and how the amount of that assistance shall be adjusted over time are:

- Participants shall receive approval for the minimum amount of financial assistance necessary to prevent homelessness. Documentation of financial need shall be kept in the participant's file for each quarterly assessment. Participants shall not be approved for more rental assistance than can be justified given their income and expenses at a given time.
- Providers must re-assess the continuing need for rental assistance before approving an additional increment. In no event will assistance under rapid rehousing exceed 24 months in any 36-month period.
- Any additional requirements regarding how long a program participant shall be provided with rental assistance and whether and how the amount of that assistance shall be adjusted over time shall be determined by the individual service provider's policies and clearly communicated to program participants.

Limitations on Financial Assistance:

Financial assistance provided to participants under ESG and CoC funded prevention and rapid rehousing services may not exceed the limitations set forth below:

- Prohibition on use with other subsidies: Payment for Financial Assistance costs shall not be provided to a participant who is receiving the same type of financial assistance through other public sources or to a participant who has been provided with replacement housing payments under the URA, during the period covered by the URA payments.
- Rental application fees: Payment shall only be made for fees charged by the owner to all applicants.
- Security deposits: Payment shall not exceed two (2) month's rent.
- Last month's rent: Payment shall not exceed one (1) month's rent and shall be included in calculating the participant's total rental assistance.
- Utility deposits: Payment shall only be made for gas, electric, water and sewage deposits.
- Utility payments [ESG only]:
- Payment shall not exceed 24 months per participant, including no more than 6 months of utility payments in arrears, per service.
- A partial payment counts as 1 month.
- Payment shall only be made if the utility account is in the name of the participant or a member of the same household.
- Payment shall only be made for gas, electric, water and sewage costs.
- Participants shall not receive more than 24 months of utility assistance within any 3-year period.
- Moving costs: Reasonable one-time moving expenses are eligible.

Rental Assistance (ESG Only):

Payment shall not exceed 24 months total during a 3-year period in tenant- based or project-based housing.

- Payment for short-term rental assistance shall not exceed 3 months.
- Payment for medium-term rental assistance shall not exceed 24 months.
- Payment for rent arrears shall not exceed 6 months and shall be a one-time payment, including any late fees
- Prohibition on use with other subsidies: Except for a one-time payment of rental arrears on the participant's portion, payment shall not be provided to a participant who is receiving tenant- based rental assistance or living in a unit receiving project-based assistance or to a participant who has been provided with replacement housing payments under the URA, during the period covered by the URA payments.
- Payment shall comply with HUD's standard of rent reasonableness (24 CFR 982.507).
- Calculation of the rental payment amount shall only include monthly rent for the unit, any occupancy fees under the lease (except for pet and late fees) and if the participant pays separately for utilities, the monthly utility allowance established by the public housing authority for the area in which the housing is located.
- Payment for rental assistance shall only be made when there is a rental assistance agreement between the provider and the owner, which sets forth the terms under which rental assistance will be provided, including the prior requirements; a requirement that the owner provide the subrecipient with a copy of any notice to vacate given to the participant or any complaint used to commence an eviction action; and the same payment due date, grace period and late payment penalty requirement as the participant's lease.
- Payment of any late payment penalties incurred by the agency shall not be claimed for reimbursement.
- Payment shall only be made when there is a legally binding, written lease for the rental unit between the participant and the owner, except for payment of rental arrears.
- For rental arrears an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records.
- Payment shall only be made for units that have been inspected for HUD Housing Quality Standards and ESG standard for fire safety (576.403(c) (10)) and re-inspected no less frequently than annually for Rapid Rehousing and Homelessness Prevention. Rental assistance shall not be paid on behalf of any unit that does not meet Housing Quality Standards and ESG fire safety standards.

Limitations on Tenant-Based Rental Assistance:

The rental assistance agreement with the unit owner shall be terminated without further payment if:

- The participant moves out of the unit
- The lease terminates and is not renewed
- The participant becomes ineligible to receive ESG/CoC rental assistance

Limitations on Project-Based Rental Assistance (ESG ONLY):

Payment shall only be made under the following conditions:

- The lease has an initial term of one year
- The rental assistance agreement covers one or more permanent housing units in the same building
- Each unit covered by the agreement is only occupied by participants
- Payment will only be made for up to 100% of the first month's rent, if the participant signs a lease and moves into the unit before the end of the month.

Housing Relocation and Stabilization Services – Service Type, Amount, and Duration:

Determining the type, amount, and duration of housing stabilization and/or relocation services to provide to a program participant, including the limits, if any, on the homelessness prevention or rapid rehousing assistance that each program participant shall receive, such as the maximum amount of assistance, maximum number of months the program participant may receive assistance; or the maximum number of times the program participant may receive assistance are detailed in the following subsections.

Any additional requirements regarding the type, amount, and duration of housing stabilization and/or relocation services that will be provided to a program participant, including any limitations shall be determined by the individual service provider's policies and clearly communicated to program participants.

Housing Search and Placement Services:

Payment shall only be made for assisting participants to locate, obtain and retain suitable permanent housing through provision of the following services:

- 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 for habitability, lead-based paint and rent reasonableness
- Assistance with obtaining utilities and making moving arrangements
- Tenant counseling

Housing Stability Case Management:

Payment shall only be made for assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for a participant who resides in permanent housing or to assist a participant in overcoming immediate barriers to obtaining housing through provision of the following services:

- Using the Coordinated Entry system
- Conducting the initial evaluation, including verifying and documenting participant eligibility
- Counseling

- Developing, securing, and coordinating services and obtaining Federal, State and local benefits
- Monitoring and evaluating participant progress
- Providing information and referral to other providers
- Developing an individualized housing and service plan and supporting the participant in accomplishing the plan.
- Conducting re-evaluations

Under the Rapid rehousing component, Payment for housing stability case management services provided while the participant is seeking permanent housing shall not exceed 30 days for ESG funded services. Payment for housing stability case management services provided while the participant is living in permanent housing shall not exceed 24 months. Housing stability case managers are expected to meet with participants in their homes, or a location convenient for the participant, and must have a minimum of one contact per month with participants. All contact between case managers and program participants shall be documented in case notes in the local HMIS.

Mediation (ESG Only):

Payment shall only be made for the cost of mediation between the participant and the owner or person with whom the participant is living, if it is necessary to prevent the participant from losing the permanent housing where he/she resides. Payment for mediation services shall not exceed 24 months during any 3-year period.

Legal Services:

Necessary legal services regarding matters that interfere with the program participant's ability to obtain or retain housing are eligible costs, including:

- Child support
- Guardianship
- Paternity
- Emancipation
- Legal separation
- Resolution of outstanding criminal warrants
- Appeal of veterans and public benefit claim denials
- Orders of protection and other civil remedies for victims of domestic violence, dating violence, sexual assault, and stalking

Re-Evaluations:

Minimum standards for completing eligibility re-evaluations of individuals and families are listed below.

Homeless Prevention (HP):

- Participants shall be re-evaluated not less than once every three months.

Rapid rehousing (RRH):

- Participants shall be re-evaluated not less than once annually. Eligibility:

- The participant shall have an annual income that does not exceed 30 percent of median family income for the area or less, as determined by HUD at the time of annual re-evaluation [ESG only]; and
- The participant shall lack sufficient resources and support networks necessary to retain housing without ESG/CoC assistance.

Transitional Housing (TH) Programs – CoC Only

Transitional Housing (TH) is designed to provide homeless individuals and families with interim stability and support to successfully move to and maintain permanent housing. ESG funds may not be provided to help individuals to remain in or move to transitional housing.

Minimum Standards:

Transitional housing facilitates the movement of homeless individuals and families to permanent housing within 24 months of entering the program. Eligible persons for transitional housing meet the homeless definition based on categories 1 and 4. Providers of transitional housing services shall arrange for or make available services to participants to assist them in securing permanent housing within specified time periods. Transitional housing may be provided in scattered site or single site locations. Individuals and families assisted in transitional housing shall be provided housing accommodations as well as a services program intended to address issues that may hinder the household from obtaining or maintaining stable, long-term housing.

Safety, Sanitation, and Privacy:

Providers shall not use ESG or CoC funding to help someone remain or move into transitional housing that does not meet the following minimum habitability standards:

- Structure and Materials: The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
- Space and security: Each resident must have adequate space and security for themselves and their belongings and an acceptable place to sleep.
- Interior air quality: Each room or space must have proper ventilation and be pollutant free.
- Water supply: Must be free of contamination.
- Sanitary facilities: Residents must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
- Thermal environment: The housing must have the necessary, properly operating heating/cooling facilities.
- Illumination and electricity: The structure must have adequate and appropriate lighting and safe electrical sources.
- Food preparation: All food preparation areas contain suitable space and equipment to store, prepare, and serve safe and sanitary food.
- Sanitary conditions: The housing must be in sanitary condition.
- Fire safety:
 - There must be a second means of exiting the building in the event of an emergency.

- Each unit must include at least one properly working smoke detector on each occupied level of the unit, located when possible in a hallway adjacent to a bedroom.
- If the unit is occupied by a hearing-impaired person, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom he or she occupies.
- The public areas of the housing must be equipped with enough detectors, but not less than one for each area.

Participant Eligibility:

Transitional Housing (TH) programs will receive referrals based on the prioritization established in the local Coordinated Entry Policies and Procedures. This prioritization will be updated periodically through the Coordinated Entry Committee based on subpopulation data and community input. The following target populations are HUD's preferred focus for Transitional Housing:

- Youth,
- Persons seeking to continue recovery in recovery-focused housing,
- Institutional re-entry (may not be eligible for CoC funding but needed for people leaving criminal justice and mental health facilities),
- Persons fleeing domestic abuse or violence where it is not possible to find units for rapid rehousing

Limitations on Occupancy:

No individual or family may be assisted in transitional housing for a period of more than 24 months. No person shall be discharged from transitional housing into homelessness because of this limitation. Transitional housing programs are expected to place individuals and families into permanent housing as quickly as possible.

Participant Contribution:

Individuals and families residing in transitional housing are not required to pay rent. Providers of transitional housing may impose occupancy charges. If the provider elects to charge rent or occupancy charges, the charges may not exceed those specified in 24 CFR 578.77.

Program Fees:

No fees other than rent or occupancy charges may be charged to program participants. This includes meals, copayments for services, transportation and all other services that may be provided to program participants.

Occupancy Agreements:

All individuals and families served in transitional housing must be provided an occupancy agreement for a minimum of a monthly term and which can be renewed provided that the household does not remain in transitional housing for longer than 24 months. The agreement must specify the expectations for safety in housing and program expectations. Residents in transitional housing MAY NOT be discharged for failure to participate in services. No person may be terminated from transitional housing without first being provided the right to appeal that decision in accordance with the due process provisions at 24 CFR 578.91(b).

Permanent Supportive Housing (PSH) Programs – CoC Only

Permanent Supportive Housing (PSH) for persons with disabilities is permanent housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability achieve housing stability.

Minimum Standards:

Minimum standards for all shelters and program participant-occupied housing consist of compliance with the safety, sanitation & privacy requirements identified in 24 CFR 576.403 and 578.75. Providers shall not use ESG or CoC funding to help someone remain or move into housing if the housing does not meet the following minimum habitability standards:

- Structure and Materials: The building must be structurally sound, protect participants from the elements and not pose any threats to their health or safety.
- Space and security: Each resident must have adequate space and security for themselves and their belongings and an acceptable place to sleep.
- Interior air quality: Each room or space must have proper ventilation and be pollutant free.
- Water supply: Must be free of contamination.
- Sanitary facilities: Residents must have access to sufficient, sanitary facilities that are in proper operating condition, private and adequate for personal cleanliness and disposal of human waste.
- Thermal environment: The housing must have the necessary, properly operating heating/cooling facilities.
- Illumination and electricity: The structure must have adequate and appropriate lighting and safe electrical sources.
- Food preparation: All food preparation areas contain suitable space and equipment to store, prepare, and serve safe and sanitary food.
- Sanitary conditions: The housing must be in sanitary condition.
- Fire safety:
 - There must be a second means of exiting the building in the event of an emergency.
 - Each unit must include at least one properly working smoke detector on each occupied level of the unit, located when possible in a hallway adjacent to a bedroom.
 - If the unit is occupied by a hearing-impaired person, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom he or she occupies.
 - The public areas of the housing must be equipped with enough detectors, but not less than one for each area.

Participant Eligibility:

Individuals and families who meet the federal criteria under category (1) or (4) of the “homeless” definition in 24 CFR 576.2. Eligible households include individuals with disabilities and families in which one adult or child has a disability.

- All referrals must come from the local Coordinated Entry System and prioritization method.
- If no Chronically Homeless Individuals or Families remain, CE will prioritize following HUD's Established Order of Priority for Permanent Supportive Housing (Notice CPD 16-11).
 - Households must meet the HUD definition of homelessness
 - One adult or child member of the household must have a disability
- Must follow any additional eligibility criteria set forth in the NOFA through which a project was funded and the grant agreement (e.g. Projects originally funded under the Samaritan Housing Initiative must continue to serve chronically homeless individuals and families; projects funded under the Permanent Supportive Housing Bonus must continue to serve the homeless population outlined in the NOFA under which the project was originally awarded).
- Programs may not establish additional eligibility requirements beyond those specified here and those required by funders.

Housing First for PSH Projects:

Providers of Permanent Supportive Housing shall use the Housing First model as outlined below. Any new projects funded by the CoC must use the Housing First model.

Minimum Requirements:

- Housing is not contingent on compliance with services – participants are provided with a standard one-year lease agreement. The lease agreement can only be terminated in accordance with State of Texas statutes including Chapter 92 of the Texas Property Code and court rulings.
- Participants are provided with services and supports to help maintain housing and prevent eviction.
- There is no requirement for sobriety prior to being offered housing and admission shall not be conditioned on credit or background checks.
- There is no program requirement for a criminal background check unless required by a landlord, and the participant should not be charged for the cost of obtaining a criminal background check.
- Participants shall be given choice in their housing subject to program limitations.
- Participants are not required to participate in services, but providers are required to do affirmative outreach to engage participants.
- Providers are encouraged to support staff in implementing Evidence Based Practices that support Housing First (Critical Time Intervention, Motivational Interviewing, Stages of Change)
- Permanent Supportive Housing Projects funded by the CoC are contractually obligated to follow these principles and will be subject to monitoring.

Additional Requirements for PSH Projects w/ Rental Assistance:

- Calculation of the rental payment amount shall only include monthly rent for the unit, any occupancy fees under the lease (except for pet and late fees) and if the participant pays separately for utilities, the monthly utility allowance established by the public housing authority for the area in which the housing is located.

- Payment for rental assistance shall only be made when there is a rental assistance agreement between the provider and the owner, which sets forth the terms under which rental assistance will be provided, including the prior requirements; a requirement that the owner provide the subrecipient with a copy of any notice to vacate given to the participant or any complaint used to commence an eviction action; and the same payment due date, grace period and late payment penalty requirement as the participant's lease.
- Payment of any late payment penalties incurred by the agency shall not be claimed for reimbursement.
- Payment shall only be made when there is a legally binding, written lease for the rental unit between the participant and the owner.

Participant Contribution:

Rent charges may not exceed those specified in CFR 578.7734.

Appeals Process:

All CoC and ESG funded providers must provide a written copy of their program's rules and the termination process, and the right to appeal, before the participant begins to receive assistance. The initial appeal of any decision shall be made to the ESG or CoC funded provider pursuant to the process described below. Should the participant not be satisfied with the appeal decision, he/she has the right to appeal that decision to the CoC Board. The CoC Board shall follow the process for appeals specified below.

Reasons for Appeal:

- The decision whether to admit the participant into the program
- The determination of the household's income or the households calculated rent
- payment/occupancy charge
- Denial of a request to add a member to the assisted household
- Whether to terminate the participation of any participant

Minimum Appeal Requirements:

- Participants may request an appeal verbally or in writing.
- The provider will respond to the appeal request as soon as practicable but no later than one month following the request.
- As part of the appeal, the participant may present written or oral objections before a person other than the person (or a subordinate of that person) who made the decision that is subject to appeal.
- The participant may be represented in the appeal but neither the CoC, ESG recipient nor the provider is responsible for providing or funding someone to represent the participant.
- A written response must be promptly provided to the participant.

Appeals of Decisions to Terminate:

- These decisions must be made in compliance with 24 CFR 576.402 or 578.91.

Appeals of Decisions Other Than to Terminate the Participant from the Program:

- These appeals are initiated by the participant. The participant must notify the CoC or ESG funded provider that he/she wishes to appeal a decision or determination of the provider.

Appeals to the CoC Board:

If the participant is not satisfied with the response to his/her appeal from the CoC or ESG funded provider, the appeal may be made to the Board.

Minimum Requirements:

- The appeal may be in writing, orally or both.
- The participant may be represented but the CoC Board is not responsible for providing representation.
- The CoC Board may designate a subcommittee to hear appeals.
 - If the appeal has been designated to a subcommittee, the participant shall have the right to appeal to the CoC Board.
- Appeals shall be addressed within sixty (days) of receipt of the appeal by the Board.
- Participants will receive prompt written notification of the outcome of the appeal.

Participant Termination:

Participants who are to be terminated must be provided written notice containing a clear statement of the reasons for termination.

Minimum Requirements:

- Participants may request an appeal verbally or in writing.
- The provider will respond to the appeal request as soon as possible but no later than one month following the request.
- As part of the appeal, the participant may present written or oral objections before a person other than the person (or a subordinate of that person) who made the decision that is subject to appeal.
- The participant may be represented in the appeal but neither the CoC, ESG recipient, nor the provider is responsible for providing or funding someone to represent the participant.
- A written response must be promptly provided to the participant.
- The appeal may be in writing, orally or both.
- The participant may be represented but the CoC Board is not responsible for providing representation.
- The CoC Board may designate a subcommittee to hear appeals.
 - If the appeal has been designated to a subcommittee, the participant shall have the right to appeal to the CoC Board.
- Appeals shall be addressed within sixty (days) of receipt of the appeal by the Board.
- Participants will receive prompt written notification of the outcome of the appeal.

Street Outreach (SO) – ESG Only

Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with

urgent, non- facility-based care. As a part of outreach services, and as a Street Outreach transportation expense, ESG funds can be used on the cost of purchasing or leasing a vehicle for the recipient or subrecipient in which staff transports program participants and/or staff serving program participants, and the cost of gas, insurance, taxes and maintenance for the vehicle. Street Outreach (SO) providers are a critical part of the community crisis response system and should make rapid connections to permanent housing through the local Coordinated Entry system.

Minimum Standards:

People are eligible for these services if they are “unsheltered homeless” based on category (1)(i) of the “homeless” definition found under 24 CFR 576.2 are eligible for the following activities, in compliance with federal ESG rules (24 CFR 576.101): engagement, case management, emergency health and mental health services, transportation.

Affirmative Outreach:

Providers of Street Outreach services shall target unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including:

- a car
- park
- abandoned building
- bus, train station, or airport
- camping ground

Participant Eligibility:

Individuals and families who qualify as homeless under paragraph (1)(l) of the “homeless” definition under 24 CFR § 576.2, which is an individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Assessment / Service Provision / Referral / Prioritization:

Individuals and families shall be offered an initial need and eligibility assessment. Families and individuals engaged through Street Outreach should complete a Coordinated Entry Assessment and enter that information into HMIS as soon as is practicable. Qualifying program participants, including those meeting special population criteria, will be offered the following Street Outreach services, as needed and appropriate:

- Engagement;
- Case management;
- Emergency Health and Mental Health;
- Transportation Services

When appropriate based on the individual’s needs and wishes, the provision of or referral to rapid rehousing services that can quickly assist individuals to obtain safe, permanent housing shall be prioritized over the provision of or referral to emergency shelter or transitional housing

services. All recipients of ESG and/or CoC program funds are required to prioritize individuals who meet the “literally homeless” definition.

Duplication of Benefits

“Duplication of benefits” occurs when federal financial assistance is provided to a person or entity through a program to address losses resulting from a federally-declared emergency or disaster, and the person or entity receives or would receive financial assistance for the same costs from any other source, and the total amount received exceeds the total need for those costs. Recipients must establish and maintain adequate procedures to prevent any duplication of benefits with emergency disaster funds.

Addendum I – Emergency Solutions Grant (ESG) - CV Funds

These community written standards are in accordance with requirements outlined in 24 CFR 576.400.

The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) provided an additional \$3.96 billion for the Emergency Solutions Grant (ESG) program. These funds were allocated to states, counties, and cities using a formula. Recipients and sub-recipients must use these funds, known as ESG-CV funds, to prevent, prepare for, and respond to coronavirus among individuals and families who are homeless or receiving homeless assistance. Recipients and subrecipients can also use them to support additional homeless assistance and homelessness prevention activities to mitigate the impacts created by coronavirus.

ESG-CV mostly aligns with the ESG federal regulations. However, HUD Notice CPD-20-08 outlined additional requirements, limitations, and flexibilities. In turn, COCs must update local written standards to align with ESG-CV regulations. These ESG-CV specific written standards are an addendum to the existing written standards and are applicable to all agencies operating ESG-CV funded projects in San Antonio/Bexar County. They should be reviewed in conjunction with the local written standards; however, for ESG-CV projects, this addendum supersedes all other community standards.

The local ESG-CV recipients are the City of San Antonio and Bexar County. Additionally, SARAH helps coordinate State TDHCA ESG-CV funding. Any organization receiving ESG-CV funds from one or more of these sources is considered a subrecipient of ESG-CV funds and must abide by the following standards.

EMERGENCY SHELTER

Emergency Shelters play a key role in our local response to COVID-19. Shelters must follow CDC and local health department guidance, including social distancing requirements, to keep clients and staff safe.

If any ESG-funded shelter is considering closing or suspending intake they must notify SARAH, the City of San Antonio Dept. of Human Services, Bexar County, and emergency management officials before acting.

Intake Procedures

If emergency shelters need to adjust their intake procedures, they must ensure that the changes are consistent with need to prevent, prepare for, and respond to COVID-19. Since virus rates are in constant flux, shelters can shift their intake procedures without approval from any CoC committee but must make the City of San Antonio Department of Human Services (COSA DHS), Bexar County, SARAH and CentroMed aware of changes as quickly as possible.

Any changes to intake procedures or major shelter operations must be shared on the weekly community COVID-19 call facilitated by SARAH. SARAH will ensure the full community is aware of shelter changes.

Anyone who presents at an ESG-funded shelter with respiratory symptoms (e.g., cough) must not be turned away solely because of their health symptoms. Shelters funded by ESG-CV must establish referral pathways to isolation and quarantine.

Non-Congregate Shelter

Haven for Hope is managing the community's non-congregate shelter (NCS) in the form of hotel stays and maintains procedural documents for this operation. The City of San Antonio funds this operation.

Capacity

Shelters funded by ESG-CV must minimize the number of people who are turned away when seeking shelter.

The City of San Antonio's Homeless Hotline will assist in coordinating referrals to emergency shelter. If a shelter is at maximum capacity, they must establish referral pathways to other housing or shelter services.

Lengths of Stay

While congregate facilities can pose higher risk for contracting COVID-19, shelters funded by ESG-CV must not implement a maximum length of stay when a discharge will result in participants returning to unsheltered settings or situations putting them at even higher risk of COVID-19 infection. Shelters must help clients think about their health risks while staying in shelter and when exiting to another situation.

STREET OUTREACH

HUD has approved the following as eligible costs under Street Outreach for ESG-CV funded projects:

- Engagement: Hand sanitizer, soap, tissue packets, masks, disposable gloves, other personal protective equipment
- Case Management: Coordinating medical care
- Transportation: Train or bus tokens, taxi or rideshare for program participant travel to and from medical care
- Expanded Staffing: Hiring additional staff to support infectious disease preparedness, providing hazard pay to staff with direct participant contact

Projects administering ESG CARES funding are also expected to:

- Provide support to the City of San Antonio's Homeless Connections Hotline
- Participate in bi-weekly Street Outreach Case Conferencing
- Provide support at COSA Homeless Resource Hubs as needed

Providers must maintain social distancing requirements during engagements. Street outreach services, and services that outreach workers refer clients to, should be low-barrier.

COORDINATED ENTRY

Updated Policies and Procedures

In coordination with the local health department, the COC has updated Homelink assessment and prioritization policies to include COVID-19 vulnerabilities. The COC will use these policies

for housing placement during the pandemic. The policies are available [here](#) and the Coordinated Entry (CE) Advisory committee will review them regularly. Community partners are invited to attend CE Advisory Committee meetings to provide specific feedback on Homelink processes.

SARAH staff will communicate updates that the CE Advisory Committee recommends and the COC Board approves.

Homelessness Prevention Referrals

SARAH, City of San Antonio Neighborhood Housing and Stabilization Dept. (NHSD), COSA DHS, and current prevention providers are establishing a targeted prevention framework to ensure households most at risk of experiencing homelessness can access ESG-CV resources.

1. Housing Problem Solving & Diversion

ESG-CV prevention providers must be trained on Housing Problem Solving strategies through SARAH's Diversion Program. This training equips triage staff and intake workers to have deep problem-solving conversations that keep people from entering homelessness. SARAH also manages a pool of funding that can cover expenses ineligible under federal funding.

Providers should contact EboniJett@sarahomeless.org for more information on Housing Problem Solving and Diversion.

2. Targeted Screening Tool¹

The community is finalizing a local screening tool and process that ensures households are matched to the appropriate service in the community and that services reach the most vulnerable populations.

Rapid Rehousing Referrals

SARAH staff operating Homelink will make RRH referrals in accordance with policies and procedures linked above.

HOMELESSNESS PREVENTION AND RAPID REHOUSING

Homelessness Prevention Eligibility & Re-evaluation Schedule

Sub-recipients may use ESG-CV funds to provide housing relocation and stabilization services and rental assistance to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” definition in 24 CFR 576.2. Sub-recipients may provide this assistance, referred to as homelessness prevention, to individuals and families who meet the criteria under the “at risk of homelessness” definition, or who meet the criteria in the “homeless” definition at 24 CFR 576.2 and have an annual income below 50

¹ The Targeted Prevention Screening Tool is under development and is expected to be implemented in January 2021. These written standards will be updated at that point.

percent² of median family income for the area, as determined by HUD. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. Homelessness prevention must be provided in accordance with the housing relocation and stabilization services requirements in 24 CFR 576.105 and the short- and medium-term rental assistance requirements in 24 CFR 576.106.

Providers must re-evaluate clients' level of rental assistance at least every 6 months.³

Rapid Rehousing Eligibility

Agencies may use ESG-CV funds to provide housing relocation and stabilization services and rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve housing stability. This assistance, referred to as rapid rehousing, may be provided to program participants who meet the criteria under paragraph (1) of the "homeless" definition in 24 CFR 576.2 or who meet the criteria under paragraph (4) of the "homeless" definition and live in an emergency shelter or other place described in paragraph (1) of the "homeless" definition. The rapid rehousing assistance must be provided in accordance with the housing relocation and stabilization services requirements in §576.105, the short- and medium-term rental assistance requirements in 24 CFR 576.106.

Housing Relocation & Stabilization Services (24 CFR 576.105)

ESG-CV funded projects are required to offer services that meet the needs of people enrolled in the project. Projects must offer a variety of services that are tailored to meet the needs of each individual client. Services must address housing and income barriers of the client and be designed to support the client in maintaining housing stability once their stay in the project has ended.

1. Participation Requirements

While projects are required to offer services, the ESG-CV notice prohibits projects from requiring clients to participate in case management services, receive treatment, or perform other activities.

If a project enrolls a client who is refusing services, the service team must try to engage the client in a variety of ways. Reaching out in different ways, including by text, phone, in person (if it can be done safely and by following social distancing requirements), or other ways can help to create a connection that could lead to service participation. The service team should regularly try to connect and not assume that a client will never want services just because they refused at the last attempt.

² This is a change from the annual allocation of ESG funds which determined eligibility at 30% AMI. Subrecipients operating both ESG-CV and annual ESG funded projects must be diligent in their internal processes, to ensure compliance between the two funding sources.

³ This is a change from the annual allocation of ESG funds which requires re-evaluation every 3 months. Subrecipients operating both ESG-CV and annual ESG funded projects must be diligent in their internal processes, to ensure compliance between the two funding sources.

Participants may not be terminated from a project for non-participation in services. ESG-CV projects must document their due-diligence in offering services to a client who refuses participation.

Rental Assistance (24 CFR 576.106)

Clients assisted with rental assistance may receive:

- Short-term rental assistance, which is assistance for up to 3 months of rent.
- Medium-term rental assistance, which is assistance for more than 3 months but not more than 12 months of rent.⁴

Due to the COVID-19 pandemic, many individuals and families are facing unemployment and loss of income/benefits. As a result, many clients will need the maximum amount of 12 months of rental assistance. Case managers and service teams must look at every individual situation with a client and determine what level of assistance will support them in moving towards housing self-sufficiency.

1. FMR & Rent Reasonableness

The ESG-CV notices waive the requirement that unit rent must not exceed Fair Market Rent (FMR) [24 CFR 576.106(d)(1)]. ESG-CV projects are not required to document FMR, but projects must document that each rental unit meets rent reasonableness standards in accordance with 24 CFR 982.507.

2. Homelessness Prevention - Participant Payment of Rent

ESG-CV Homelessness Prevention projects are expected to serve people with zero income. Therefore, there is no rental payment requirement for households receiving financial assistance. While participants are not required to pay a portion of the rent, subrecipients must approach every client situation with an individualized response.

3. Rapid Rehousing – Participant Payment of Rent

ESG-CV Rapid Rehousing projects are expected to serve people with zero income and because of that, there is no rental payment requirement for households receiving financial assistance. While participants are not required to pay a portion of the rent, subrecipients must approach every client situation with an individualized response.

ESG-CV ADDITIONAL ELIGIBLE EXPENSES

The ESG-CV notice allows for additional eligible expenses as outlined below.

Hazard Pay

ESG-CV funds may be used to pay hazard pay for project staff working directly to prevent, prepare, and respond to COVID-19 within the homeless response system. Examples of staff who would fall into this category are: emergency shelter intake staff, street outreach staff, emergency shelter maintenance staff, emergency shelter security staff, staff providing essential

⁴ This is a change from the annual allocation of ESG funds which defines medium-term rental assistance as 3-24 months of rental assistance. Subrecipients operating both ESG-CV and annual ESG funded projects must be diligent in their internal processes, to ensure compliance between the two funding sources.

services directly to people experiencing homelessness, and other staff in proximity to persons with COVID-19 or working in a location with high likelihood of contracting COVID-19.

Volunteer Incentives

ESG-CV funds can be used under 24 CFR 576.101(a), 24 CFR 576.102(a)(1), and 24 CFR 105(b) for the cost of providing reasonable incentives to volunteers (e.g. cash or gift cards) who have been or are currently helping to provide necessary street outreach, emergency shelter, essential services, and housing relocation and stabilization services during the COVID-19 outbreak.

Projects are responsible for determining and documenting reasonable incentives for volunteer services provided.

Training⁵

ESG-CV funds may be used for training on infectious disease prevention and mitigation for staff working directly to prevent, prepare for, and respond to COVID-19 in the homeless response system.

Landlord Incentives

ESG-CV funds may be used under 24 CFR 576.105 to pay for landlord incentives that are reasonable and necessary to obtain housing for individuals and families experiencing homelessness and at risk of homelessness. Landlord incentives may not exceed three times the rent charged for the unit. Eligible landlord incentives include:

- Signing bonuses equal to 2 months of rent
- Security deposits equal to up to three months of rent, or the state statute
- Costs to repair damages incurred by the program participant not covered by the security deposit or that are incurred while the program participant is still residing in the unit
- Paying the costs of extra cleaning or maintenance of a program participant's unit or appliances

Homeless Management Information System (HMIS) Lead Activities

ESG-CV recipients may pay for HMIS Lead activities as specified in 24 CFR 576.07(a)(2) even when the activities are not completed by the CoC's designated HMIS Lead. This flexibility allows for recipients to pay for HMIS costs beyond where they are related to collecting data on ESG program participants and ESG program activities to the extent they are necessary to help the geographic area prevent, prepare for, and respond to coronavirus.

⁵ Training costs are considered a standalone activity and are not to be charged to an activity under 24 CFR 576.101 – 24 CFR 576.109.

Supporting Hygiene in Outdoor Locations for People Experiencing Homelessness

To help prevent the spread of coronavirus, ESG-CV funds can be used for Street Outreach under 24 CFR 576.101(a) and for Emergency Shelter Operations under 24 CFR 576.102 for installing and maintaining the following:

- *Port-o-lets or restrooms with hand-washing capabilities*
- *Hand washing stations with soap and water*
- *Clean drinking water spigots for filling containers*
- *Shower trucks with soap and shampoo*

DUPLICATION OF BENEFITS

“Duplication of benefits” occurs when federal financial assistance is provided to a person or entity through a program to address losses resulting from a federally-declared emergency or disaster, and the person or entity receives or would receive financial assistance for the same costs from any other source, and the total amount received exceeds the total need for those costs. Recipients must establish and maintain adequate procedures to prevent any duplication of benefits with ESG-CV funds.

RESOURCES

All subrecipients must be familiar with the following ESG, ESG-CV, and COVID-19 Documents:

- ESG Federal Regulations
- ESG-CV HUD Notice CPD-20-08
- HUD Exchange - Disease Risk and Homelessness

Appendix A. Emergency Transfer Plan

Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

EMERGENCY TRANSFERS:

[Insert name of covered housing provider (acronym HP for purposes of this model plan)] is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA),⁶ HP allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.⁷ The ability of HP to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether HP has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that [insert name of program or rental assistance here] is in compliance with VAWA.

ELIGIBILITY FOR EMERGENCY TRANSFERS:

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer. A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan. Tenants who are not in good

⁶ Despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

⁷ Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

standing may still request an emergency transfer if they meet the eligibility requirements in this section.

EMERGENCY TRANSFER REQUEST DOCUMENTATION:

To request an emergency transfer, the tenant shall notify HP's management office and submit a written request for a transfer to [HP to insert location]. HP will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under HP's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

CONFIDENTIALITY:

HP will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives HP written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about HP's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

EMERGENCY TRANSFER TIMING AND AVAILABILITY:

HP cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. HP will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. HP may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If HP has no safe and available units for which a tenant who needs an emergency is eligible, HP will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, HP will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

SAFETY AND SECURITY OF TENANTS:

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY). Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.