

Chapter 18

SHELTER PLUS CARE

INTRODUCTION

Since 1992, HUD has awarded Shelter Plus Care (S+C) funds to public housing authorities (PHAs) to serve a population that has been traditionally hard to reach – homeless persons with disabilities such as serious mental illness, chronic substance abuse, and/or AIDS and related diseases. The S+C program was built on the premise that housing and services need to be connected in order to ensure the stability of housing for this population. Consequently, S+C provides rental assistance that local grantees must match with an equal value of supportive services appropriate to the target population.

The S+C program is a special stand-alone program created by Congress to assist disabled and homeless persons. The S+C program is authorized under Subtitle F of the McKinney-Vento Homeless Assistance Act. Funding comes from the Community Development Block Grant (CDBG) Program and is in the form of Vouchers awarded to sponsor agencies that serve the homeless and disabled. Participants are selected by the sponsor agencies, not CKHA.

On May 20, 2009, President Obama signed the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The HEARTH Act amends and reauthorizes the McKinney-Vento Homeless Assistance Act with substantial changes, including consolidating HUD's competitive grant programs and changing HUD's definition of homelessness and chronic homelessness. Grant awards under these 'legacy' grant programs are still in place and the resources for those programs are still relevant.

The HEARTH Act consolidates the three separate McKinney-Vento homeless assistance programs, including the Supportive Housing Program, Shelter Plus Care Program, and Section 8 Moderate Rehabilitation SRO Program into a single grant program known as the Continuum of Care (CoC) Program. The former S+C Program provides rental assistance in connection with matching supportive services. The S+C Program provides a variety of permanent housing choices, accompanied by a range of supportive services funded through other sources.

In most respects, the regulations governing the Housing Choice Voucher (HCV) also control the administration of the S+C, but there are exceptions. Working in cooperation with the Pretera Center, CKHA has responsibility for oversight and administration of the S+C Vouchers.

18.I.A. OVERVIEW

The purpose of the program is to provide permanent housing in connection with the supportive services to homeless and chronically homeless people with disabilities and their families. The primary target populations are homeless people who have:

- serious mental illness; and/or
- chronic problems with alcohol, drugs, or both.

18.I.B. PROGRAM GOALS

The goals of the S+C program are to assist homeless individuals and their families to:

- Increase their housing stability;
- Increase their skills and/or income; and
- Obtain greater self-sufficiency.

18.I.C. PROGRAM GUIDELINES

Eligibility

To be eligible for the S+C program applicants must have a serious and mental persistent illness and/or chronic substance abuse issue and homeless. In addition to having a diagnosis, the disability must be expected to be of long-continued or indefinite duration, substantially impedes the individual's ability to live independently. CKHA and Prestera Center will coordinate the applications for the S+C program. The client must be disabled, have been diagnosed with chronic alcoholism or AIDS. Other helping agencies will submit clients to the Prestera Center for eligibility screening.

If an applicant owes money due to a prior tenancy with CKHA, the balance owed must be paid in full prior to the applicant receiving assistance. Any applicant required to register in any state as a sex offender will not be admitted to the program.

Applying for Admission

CKHA does not maintain a waiting list for the S+C program because it is designed to provide immediate housing for homeless and disabled families or single persons, and CKHA's Admission Preferences do not apply. Applicants must be referred to CKHA by Prestera Center, and Prestera Center are responsible for determining suitability of the applicants for participation in the S+C program.

Voucher Issuance and Briefings

All S+C clients are issued a S+C voucher. The voucher is designated as S+C. Clients are told that they can only use this voucher within CKHA jurisdictional area.

Moves with continued assistance/Voucher Portability

The portability rules of the HCV program do not apply to the S+C program. Clients assisted in the S+C program will be allowed to move within CKHA jurisdictional area. If a client gives a landlord proper notice or if the landlord gives the tenant proper notice, the client can move to another unit and not lose assistance in the S+C program. If the tenant has violated any family obligations the tenant will be terminated from the program and not be allowed to move.

Recertifications

All S+C clients must be recertified annually according to the same procedures that are used in the Section 8 HCV program. All income and family composition changes must be reported to CKHA as soon as they occur. CKHA will perform interim recertifications.

Subsidy Standards

The same subsidy standards that are applicable to CKHA Section 8 HCV program are applicable to the S+C program.

Factors Related to Total Tenant Payment and Family Share Determination

Income and allowances are the same as CKHA HCV program with the exception of EID (Earned Income Disallowance).

Contract Terminations

The S+C program and CKHA Section 8 HCV program will use the same policies for contract terminations.

Denial or Termination of Assistance

The S+C program and CKHA Section 8 HCV program will use the same policies for the denial or termination of assistance.

Owner Disapproval and Restriction

The S+C program and CKHA Section 8 HCV program will use the same policies for owner disapproval and restriction.

Complaints and Appeals

The S+C program and CKHA Section 8 HCV program will use the same policies for complaints and appeals.

Owner Rents, Rent Reasonableness

Rents for the S+C program will be the same as the current HUD published Fair Market Rent (FMR). Rents charged by owners will be compared to units of similar size and with similar amenities to determine if the rent is reasonable.

Housing Quality Standards and Inspections

The same housing quality standards (HQS) and inspections as in the Section 8 HCV program will be conducted. All units must pass the initial HQS inspection prior to payment of housing assistance. The unit must pass an inspection annually at the time of the client's recertification.

Income Targeting

CKHA's HCV program requirement that 75% of all Vouchers be targeted to families/persons earning less than 30% of the area median income does not apply to the S+C program.

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Performance Indicators

The Section 8 Management Assessment Program (SEMAP) and the submission of 50058 forms to HUD are not applicable for the S+C program. There is an annual report that must be submitted to HUD that includes statistics for each client and the supportive services provided as a match for the grant funds.