

1. What are some assessment tools that will be used for Rapid Re-Housing (RRH) that will assure success going into (PSH) Permanent Supportive Housing?
Response: The project will not provide Rapid Re-Housing. It will provide permanent housing for Broward County residents who earn 60% of the Area Median Income (AMI) and below, and all residents must provide documentation of income in order to qualify for placement into the completed community. We will reserve a portion of units for residents who are homeless / formerly homeless / at-risk of becoming homeless; those residents will work with a dedicated case manager on a service plan, which will include personal goals and outcomes based on the residents' strengths and needs.
2. What Income are we using?
Response: Prospective residents must earn 60% of the area median income or below to qualify for this project. The income calculation follows the standard Federal/HUD/Florida Housing Finance Corporation's (FHFC) published guidelines for affordable housing projects.
3. How much of AMI (Annual Monthly Income) is allocated towards housing?
Response: The amount of rent will vary based on the residents' monthly income and will not exceed 30% of the monthly income or FHFC's approved annual rents.
4. How long is supportive housing? Short term, long term?
Response: Each resident will enter into a 1-year lease agreement, which is renewable for subsequent 1-year terms provided the resident's compliance with the lease terms and the resident's annual income remains within the required range.
5. Who qualifies? Veterans? Co-Occurring? Mental illness? (If a person is a convicted felon, some programs won't take them).
Response: We will abide by FHFC's standard compliance guidelines and restrictions. Most who earn 60% of the area median income or below will qualify for this project. Registered sex offenders and/or those with violent criminal histories will not be eligible due to the proximity of the proposed project site to the North Homeless Assistance Center, which serves families with children.
6. Will the VI-SPDAT scores play a part in whom qualifies?
Response: No.
7. Is sobriety mandatory? Will sobriety play a role?
Response: Sobriety is not mandatory, however compliance with the lease terms is required. Residents who require mental health or substance abuse treatment will be referred to an appropriate intervention by Broward Partnership staff.
8. Who will be providing Voucher?
Response: Vouchers may be provided by local housing authorities (Section 8 / Housing Choice), by permanent supportive housing providers within the Homeless Continuum of Care, or by Emergency Housing Vouchers through the American Rescue Plan Act (ARPA).
9. Who qualifies for RRH that turns into PSH? Will there be a by name list (BNL)
Response: This project will not provide rapid rehousing interventions and does not utilize a by-name list.
10. Will Housing Navigators be involved? If so, how long?
Response: No.
11. Does Case management play a part of the warm hand-off and if so, how long?
Response: Not applicable.

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12. What level of Case management will be provided?
Response: Residents who are homeless / formerly homeless will work with an Intensive Case Manager and will be required to meet on at least a weekly basis.
13. Is there a payee option for those individuals who struggle with paying their rent on time and or even paying at all?
Response: No
14. Will this program include families?
Response: Yes
15. What support services will they receive to help them remain housed?
Response: Residents who are homeless / formerly homeless will receive intensive case management services.
16. Will there be rental and move-In assistance?
Response: Yes
Will the cost of rent be according to how much the person makes a month?
Response: Yes
17. Will there be sufficient lighting?
Response: Yes. As required by City and State Codes
18. What happens if someone doesn't pay? Will there be an eviction process? (Who does that fall on?)
Response: The project will be managed by a contracted professional management company with extensive experience in operating similar affordable housing developments. The management company will be responsible for screening all potential residents for eligibility, managing the leasing process, and handling any evictions that arise. Broward Partnership staff will provide interventions with residents to quickly cure any lease violations and to prevent evictions. Residents who are homeless / formerly homeless / at-risk are typically covered by a voucher, which often includes provisions for rent coverage if the resident is unable to pay their portion.
19. What will the transition be if a chronic person gets housed that is conditioned to the streets?
Response: Broward Partnership's Intensive Case Managers are particularly skilled at assisting homeless / formerly homeless individuals with transitioning from life on the streets to being housed. Each resident will work with their case manager to develop a plan, specifically designed to address their unique needs and challenges. Homeless / formerly homeless residents typically meet with the case manager with a high level of frequency immediately after move-in, with less frequent meetings occurring over time as the resident stabilizes and acclimates to residential living.
20. What will be the time line for cut off for whom gets picked for this housing program?
Response: The selection process for the project will be developed and managed by the contracted management company, following standard practices that align with required Federal and State tenant selection regulations (without violating Fair Housing laws). The tenant selection process typically begins in the months preceding the anticipated "certificate of occupancy" date, with the intent of reaching 100% capacity within the first few months.

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21. Is there a managed transition program from the Homeless Shelter to these units?

Response: No. Residents who occupy units dedicated to homeless / formerly homeless individuals will be referred by Broward County's existing Coordinated Entry system, which covers Broward County in its entirety. Residents who are referred through the homelessness system will be required to complete the standard eligibility process with the contracted management company.

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