

Concept Paper from Emmaus Inc.
Homelessness Prevention and Rapid Re-Housing Program (HPRP)

Name of Agency: Emmaus Inc.

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Program Name: Rapid Re-Housing Program for Homeless Families from Lawrence

Program Description: Emmaus proposes to provide temporary financial assistance and housing relocation and stabilization services to 50 families who are homeless over 3 years. Upon receipt of funds, the Housing Services program at Emmaus will add a 1.0 FTE Housing Case Manager to assist families who meet the eligibility criteria set forth by HUD under the American Recovery and Reinvestment Act of 2009. Emmaus will outreach to Lawrence families living at the Emmaus Family House in Haverhill, Emmaus' 14 scattered site units in Lawrence, 6 transitional apartments for Lawrence families (Bethel program), other emergency shelters in Lawrence, and local hotels/motels.

All intakes will be completed during the first 18 months of the program to insure that funds are expended efficiently to meet HUD's requirements. At least 60% of the proposed budget will be expended by the end of the second year of operation.

The assessment process will determine the type of financial assistance that each family needs to secure and maintain permanent housing. Emmaus will manage third party payments to landlords and utility companies. No direct payments will be made to program participants. Financial assistance options for families will include the following:

- Short-term rental assistance (3 months)
- Medium-term rental assistance (4 – 18 months)
- Security deposits
- Utility deposits
- Utility payments (up to 18 months including up to 6 months of arrearages)
- Moving cost assistance

The Housing Case Manager will provide housing relocation and stabilization services to families from the time of intake until their financial assistance is expended. Service may include, but not be limited to:

- Case management
- Outreach and engagement
- Housing search and placement
- Referrals to legal services for assistance including credit repair

Data Collection and Evaluation: Emmaus will enter all client data into the existing HMIS system following the guidelines set forth by HUD for the HPRP.

Agency Qualifications: Emmaus is highly-qualified and well-positioned to execute the proposed program. The Housing Services team at Emmaus presently consists of 5 trained and skilled Case Managers and Supervisors. Emmaus is the primary provider of emergency shelter for Lawrence families who are homeless. The Emmaus shelters 26 families concurrently at the Emmaus Family House in Haverhill and another 18 families in scattered site units in Lawrence (14) and Haverhill (4). At any given time, 40% - 50% of the families come from Lawrence. Emmaus Housing staff is also assisting families staying in Haverhill hotels/motels. Some of these families also originated in Lawrence.

Emmaus has extensive experience managing rental assistance programs for homeless families and individuals. In 2008 alone, Emmaus used \$179,931 in state rental assistance funds to place and stabilize 34 Lawrence families into permanent housing. Rent pay-outs ranged from \$1,000 to \$11,500, with an average of \$5,292. Over three years, Emmaus provided \$399,757 in rental assistance funds to 95 families from Lawrence.

3-Year Program Budget:

Financial Assistance: 50 families x \$5,500 (flexible rental assistance subsidies; projected average subsidy at \$5,500) = \$275,000

Housing relocation and stabilization services: 1 FTE Housing Case Manager – \$32,000/year x 3 years = \$96,000 + 25% Fringe benefits/payroll taxes = \$120,000

Administrative Costs: 5% = \$19,750

TOTAL COSTS: \$414,750