

Oregon Housing and Community Services

Changes to Low Income Rental Housing Program (LIRHF)

Presented on May 19, 2015



**Homeless Services Section
Housing Stabilization Division**

Separating LIRHF From HOME TBA

LIRHF is no longer needed as match for HOME TBA

- The federal HOME program requires 25% match, but OHCS generates match through other activities.

What this means:

- OHCS is revising and expanding the service components of the LIRHF program.
- LIRHF will be a stand-alone program, or can be used in conjunction with other programs.
- LIRHF clients will be documented through ServicePoint and quarterly reports for LIRHF activity will be required.

Eligibility Requirements

Income Eligibility

- Household's gross annual income must be 50% AMI or less
- Income qualification must be documented in the client file in accordance with the standards of documentation provided in the Homeless State Funds Program Operations Manual.
- Actual population served must reflect the target population defined in the LIRHF work plan and approved by OHCS.

Eligible Services

Refundable Security Deposit

- Eligible with or without accompanying monthly rent assistance.

Utility Deposit

- Must be paid directly to utility company.
- Must be a required condition of occupancy.

Rent and Utility Arrearages

- Must be paid directly to landlord or utility company respectively.
- Must be necessary to prevent eviction from, or ensure access to, permanent housing.

Eligible Services

Rent Subsidy

- Short-term subsidy: three months or less.
- Medium-term subsidy: twenty-four months or less.
- Amount of payment: can be determined by subgrantee.

Other Program Requirements

Admin

- 7 percent

Coordinated Assessment

- Subgrantee must participate in the Continuum of Care Centralized or Coordinated Homeless Assessment and Intake System, if one exists.

Self-Sufficiency

- LIRHF recipients are not required to complete self-sufficiency plans but must be offered the opportunity to participate.

Other Program Requirements

Policies and Procedures

- Subgrantee's policies and procedures regarding denial and termination of service, appeal rights, and fair hearing procedures must be written and be made available to all applicants and participants.
- Policies and procedures must meet criteria set by OHCS.

Grievances, Appeals and Hearings

Proposed LIRHF Administrative Rule (OAR)

- Must provide ability for applicant or program participant to contest any subgrantee or subrecipient decision that:
 - denies or limits eligibility of applicant or participant; or
 - terminates or modifies benefits.
- Aggrieved persons have a minimum of 30 days in which to request review.
- Subgrantee has 10 days in which to notify OHCS of any request.
- Subgrantee will notify the aggrieved person and OHCS in writing of the final determination and the basis for the decision within 10 days of the date of the decision.
- Subgrantee can design their Grievance Policy to fit their agency and their other programs as long as it meets the OHCS OAR criteria.

Data Collection, Reporting and Performance Measures

Data Collection

- LIRHF services must be entered in ServicePoint or a DV database.

Reporting

- Subgrantee must submit quarterly and annual LIRHF reports.

Performance Measures

- Increased housing stability measured by the percentage of total program participants who reside in permanent housing at program exit. Statewide target is 30 percent.
- Percentage of Goal 1 participants who maintain permanent housing for six months after program exit. Statewide target is 80 percent.

Thank you!

For more information, please contact:

Roserria Roberts
Homeless Programs Coordinator
503 986-2122
Roserria.Roberts@oregon.gov

Vicki Massey
Rental Assistance Programs
Coordinator
503 986-2146
Vicki.R.Massey@oregon.gov