



Delaware Continuum of Care

Rapid Re-Housing (RRH) Standards

Overview

In accordance with HUD regulations (24 CFR Part 578), the Delaware Continuum of Care (DE CoC) has developed, in consultation with ESG recipients and Rapid Re-Housing providers, the following written standards for the provision of rapid re-housing (RRH) assistance in Delaware. These standards apply to Rapid Re-housing projects funded by the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program, those located in all jurisdictions covered by the DE CoC, as well as those funded by HUD Emergency Solutions Grant (ESG) funds and other federal, state and local funds¹, such as the State of Delaware Department of Health and Social Services and DSHA's Housing Development Fund. In addition to compliance with the standards contained herein, Delaware RRH programs that are funded with federal funds must comply with 24 CFR Part 578 (HEARTH Interim Rule).

In compliance with HUD's Final VAWA (Violence Against Women Act) Rule, victim services programs that administer RRH funds will assure the privacy and confidentiality of victims by operating RRH programs in a parallel, but separate manner.

Rapid Rehousing is a housing intervention that rapidly connects families and individuals experiencing homelessness to permanent housing that includes time-limited financial assistance and individualized supportive services. Rapid re-housing assists households experiencing homelessness by helping them move directly into permanent housing in the community using whichever combination of financial assistance and housing-focused services are needed and desired by the household. The 3 core components of Rapid Rehousing programs are: 1) assistance with housing identification, 2) rent and move-in assistance, and 3) case management and housing stabilization services tailored to the needs of the household.

¹ COVID-relief funds for RRH – such as CARES Act RRH funds – are exempt from the “eligibility” and “prioritization and assessment” requirements outlined in these standards because they are temporary emergency relief funds and are being deployed by jurisdictions for the purpose of achieving specific goals related to COVID-19 recovery.

I. Participant Eligibility

Adult Only Households

To be eligible for RRH assistance, an adult-only household must meet the following criteria:

1. Demonstrate literal homelessness (i.e., HUD Category One¹ or HUD Category Four²);
2. Have experienced literal homelessness (i.e., HUD Category One) for 7 days or more; and
3. Be referred to the RRH program through Delaware's coordinated entry system, Centralized Intake (CI).

Adult-only households that meet the HUD definition of chronically homeless² are not prioritized for Rapid Re-Housing. However, if Centralized Intake staff would like a chronically homeless adult-only household to be considered for RRH, they will call for a case conference between the current provider (outreach worker, shelter staff, etc.) and the RRH provider. Based on the case conference, it is up to the RRH provider whether or not to serve the household.

Families with Children

To be eligible for RRH assistance, a family with children must meet the following criteria:

4. Demonstrate literal homelessness (i.e., HUD Category One¹ or HUD Category Four²);
5. Have experienced literal homelessness (i.e., HUD Category One) for 7 days or more; and
6. Be referred to the RRH program through Delaware's coordinated entry system, Centralized Intake (CI).

DV Rapid Re-Housing

To be eligible for DV-RRH assistance provided by a local Victim Services Provider all household types must:

1. Have fled or currently attempting to flee domestic violence, dating violence, sexual assault, stalking, sexual assault, or other life-threatening condition, such as human trafficking (i.e., HUD Category Four); and
2. Have completed a domestic violence-specific prioritization assessment with the victim service provider.

While it is not the intent of the Delaware CoC to serve chronically homeless households in RRH, if it is determined that someone was chronically homeless when they entered RRH they will retain their chronic homeless status and PSH eligibility (as permitted by HUD), so that they can be served in PSH subsequently if necessary.

² A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who: Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described; An individual who has been residing in an institutional care facility, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility; or a family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

II. RRH Participant Prioritization & Assessment Criteria

RRH Participant Prioritization occurs at Centralized Intake. RRH referrals are made to RRH provider agencies based on the prioritization criteria and methods outlined below. These objective criteria are intended to determine the severity of service needs of homeless households. The goal is to identify and prioritize households who are least likely to resolve their homelessness without RRH assistance, but for whom intensive clinical supports are not indicated.

Victim service providers will use an alternative prioritization process and assessment of service needs that balances the unique safety needs of survivors and housing stability.

Assessment Criteria 1: Current Living Situation

Households in emergency shelters or living in unsheltered situations receive priority for RRH referrals over households living in transitional housing (note: emergency shelter includes households staying in hotels and motels being paid for by the state or other charitable entity)

Households in transitional housing are prioritized after households in emergency shelter or in unsheltered situations/places not meant for human habitation.

(Certain RRH funds may not be used to serve households in transitional housing, such as CoC funds. It is upto the provider to ensure that they are serving households coming from eligible locations with their funding types)

Assessment Criteria 2: Multiple Homeless Episodes

Households that have experienced more than one episode of homelessness (*determined by head of household*) will be prioritized for RRH over households who are experiencing homelessness for the first time.

Assessment Criteria 3: Multiple Shelter Stays

Among households who are first time homeless, households with multiple (*more than one*) shelter and/or transitional housing stays will receive priority over households with one shelter stay.

Assessment Criteria 4: Length of Time Homeless

Among households who are first time homeless and do not have multiple shelter stays, households with longer lengths of time homeless will be prioritized for RRH assistance.

Implementation of Assessment Criteria

CI staff will run reports in CMIS to identify appropriate referrals based on the criteria above. Data sources and data elements used to assess households for prioritization are indicated in the chart.

Assessment Criteria	CMIS Data Elements/Sources		Notes
	Universe	Universe	
Current Living Situation	CallPoint: CE Data Element <i>Current Living Situation: Literally Hlss – in last 4 weeks with no other CMIS project entry</i>	Active Enrollment in SO, ES or TH project	<i>Using CallPoint as well as project entries will ensure that people without CMIS projects enrollments have access</i>
Multiple Homeless Episodes	CI Project Entry: Self-Report (if +1) = Y MHE	Most recent project entry, self report.	<i>Using CI Project entry will ensure that people without CMIS projects entries have access</i>
Multiple Shelter Stays	+1 ES or TH project entries in CMIS = Y	+1 ES or TH project entries in CMIS = Y	<i>Can only be indicated for people who have stayed in CMIS participating shelters</i>
Length of Time Homeless	CI Project Entry 464: Self-Report – answer to Q – approx. # of days hlss started	ES/Street Outreach/TH: Project Entry Date = # of days enrolled	<i>Only for people who are first time homeless; allows for self-report through CI project entry so that people without CMIS projects entries have access</i>
Chronic Homeless Status	Report: CH status of all who are on the list	Review of Client Profile and entry/exit history	<i>Used to ensure adult-only CH households are not being referred to RRH</i> <i>*NOTE: CH status is an eligibility requirement for PSH in Delaware.</i>

III. Determining the type of assistance & amount or percentage of rent each program participant must pay

Progressive Engagement

RRH programs are required to use a progressive engagement model, i.e., starting with a small amount of assistance for the shortest period possible to help resolve homelessness then adding more assistance, only as necessary, if the less intensive intervention is unsuccessful.

Housing First

RRH programs are required to use a housing first model for the provision of assistance, i.e. providing permanent housing assistance to homeless households without programmatic prerequisites, such as credit, rental history, etc., or clinical prerequisites, such the completion of a treatment program, evidence of sobriety, or other prerequisites outside of the standards set forth in this document.

Housing Stabilization services are a critical component of housing first programs. RRH programs are expected to deliver housing stabilization services in alignment with the housing first model. More information about this evidence based practice can be found [here](#), and a comprehensive review of the evidence supporting this model is available [here](#).

Rental Assistance

Tenant rent contributions may be adjusted at any time including, but not limited to, at each 90- day reassessment. There is no minimum dollar amount rent requirement; tenant rent contribution may be zero for households with no income.

In addition to rental assistance, eligible program costs are defined by funding source and grant agreements. Providers of RRH assistance should refer to their funding source to determine eligible costs.

IV. Limitations on amount, frequency, and duration of assistance

In accordance with HUD regulations 24 CFR Part 578, participants may receive eligible supportive services for no longer than 6 months after rental assistance stops.

RRH participants may receive eligible supportive services alone, or a combination of eligible supportive services and rental assistance. At a minimum, all participants must attend monthly case management meetings in accordance with HUD regulations 24 CFR Part 578.

Participants may also receive eligible supportive services and/or short-term (up to 3 months) and/or medium-term (for 3 to 12 months) tenant-based rental assistance. RRH Assistance, including

supportive services or rental assistance, may not be provided to participants for more than 12 months. If the continuation of assistance after 12 months is necessary to avoid the participant from returning to homelessness, the RRH provider must submit an exemption request in writing to Centralized Intake. For DV-specific RRH providers, an internal process and policy must be developed for addressing extension requests.

Participants must be re-evaluated at least every 90 days to determine the need for continued supportive services and/or rental assistance. Through each re-evaluation the recipient or sub recipient must determine and document whether the continuation of assistance is necessary to avoid a return to homelessness.

Providers are required to follow-up with participants at least one time after rental assistance is no longer being provided to ensure that they are stable in their housing, prior to exiting the participant from the program.

RRH providers may provide financial assistance to households up to the monthly Fair Market Rent (FMR) in their county of residence for the unit size (1brdm, 2brdm, etc.), multiplied by 12.

[Example Only]

New Castle County	Monthly Fair Market Value (2021)	Total Financial Assistance Allowed
Studio/0 Bedroom	\$900	\$10,800
1 Bedroom Unit	\$1040	\$12,480
2 Bedroom Unit	\$1260	\$15,120
3 Bedroom Unit	\$1567	\$18,804

Any financial assistance beyond this amount must be approved by Centralized Intake. The provider is required to submit a written request to exceed this cap. Centralized Intake will make decisions on a case-by-case basis in consultation with funders of RRH in Delaware. If an exemption is authorized, the RRH Provider must continue to re-evaluate participants at least every 90 days to determine the need for continued assistance. Under no circumstances may assistance be provided for more than the maximum period authorized by HUD regulations 24 CFR Part 578.

Participants may be eligible for rapid re-housing assistance for multiple episodes of homelessness based on their need. If participants present for RRH assistance after initial assistance has been provided, Centralized Intake or other designated entity will facilitate a case review to determine how to best assist the participant household to establish housing stability and will consider other methods and resources to help the household.