

FUP & FYI WEEKLY FORUM

PARTNERSHIP & LANDLORD RECRUITMENT

APRIL 30, 2020

1:00 – 2:00 PM EST

** this webinar is being recorded



Today's Presenters

Jamole Callahan

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Communications Consultant, NCHCW

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CT Dept of Children & Families, Hartford, CT

Yesy Rivera

Director of Housing Assessment & Integration
Supportive Housing for Families
The Connection, Inc. Middletown, CT

Pam Bress

Executive Director, Ready for Life Brevard, Inc. Melbourne, FL

Betsy Farmer

Director of Community Outreach
Housing Authority of Brevard, Melbourne, FL

Ruth White

Executive Director, NCHCW

TODAY'S AGENDA

- Introduction & Welcome (1:00)
- Overview of FUP & FYI (1:05)
- Role of the PHA (1:10)
- Role of the PCWA (1:20)
- Tools for Landlord Recruitment (1:30)
- Questions (1:45)





Michael Outrich, ACTION Ohio briefing Jerry Milner & Jeremy Long on the FYI concept, October 2019

THANK YOU & INTRODUCTIONS

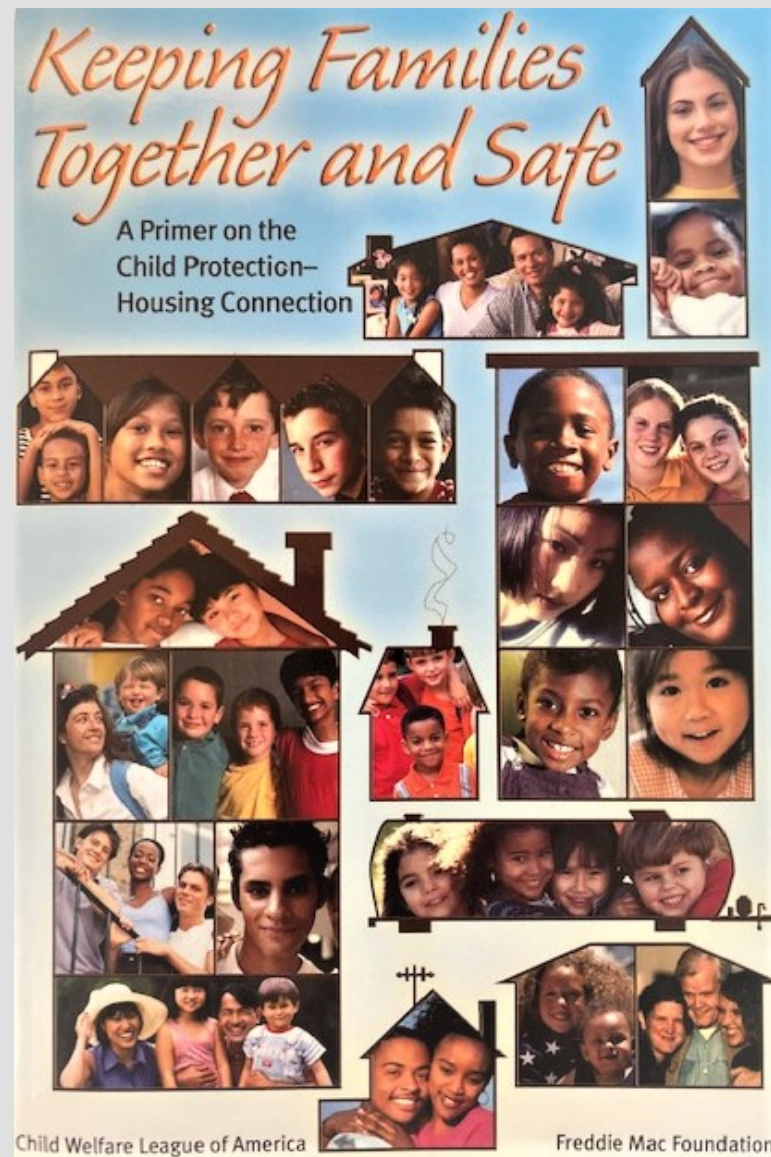
What is the difference between FUP and FYI?

	FUP		FYI (estb. 2019)
	FUP Families (estb. 1990)	FUP Youth (estb. 2000)	
Purpose	Family Preservation/Reunification	Ease the transition to adulthood & independence	Ease the transition to adulthood & independence
Eligible HH	Families	Youth 18-25* (including parenting youth)	Youth 18-25* (including parenting youth)
Time limit	No limit if family is income eligible	36 months	36 months
Services	Recommended for a year (post placement in housing), FSS encouraged.	Chafee-like IL 36 months, FSS encouraged	Chafee-like IL 36 months
Eligible PHA	ACC	ACC	ACC, does not administer FUP
Distribution	Competitive NOFA	Competitive NOFA	Non-Competitive (“on demand”)
Notice length	47 Pages (link)	47 Pages	10 Pages (link)

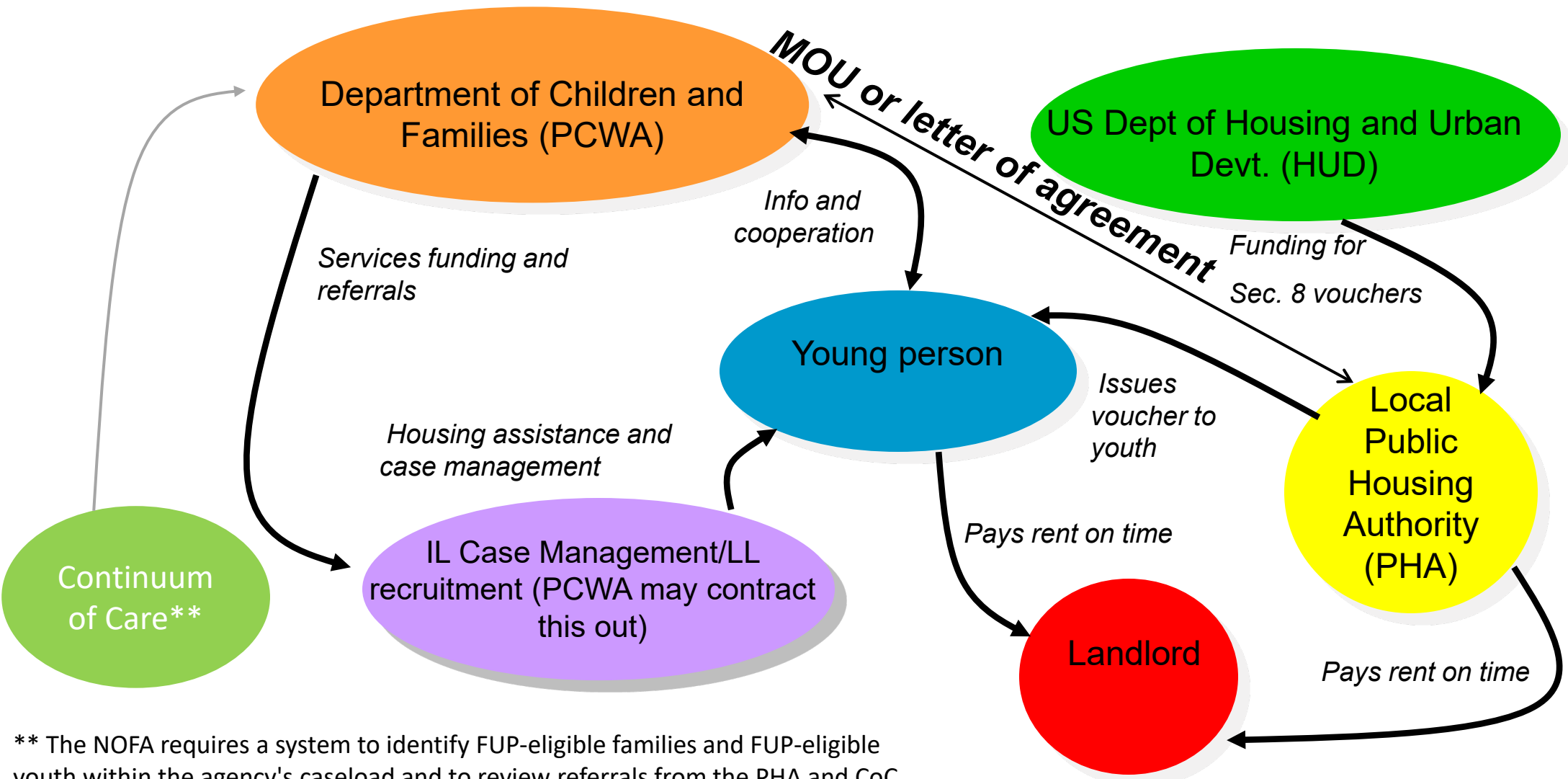
* Extended to 26 temporarily due to COVID-19 via <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2020-05.pdf>

Cross Systems Partnerships

CWLA 2005 Cross-
Training
Curriculum/Primer



Partnership Model for FUP & FYI



** The NOFA requires a system to identify FUP-eligible families and FUP-eligible youth within the agency's caseload and to review referrals from the PHA and CoC.



Agency Overview

What is the mission of a PHA?

- Our mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.

What role does the PHA play in the FUP/FYI partnership?



Establish a FUP/FYI Point of Contact & meet regularly with your partner



Administers the Housing Choice Voucher (HCV) Program.



Accept referrals from the PCWA



Determine eligibility.



Update the Administrative plan



Monitor waiting list for eligible households



Encourage and offer FSS participation if available and appropriate



Ready for Life Brevard

Changing Lives Beyond Foster Care

 SIGN UP FOR OUR NEWSLETTER



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SUPPORTERS

CONTACT

Learn about...

- Why and how we do what we do
- Inspiring true stories from our youth
- Virtual tour of our Center
- Interviews with our AMAZING volunteers
- Meet our dedicated staff
- How your support is NEEDED
- And how to join our *roots!*

With Musical Guest
Brad Brewer

SIGN UP NOW

PAST NEWSLETTERS

Please Join Us
Starting April 1
For a WEEKLY, VIRTUAL

Building Roots

FROM THE COMFORT OF YOUR HOME

Lunch & Learn

LUNCHTIME DELIVERY TO YOUR INBOX
EVERY WEDNESDAY THROUGH APRIL

Mission of DCF

"Partnering with communities and empowering families to raise resilient children who thrive."

What is the mission of a public child welfare agency?



What is the role of the public child welfare agency in FUP?



Establish a FUP/FYI Point of Contact & meet regularly with your partner



Identify eligible youth & families (within their caseload and within the PHA waiting list and the homeless services system)



Provide referrals and written certification



Provide (or arrange) Supportive Services

For families this is a minimum of 6 months, bonus points for one-year post placement in housing
Different households require different level and duration of services.

Nurturing your partnership/ friendship

Kim



Take your PHA director to lunch



Bring information about the services you can provide (these should include the services listed in the FYI Notice)



Identify a point of contact for questions and referrals



Plan for regular communication



Build and nurture the relationship – provide cross-trainings



PCWAs can and should use tools for forecasting the youth who will need vouchers and when. This will be covered at length

Landlord Recruitment & The Housing Search

Freeing up Housing Choice Vouchers is only Half of the Story...



THE HOUSING SEARCH

- Child welfare staff must be aware of a range of housing options as they conduct transition planning meetings with youth.
- Working in partnership with PHA staff, child welfare staff can help youth access housing and self-sufficiency programs.
- Adaora is in the homeownership program as well!
- FYI matters because the window to access FUP can be brief and unpredictable.

- Adaora is featured in HUD's first ever Human of HUD video:
<https://youtu.be/HCWKyI Z EoMs>



- **HUD’s Policy Development & Research Department has done some great work on landlord engagement. For example see:**
<https://www.huduser.gov/portal/sites/default/files/pdf/Urban-Landlords-HCV-Program.pdf>

“In the words of a young Cleveland landlord, Keith McAdam, the “right” tenants are those who ‘pay the rent relatively on time and call when stuff breaks. It’s really simple stuff, take out your trash, clean up your yard, you know?’”

“right” or “good” tenant by landlords in our sample. In the words of a young Cleveland landlord, Keith McAdam, the “right” tenants are those who “pay the rent relatively on time and call when stuff breaks. It’s really simple stuff, take out your trash, clean up your yard, you know?”


Landlords can list specific tools that they use to screen tenants such as criminal background, residential history, and credit checks, but most admit that finding the right tenant comes down to a gut feeling. When we observed respondents meeting with prospective tenants and debriefed afterward, their minds were nearly always made up before processing any of the official application paperwork. They based their opinion of a prospective tenant on how she dressed for the interview, whether or not she returned phone calls in a timely manner, how she parented her children, and the types of questions she asked (or did not ask) about the unit. In an extreme example, one landlord told us about his ‘pet’ theory: “The larger the dog, the worse the credit... Because if you think about it, anyone who has a large dog in a small apartment is irresponsible anyway.”

Although making important decisions about tenants based on shallow first impressions might seem like bad business, it comes from a place of necessity. Landlords have little formal official documentation from which to distinguish between applicants, and few poor tenants have good credit and unblemished rental histories. For landlords with properties in high poverty neighborhoods, waiting for a tenant with a slate of desirable attributes is not an option. Liam, a White man in his sixties who has owned property in Baltimore since the 1970s, explained that for a property in a disadvantaged neighborhood, “because of where it is located, if I can verify they have the resources to pay, and I know that their credit’s probably messed up, and they are willing to live in that neighborhood, I’ve got to rent to them.” The key for these properties, then, is to identify the “diamonds in the rough”—the tenant of limited means who will nonetheless pay rent every month and reside in the unit for years without complaint.

Liam shared a tool he finds especially useful for screening tenants. For him, the content of the credit report is far less informative than the tenant’s ability to provide the report in the first place.

A lot of time I make a tenant—an applicant—do something to prove to me that first of all they’re motivated, and second of all that they can do something. Because if they can’t do a simple task that I’m asking them to do, how can they do a bigger task of paying me the rent? So I might say that I would really like a look at your credit report, but I really don’t want your Social Security number.

Liam gives the prospective tenant a list of the websites from which they can access and print their own credit report for free, telling the tenant: “Here, you take care of this.” If the tenant fails to produce the report, Liam takes this as a signal of their inability to follow directions, which he



A nugget from p. 18

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For more than 40 years, The Connection has been one of Connecticut's leading private, nonprofit human service and community development agencies. Each month thousands people throughout Connecticut are assisted by The Connection's diverse behavioral health, family support and community justice programs. These programs reunite families, break the generational cycles of abuse and neglect, create safer, healthier communities and assist with mental illness and addiction issues. Our staff of 600, spread across offices throughout Connecticut, work to provide you with services when you need them most. These programs not only rebuild your health and strengthen our communities; they also offer less costly alternatives that save taxpayer dollars. The Connection is dedicated to inspiring you to be well and reach your full potential.

*“BUILDING SAFE, HEALTHY, CARING COMMUNITIES
AND INSPIRING PEOPLE TO REACH THEIR FULL
POTENTIAL AS PRODUCTIVE AND VALUED CITIZENS”*



HISTORY OF SHF

- 1997: CT Department of Children and Families (DCF) researched scattered-site housing model for child welfare families and issued RFP.
- 1998: DCF contracted with the Connection: Supportive Housing for Recovering Families Program
- 1998-1999: HUD awarded Department of Social Services (DSS) Section 8 Family Unification Program Vouchers (FUP)

Supporting child welfare-involved families to

- achieve housing stability and economic independence
- reach their full potential as healthy, nurturing families
- and become contributing members of their communities

Apartment Search Associates

- Develop housing inventory

- Provide landlord education and communication

Apartment Inspectors

- Perform Housing Inspections

- Review leases

- Provide ongoing advocacy

- Landlord Mediation

20
JUN

Supportive Housing for Families Needs Landlords Like You.

Category:
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Programs

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theconnection

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WE REGULARLY HOST EVENTS TO THANK AND ENGAGE LANDLORDS

Questions?

"These children are not
someone else's responsibility.
They are our responsibility."

— THOMAS



Upcoming Webinars/ Events

May 7, 1 PM EST

Preparing, Selecting, & Referring Households
([register](#))

May 14, 1 PM EST

Services and Economic Success ([register](#))

Friday Open Forums 3:00 pm (EST)

visit www.nchcw.org to learn more