



Tribal HUD-VASH Program

Setting Your Program Up For Success

Tribal HUD-VASH Grantees & VA Case Managers Training
Denver, Colorado ~ January 31 – February 2, 2017

DAY ONE: OPENING SESSION

WELCOME & INTRODUCTIONS

Federal Partners

HQ ONAP:

- Frederick Griefer
- Deana O'Hara
- Iris Friday
- Randy Akers

VA:

- Teresa Pittman
- Deborah Lee
- Joe Bonnesen, NHC VISN 23
- Rich DeBlasio, NHC VISN 19
- Jeff Doyle, NHC VISN 6
- HoMana Pawiki, OTGR

Training Team

ONAP:

- *National American Indian Housing Council:*
Lindalee Retka &
Robin Thorne
- *Collaborative Solutions:*
John Bassett, Christie Bevis &
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VA:

- *Housing Innovations:*
Howard Burchman &
Andrea White

Agenda for Day One:

Welcome & Introductions

What is Tribal HUD-VASH?

- General Overview of Program
- Housing First
- Defining Homelessness and At-Risk of Homelessness

LUNCH On Your Own

Concurrent Breakout Sessions:

- Tribal HUD-VASH: Policy and Program Requirements
- VA Case Managers and Supervisors Session

Let's Start with...

- *What are you looking forward to during the training?*
- *What do you hope to gain?*

(small group activity and report back)



SESSION ONE

OVERVIEW OF TRIBAL HUD-VASH

John Bassett, Collaborative Solutions
Andrea White, Housing Innovations

WHAT IS TRIBAL HUD-VASH?

What is HUD-VASH?

- The Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) program combines healthcare and housing for homeless Veterans.
- This partnership between HUD and VA began in 2008.
- It targets the most vulnerable Homeless Veterans through a two-pronged approach:
 - VA provides case management and supportive services.
 - HUD provides rental housing assistance through voucher.

What is HUD-VASH?

- The program is mainly focused on urban areas where the homeless population is the greatest.
- Follows a Housing First approach.
- Since 2008, HUD- VASH has housed over 73,700 homeless Veterans.
- Native American Veterans living in tribal areas are eligible for HUD-VASH, but the program was not reaching them.

Barriers to HUD-VASH in Indian Country

- NAHASDA prohibits tribes from receiving housing choice vouchers.
- NAHASDA rents don't allow for voucher subsidy.
- VAMC and PHA may be a distance away from tribal area.
- Vet has to meet the definition of chronically homeless or homeless.

Tribal HUD-VASH Demonstration Program

- Authorized by the FY 2015 Appropriations Act (CROMNIBUS).
- Tribes/TDHE's eligible to receive HUD-VASH assistance.
- Combines aspects of NAHASDA rental assistance and housing choice voucher program.
- Vets can be “at-risk” of homelessness.
- Vets must live “on or near” reservation.
- Requires regular reporting.

Tribal HUD-VASH Demonstration Program

- Through the demonstration program:
 - 26 tribes have been awarded \$5.9 million in funding.
 - Approximately **500** Native American Veterans will receive housing assistance and support services through the program.
- The program is high-profile, with bi-partisan support from Congress.
- A successful demonstration program could pave the way for additional resources for Native American Veterans.

Tribal HUD-VASH

Roles and Responsibilities:

HOW DO THE PIECES FIT TOGETHER?

Three-Way Partnership

HUD:

- Provides grant funds for housing assistance
- Policy Direction
- Supports Tribes/TDHE's

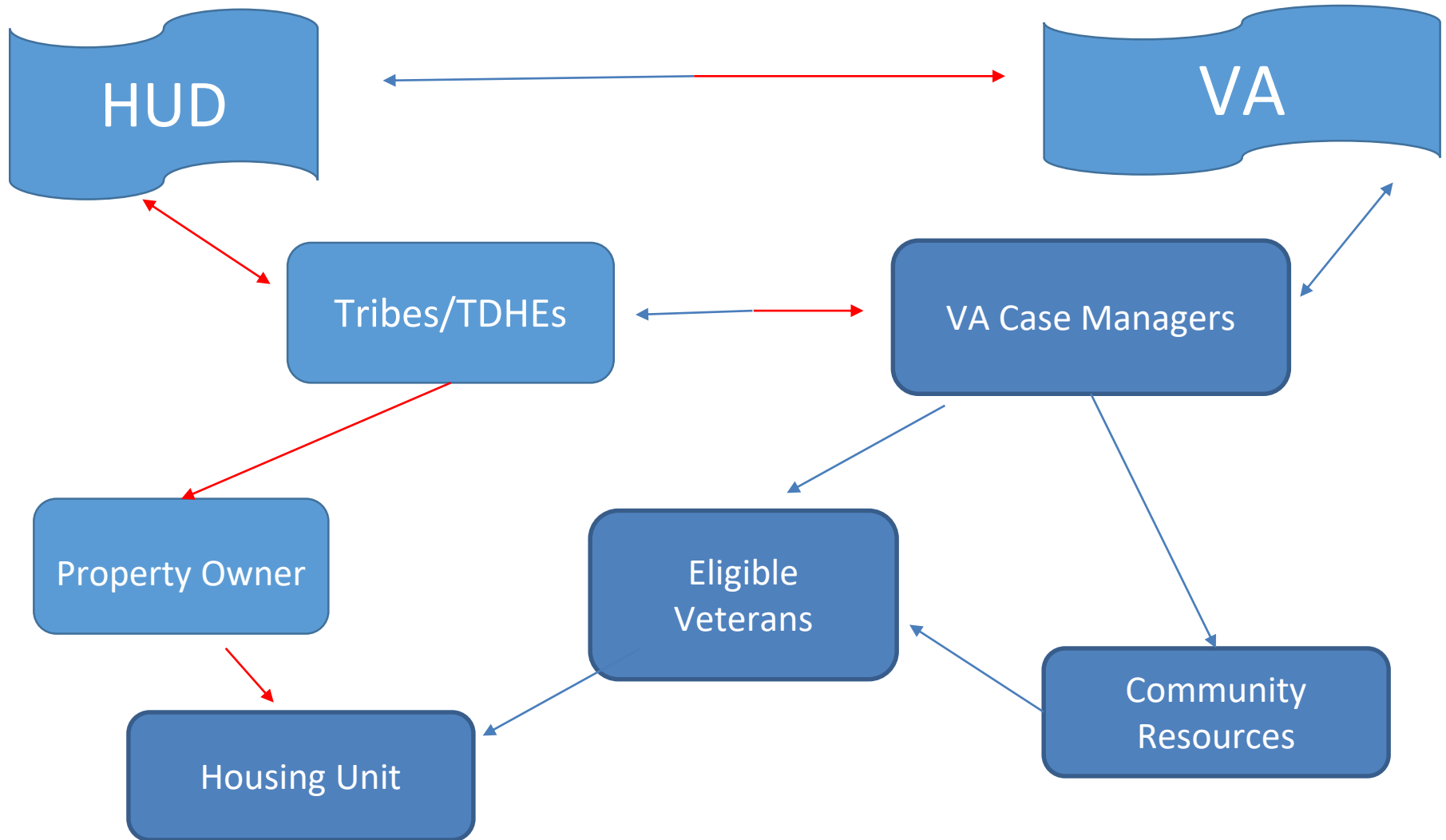
Tribes/TDHE:

- Determines Veteran Eligibility
- Provides rental assistance to Veterans
- Works with VA to identify Veteran Population
- Cultivate landlord relationships

VA:

- Refers eligible Veterans to Tribes/TDHEs
- Addresses the health and case management needs of Veterans
- Access to Veterans benefits
- Supports Veterans in maintaining their tenancy, addressing outstanding issues, and supporting their personal goals
- Works with both HUD and Tribes/TDHEs to house Veterans


Tribal HUD-VASH Process



Referral Process


VA Case Management Eligibility

Is Veteran eligible for VA services? Is the Veteran a vulnerable population? Are they homeless?
If yes, then referred to local participating PHA.



Tribe/TDHE Determines Eligibility

Is Veteran Native American? Is the Veteran income eligible? Sex offender status?
If Veteran meets requirements, then



Rental Assistance Issued

Veteran searches for unit.

Division of Duties – Pre-housing Phase

A Tribe/TDHE may NOT provide rental assistance under this program unless it receives a referral from the VA and the referred Native American Veteran meets the eligibility criteria for housing assistance

Veterans Affairs Case Manager Duties

- First Point of Contact for Veteran
- Determination of Homeless/At Risk of Homelessness
- Eligibility for VA Health Benefits
- Honorable Discharge Status
- Determination of Case management services
- Working with Tribe/TDHE on the handoff
- Identification of Potential unit

Tribe/TDHE Staff Duties

- VA Notifies Tribe/TDHE of Veteran Referral
- Income & Native Status Eligibility
- Sex Offender Registry Review
- Create Veteran Files
- Notify VA on Final Eligibility determination
- Contract/Leases
- Property Inspections
- 50058 Reporting

How Do Veterans Get Housing ?

Let's Break It Down

- Veteran is identified.
 - Referral to case manager.
 - Self-referral
 - Tribe referral or VA referral
 - Other referral/Outreach (i.e., Community Partners)
- Case manager does the assessment.
- Case manager enters the Veteran into VA data systems.
- Case manager determines eligibility criteria is met.

How Do Veterans Get Housing ?

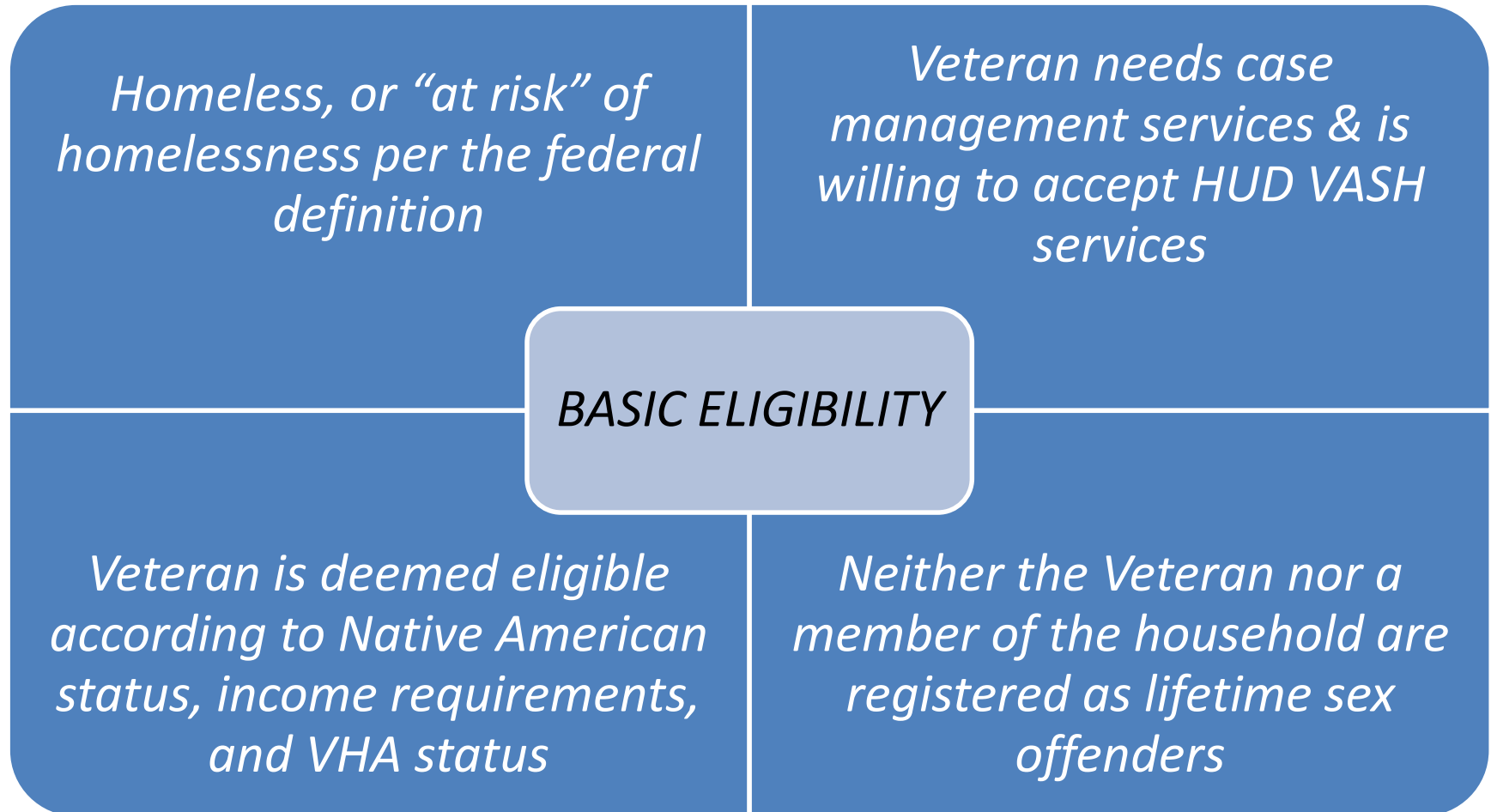
- Case manager determines admission.
- Following admission into Tribal HUD-VASH, the case manager will:
 - Assist with services and getting documentation.
 - Refer Veteran to Tribe/Tribally Designated Housing Entity (TDHE) for subsidy.

How Do Veterans Get Housing ?

- Tribe/TDHE determines housing eligibility and offers Veteran rental assistance.
- VA and TDHE help Veteran locate and obtain housing.
 - Tribe/TDHE conducts HQS inspection.
 - Enters into contract with landlord.
- VA provides clinical services to sustain the Veteran in housing.

VETERAN ELIGIBILITY

Tribal HUD-VASH Program Eligibility



Native American Veteran Eligibility

- American Indian or Alaska Native
- Living on or near an Indian area
- Homeless or at risk of homeless
- Meet program's income limits
- Eligible to receive VA Healthcare services
- Not on a lifetime sex offender registry in any state
- Meet tribal preference policy, if applicable

VA Eligibility Determination

- VA determines the following initial Tribal HUD-VASH Eligibility –
 1. Homeless or “at risk” of homelessness per the Federal definition
 2. Eligible for VA Health Benefits
 3. Needs case management services (functional limitations preventing the Veteran’s ability to sustain housing independently without the case management support)
 4. Veteran’s agreement to participate in case management

Tribe/TDHE Eligibility Determination

- Tribe/TDHE determines the following initial Tribal HUD-VASH Eligibility –
 1. Native American or Alaska Native
 2. Meets program's income limits
 3. Not a lifetime or tier III sex offender
 4. Meets the Tribal Preference policy, if applicable

- If a Veteran meets these requirement, they must be admitted to the program. The Veteran cannot be denied access to the program for any other reason.

Level of Need/Acuity

After a Veteran is determined eligible, the case manager will be evaluating who most needs the program based on:

- a) Limited resources;
- b) Targeting those with the most need – chronically homeless, literally homeless, unsheltered homeless get first priority;
- c) Health status, disabilities and functional limits on independence.

Order of Priority

- *First Priority:* Veterans who meet the Chronic Homeless Definition
- *Second Priority:* Veterans who meet homeless definition but are not chronically homeless
- *Third Priority:* Veterans who meet the definition of At-Risk of Homelessness

Successfully serving Native American Veterans is more than just providing rental assistance

“It is not the medicine or the bed voucher that will make these individuals feel supported and hopeful in the long run, but having someone provide them the opportunity to be honored as a human being, that will sustain a lasting sense of hope and optimism.”

-Nelson Jim, member of Navajo Nation and
Program and Clinical Director for Outpatient Behavioral Health Services
at the Native American Health Center in San Francisco, CA

Let's Take a Break!

BREAK TIME



HOUSING FIRST: A PRIMER

Housing First Defined

- Tribal HUD-VASH operates under the principal of Housing First.
- The Housing First philosophy is simple.
 - Provide homeless people immediate access to affordable housing.
 - Supplement the housing by offering supportive treatment services such as mental and physical health, substance abuse, education and employment.

First Housing, Then Supportive Services

- Housing First premise: supportive services are more effective when the daily stress of being homeless is relieved.

Housing + Supportive Services = Success

- This means a Veteran with a known alcohol, substance abuse or mental health issues may be admitted into and housed by the program.
- Tribes/TDHE may need to change existing admissions/housing policies to accommodate housing first approach.

Housing First Components

- Quick access to housing while providing needed services. No pre-conditions – sobriety, engage in treatment, etc.
- Expectations are the same as for any renter in housing – meet lease obligations.
- Staff use assertive engagement; Veterans focused on recovery as self-defined.
- Harm Reduction approach.
- Services are wrapped round the person.
- Workers support development of tenancy skills.



*Anishinabe
Wakiagun (The
People's Home)*

Services are the Key!

- Flexible, voluntary
- Counseling
- Health and mental health services
- Alcohol and substance use services
- Independent living skills
- Money management / payee services
- Community-building activities
- Vocational counseling and job placement

Housing First is NOT...

“Housing only”

OR

“Anything goes”



Housing First: NOT Housing ONLY

- **Goal**: is to assist people to assume the full rights and responsibilities of tenancy
- **Expectations**: are lease based with services designed to assist each Veteran to meet the expectations. Everyone expected to follow the lease
- **Lease**: is designed to be consistent with community standards
- **Services**: intensity may vary over time but is most intensive in the first 6 months.
- **Property owner and case manager**: work together to help each tenant to stay housed and meet the lease expectations.

Housing Perspective



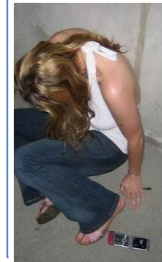
The expectations of a lease or the community do not change and apply to everyone.



Conditions of the lease must be made clear and consistently enforced.



If a Veteran is struggling, contact the Case Manager. Lease violation issues will often be a reason to seek services.



Case Mangers focus on BEHAVIORS that interfere with functioning as a tenant and as a member of the community.

Examples of Harm Reduction

- Scheduling benefits appointments first thing in the morning
- Sleeping medication if someone is responding to voices all night and will not consider antipsychotics
- Changing shifts if someone is not able to wake up early
- Going to an AA meeting when a person is still using or relapsed
- Using different substances
- Eating instead of using
- Budgeting for alcohol/recreation
- Direct vendor checks or representative payee for rent

“Before we tried to change people,
now we support change in people.”

Staff Member, The Road Home, Salt Lake City, UT

HOUSING UNITS

Eligible Housing

Housing must
be in the
operating
areas of the
tribe/TDHE

- May include some land outside of tribal trust land boundaries

Housing may
be owned by

- Tribe/TDHE
- Private owners

NO porting of
Tribal HUD-
VASH subsidy

- Standard HUD-VASH vouchers also cannot be ported to Tribal trust areas

Housing Requirements

Housing must meet quality standards

Property owner must be willing to enter into lease with Veteran and Rental Assistance Agreement with Tribe/TDHE

Housing may be tribally-owned or part of the TDHE's housing portfolio

Accessible to Case Manager and community/services

Types of Rental Assistance

Tenant Based Rental Assistance

1. Privately-owned units
 - Local Market
 - Independent Landlord
2. Tribally-owned units
 - BIA HIP
 - Independent from TDHE
3. TDHE-owned units
 - NAHASDA Assisted Units
 - LIHTC
 - Other Units in Inventory (except FCAS)

Project Based Rental Assistance

1. Units owned by the Tribe, TDHE or other type of owner.
 - Units planned or under construction
 - Units to be rehabilitated
 - LIHTC
 - Existing Units/apartment complexes
2. Rental Assistance is tied to the unit or units

Who Determines Where the Veteran Lives?

- The Veteran determines where they want to live based on the available housing stock.
- Available housing may limit Veteran's choices. Goal is to recognize choice to the extent possible.
- Bedroom sizes must be determined in accordance with the Tribes/TDHE's policies.

Other housing unit considerations:

- Access to Supportive Services and Case Manager.
- Within Indian Service Area.

HOMELESSNESS & AT-RISK OF HOMELESSNESS

How does VA define “ending homelessness”?

“An end to homelessness among Veterans means that no Veteran is sleeping on our streets and that every Veteran who falls into homelessness is quickly able to access permanent and sustainable housing.”

Homeless Definition

- Living in places not meant or intended for human habitation;
- Living in a shelter or emergency housing paid by a public or charitable source; or
- Living in an institution for 90 days or less and was living on streets/in shelters prior to entering the institution.

At Risk of Homelessness

- Annual income below 80% AMI.
- Does not have resources to prevent from entering shelter and
 - Has moved 2 or more times in prior 60 days or
 - Living in someone else's home or
 - Lives in a hotel/motel paid by others or
 - Lives in severely overcrowded housing or
 - Is exiting an institution or
 - Lives in housing that has characteristics associated with instability and increased risk of homelessness.

Chronic Homeless Definition *(as of January 2016)*



A single individual or head/co-head of a household who is a person with disabilities and

- Has been continuously homeless for a period of at least 12 months or
- Who has been literally homeless 4 times in the past 3 years as long as the combined occasions equal at least 12 months.
 - Each 'break' in homelessness was at least 7 consecutive nights of not being literally homeless.
 - Institutional stays of 90 days or less if person was literally homeless prior to entry count toward 12 months.

Lunch



BREAKOUT SESSIONS:

- 1. TRIBAL HUD-VASH: POLICY & PROGRAM REQUIREMENTS**
- 2. VA CASE MANAGERS AND SUPERVISORS SESSION**

SESSION TWO (A)

TRIBAL HUD-VASH: POLICY & PROGRAM REQUIREMENTS



Robin Thorne
LindaLee Retka

HUD Requirements

- Indian Housing Plan: must be listed in current year IHP as a standard activity.
- Annual Performance Report: must reflect program activity.
- SF 425 Form: Federal Financial Quarterly Report.
- Reporting requirements: HUD Guidance 2016-15 – Record Keeping at Initial Occupancy.

Establishing Policies

- Tribal HUD-VASH Policies must be separate (stand alone) from the IHBG policies.
 - May be the same policy but must be established for the Tribal HUD-VASH program.
- The **Federal Register** Notice, Implementation of the Tribal HUD-VASH, prevails when there is a conflict between any provisions of NAHASDA.
- When multiple sources of funding have been utilized by the TDHE to build or operate a potential VASH unit
 - The strictest program rule is followed. This ensures that the unit will be in compliance with all financing sources.

Tribal Specific Policies

1. Sex Offender Policy
2. Housing First Policy
3. Tribal Preference Policy
4. Admissions & Occupancy
5. Rental Assistance/Rent Determination Policy
6. Housing Quality Standard policy
7. Residential Lease
8. Rental Assistance Payment Contract

Mandatory Sex Offender Policy

- Develop written standards prohibiting admission of the Veteran or any member of the household who is subject to lifetime sex offender registration (Tier III offense).
- Tribe/TDHE performs background check and documents file
- Background check must be for the state where the housing is located **and** any state where the Veteran or household members are known to have resided.

Sex Offender Policy

- **NOTE:** If a household member other than the Veteran is subject to lifetime registration, the Veteran must agree to removing the sex offender from its household composition before rental assistance is offered.

Tribe/TDHE Grounds for Denial

- Over Income Status at initial application
- Doesn't meet NAHASDA definition of "Indian"
- Does not meet the Tribe/TDHE's tribal preference policy
- Is found on the Tier III sex offender registry

Connect with Case Manager to consider other options.

Unauthorized Basis for Denial

- A referral from the VA **CANNOT BE DENIED** for the following reasons:
- a felony other than the Tier III sex offender
 - Insobriety
 - Drug Addiction
 - Owe back rent to Tribe/TDHE.

Documenting a Denial

- For denials, document the reason for denial and provide for an informal review.
- Maintain a copy of the denial notice in the Veteran's housing file **and** notify the Case Manager.

Connect with the VA Case Manager to consider what other resources and options are available to serve the Veteran.

Income Eligibility

- To be eligible, a Veteran household's annual income must be no more than 80 percent of area median or the national median income as prescribed by Section 4(15) of NAHASDA
- Tribes/TDHEs will be subject to the same definition of “annual income” as in 24 CFR 1000.10 and may
 - Adopt the existing IHBG A&O policies on calculating income in compliance with 24 CFR 1000.10 or Tribal HUD-VASH, or
 - establish a new policy specific to the Tribal HUD–VASH program.

NAHASDA “Median” Income

➤ (15) MEDIAN INCOME-

... means, with respect to an area that is an Indian area, the **greater** of--

(A) the median income for the Indian area, which the Secretary shall determine; or

(B) the median income for the United States.

➤ For current median income limits, refer to ONAP Guidance No. 2016-02R.

NAHASDA Meaning of Income

- Income from all sources of each member of the household as determined by the Secretary (of HUD), except that the following amounts may not be considered as income:
 - Any amounts not actually received by the family
 - Certain Social Security payments
 - Certain Veterans' benefits for service-related disabilities or death (PIH Notice 2011-15).

NAHASDA Defining Annual Income

- Three methods of defining “income”:
 - HUD Section 8
 - U.S. Census
 - Internal Revenue Service.
- Housing policies should specify which method to use.

Example 1

Family Members	Position in Family	Age	Income Sources
George Jefferson	Head	53	Works full-time at \$7.25/hour. Also receives \$400/month from the government as a result of a settlement in the Agent Orange product liability litigation.
Eloise Jefferson	Spouse	48	Works 18 hours/week at a bank at \$7.50/hour. Also receives \$50/month from her mother to help with expenses.
Lionel Jefferson	Son	19	Full-time student at City College where he has a part-time, 15-hour/week job in the student bookstore at \$6.00/hour for the 46 weeks when classes are in session.

Example 1 Continued

			ANTICIPATED ANNUAL INCOME									
Family Members		a.	Wages/ Salaries	b.	Benefits/ Pensions	c.	Public Assistance	d.	Other Income	e.	Asset Income	
George			\$15,080									
Eloise			\$7,020						\$600			
Lionel			\$480									
6.	Totals	a.	\$22,580	b.		c.		d.	\$600	e. N/A		
7.	Enter total of items from 6a. through 6e. This is Annual Income										7.	\$23,180

Example 1 Explained

- **George:** George's earnings from work count as income, but his income from the Agent Orange Settlement Fund (\$4,800/year) does not. Thus, George's income is $\$7.25/\text{hour} \times 40 \text{ hours/week} \times 52 \text{ weeks/year}$, or \$15,080.
- **Eloise:** Eloise's income from wages of $\$7.50/\text{hour} \times 18 \text{ hours/week} \times 52 \text{ weeks}$, or \$7,020. In addition, her regular gift income of \$50/month or \$600/year counts as income. (The gift income is counted as "other income.")
- **Lionel:** Because Lionel is a full-time student and is not the head of household or spouse, only the first \$480 of his earnings counts toward the family income.

Example 2

Family Members	Position in Family	Age	Income Sources
Kevin Smith	Head of Household	40	\$300 per week from the VA Department for a service connected disability
Beth Jones	Girlfriend	30	\$400 per week
Avery Smith	Daughter	1	

Example 2 Continued

ANTICIPATED ANNUAL INCOME										
Family Members	a.	Wages/ Salaries	b.	Benefits/ Pensions	c.	Public Assistance	d.	Other Income	e.	Asset Income
Kevin Smith										
Beth Jones		\$20,800.00								
6. Totals	a.	\$20,800.00	b.		c.		d.		e.	N/A
7. Enter total of items from 6a. through 6e. This is Annual Income									7.	\$20,800.00

Example 2 Explained

- **Kevin:** Exclude compensation received by or on behalf of a veteran for service-connected disability, death, dependency, or indemnity compensation as provided by an amendment by the Indian Veterans Housing Opportunity Act of 2010 (Pub. L. 111–269) to the definition of income applicable to programs authorized under the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4101) and administered by the Office of Native American Programs;
- **Beth:** Wages \$400 x 52 weeks = \$20,800

Policy Requirements

RENT DETERMINATION

Tenant Rent Contribution Payment

- Tenant Rent Contribution Payment is the amount a tenant is expected to pay the landlord for rent.
- Cannot exceed 30% of adjusted monthly income.
- Tribe/TDHE may charge less than 30% of adjusted monthly income, with the difference being covered by the Tribal HUD-VASH rental assistance.
- Optional: Utility Allowance.

Determining Rents

- Tribes/TDHEs may determine rents by bedroom size based on:
 - Local Fair Market Rents (FMR)
 - Housing market conditions
 - Unit Operating Costs
- Tribes/TDHEs **MUST** have a written policy on how rent is determined and calculated for THVASH.
- Rents cannot exceed 110% of FMR without HUD approval.

Other Considerations

- IHBG funds cannot be used to supplement rent payments.
- Establishing rents less than 110% of FMR allows Tribes/TDHE's to house additional eligible Veterans.
- REMEMBER: CAS Units are **not eligible** for Tribal HUD-VASH!

Determining Bedroom Size

- One bedroom for each two persons within the household, except:
 - Persons of the opposite sex (other than spouses, and children under age 5) are not required to share a bedroom;
 - Persons of different generations are not required to share a bedroom;
 - Live-in aides must be allocated a separate bedroom. No additional bedrooms will be provided for the live-in aide's family; and
 - Single person families must be allocated zero or one bedroom.

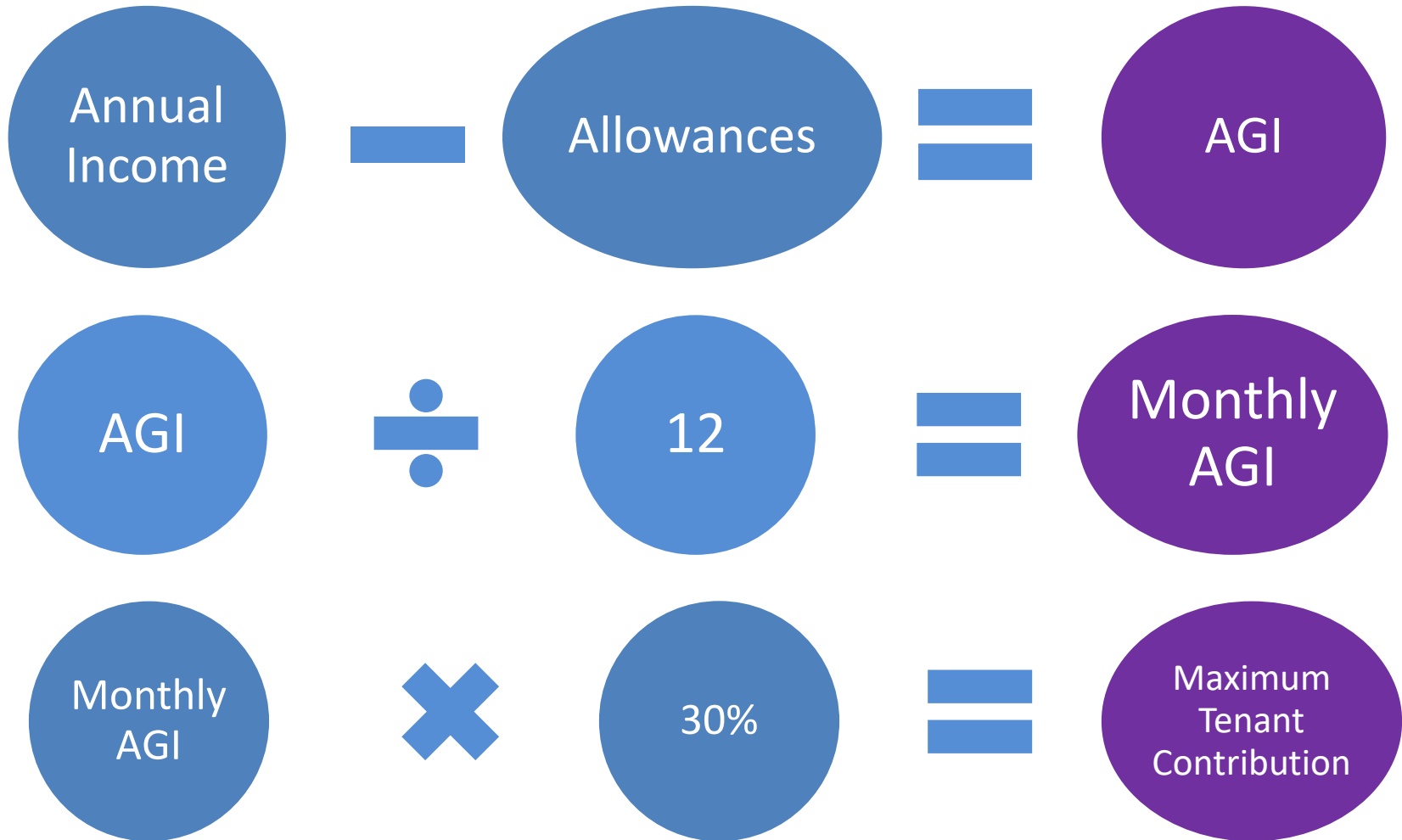
Bedroom Size Considerations

- The Tribe/TDHE may “over house” a Veteran household; however, the rental assistance paid cannot exceed 110% of FMR for the bedroom size home they would qualify for in accordance with HUD guidelines.
 - Example: A one person Veteran household is placed in a three bedroom unit. Maximum rental subsidy = 110% FMR for one bedroom unit.
- The tribe/TDHE may also choose to offer shared housing arrangements where a single person Veteran household shares a multiple bedroom unit with other single person Veteran households.

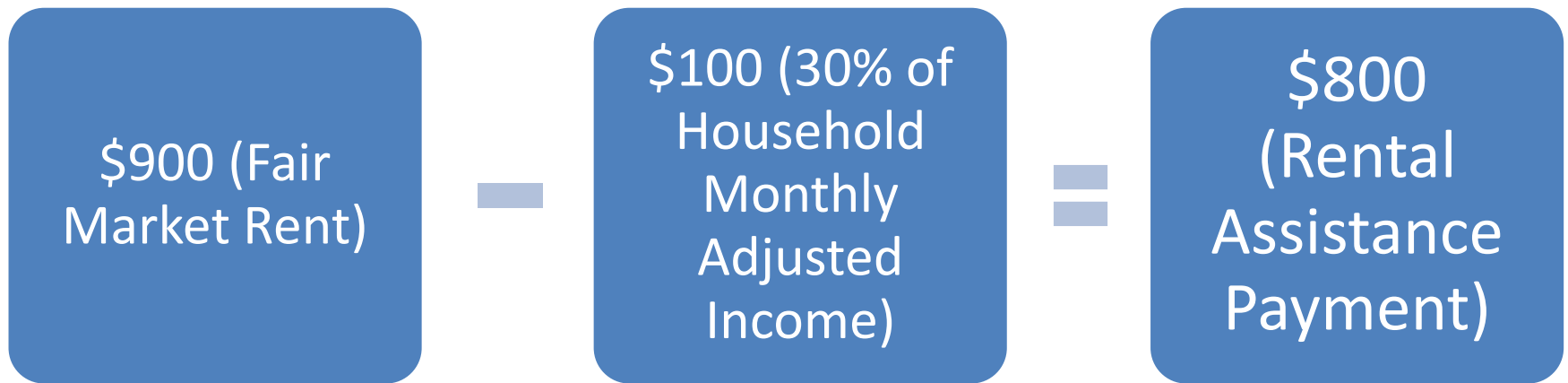
Options Regarding Utilities

- Up to Tribe/TDHE to include or exclude utilities in the rent amount.
- If utilities are not included in rent, Rental Assistance Payment (RAP) funds **CANNOT** be used to directly pay utilities.

Calculating Tenant Contribution Payment



RAP Calculation



Policy Requirements

ANNUAL RECERTIFICATION & INTERIM RECERTIFICATION

Annual & Interim Recertification

- Annual reexaminations are mandatory.
- Interim reexaminations are defined in tribal admissions and occupancy file
- A paper copy of reexamination materials must be kept in the veteran's file.

Over-Income Determination

- Tribe/TDHE can continue to serve a veteran when reexamination determines over-income.
 - Does not count towards 10 percent over-income cap under 24 CFR 1000.110(c).
- Veteran's adjusted rent contribution payment is now equal to the rent for the unit:
 - Use Tribal HUD–VASH rental assistance on the next eligible Veteran.
- Over-income Veteran can receive Case Management services as long as the VA deems necessary.

Policy Requirements

ADMINISTRATIVE FEES

Tribal HUD-VASH Grant

- Tribal HUD-VASH Grant consists of funding for Rental Assistance Payment (RAP) and Administrative Fee.
- Administrative Fee:
 - \$85 per unit per month; \$1,020 per unit/year
 - Separate budget line item (1606) within LOCCS

Administrative Fee

- Tribes/TDHEs can access the Administrative Fee once the implementation plan and IHP amendments are found in compliance by HUD.
- Administrative Fee drawdowns are subject to the Treasury 3-day rule.
- Consider using unutilized Administrative Fees for rental assistance payments to serve more veterans.

Administrative Fee Eligible Uses

- Examples (include, but not limited to):
- Primarily Salary and Fringe Benefits of Tribal HUD-VASH staff
 - Eligibility determinations
 - Owner Outreach Efforts
 - Unit Inspections
 - Annual & Interim Re-examinations
 - Tenant Fraud Investigations and Hearings
 - Costs Associated with Making Rental Assistance Payments
 - Complying with Reporting Requirements

Policy Requirements

RENTAL ASSISTANCE PAYMENTS

Steps to Access Funds for RAP

1. HUD determines Implementation plan and IHP amendments are in compliance
2. VA refers Veteran
3. Tribe/TDHE determines eligibility
4. Veteran locates unit
5. Unit passes inspection
6. RAP contract and/or tenant lease is signed with copies on file at the Tribe/TDHE

LOCCS Withdrawals

- RAP funds drawn down from LOCCS, budget line item: 1640 - Rental Assistance Payments.
- MUST be drawn down on a monthly basis.
- Reserve accounts are not allowable.

Policy Requirements

ELIGIBLE UNITS

Tenant-Based Rental Assistance (TBRA) Units

➤ **Privately-owned units**

Local Market

Independent Landlord

➤ **Tribally-owned units**

BIA HIP

Independent from TDHE

➤ **TDHE-owned units**

NAHASDA Assisted Units

LIHTC

Other Units in Inventory (except FCAS)

**1937 Act Units
are not eligible for
Tribal HUD-VASH**

Project-Based Rental Assistance (PBRA) Units

- Units owned by the Tribe, TDHE or other type of owner
 - Units planned or under construction
 - Units to be rehabilitated
 - LIHTC
 - Existing Units/apartment complexes.
- Rental Assistance is tied to the unit or units.

Unique Requirements Under PBRA

- PBRA must be approved by HUD.
- The PBRA requirements are listed in the Implementation of the Tribal HUD-VASH Notice.
- Environmental review required before entering into a RAP contract or lease for project based units.

Selection of Unit

- Veteran determines where they want to live.
- Veteran can refuse a TDHE unit and wait for another unit or look for a market rate unit.
- Bedroom sizes must be determined in accordance with the Tribes/TDHE's policies.

Other housing unit considerations:

- Access Case Manager and Supportive Services.
- Within Indian Service Area.

Housing Search Term

- Tenant-based rental assistance must have an initial term for housing search of at least 120 days.
- Project-based rental assistance must be offered in the form of the next available project unit.

LEASE & CONTRACT REQUIREMENTS

Leases v. Contracts

➤ Leases – Outlines the relationship between the tenant and the landlord.

➤ Contracts – Outline the relationship between Tribe/TDHE and the landlord.

Types of Agreements Required

Privately-owned Unit:

- Rental Assistance Payment (RAP) contracts between Tribe/TDHE and private landlord
- Lease between Veteran and private landlord

Tribally-owned units (not TDHE):

- Lease between Veteran and Tribe
- RAP Contract Required

NAHASDA Units:

- Lease between Veteran and Tribe/TDHE
- No RAP Contract Required

Standard Lease Formats

- Tribe/TDHE may be able to utilize their current lease/contract documents, supplemented by a Tribal HUD-VASH addendum, or
- Create a Tribal HUD-VASH unique lease/contract

Key Components of a Lease

- Incorporate lease requirements in Section 207 of NAHASDA,
- One year lease period,
- RAP contract period – rent may not be increased,
- Tribe/TDHE may establish any other terms and conditions that are consistent with NAHASDA and Implementation Notice.

Rental Assistance Payment Contracts

- Required for privately owned units.
- Tribe/TDHE enters into a contract with the owner.
- The RAP Contract outlines information on:
 - Tenants, units and responsible parties
 - How and when rent will be paid
 - Term of contract.

WRAP-UP & GROUP ACTIVITY

Resources

- **Federal Register Notice 80 FR 63822**
<https://www.federalregister.gov/articles/2015/10/21/2015-26748/implementation-of-the-tribal-hud-va-supportive-housing-program>
- **VA Homeless Programs:** <http://www.va.gov/homeless/>
- **HUD's Office of Native American Programs:**
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/tribalhudvash
- **Resources:** <http://www.va.gov/homeless/resources.asp>
- **Fair Market Rents:**
<https://www.huduser.gov/portal/datasets/fmr.html>

SESSION TWO (B):

VA CASE MANAGERS & SUPERVISORS SESSION

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Intensive Case Management

- Tribal HUD-VASH is designed for an Intensive Case Management (ICM) approach.
- Each HUD-VASH case manager (CM) will serve approximately 20 Veterans.
- CMs provide culturally informed, Veteran-centric and recovery based services.
- ICM services are key to Housing First.
- ICM will follow the Veteran from Outreach to Housing to Stabilization in their community.
- ICM provides some direct clinical services with linkages to accessible and long term services and supports.

Intensive Case Manager

- CM will use evidence based practices including: Person Centered Care, Housing First and Critical Time Intervention (CTI).
- Each CM will engage each Veteran, assess with his/her needs, and plan cooperatively to reach their identified goals.
- This will include in-home assessments, skill building, addressing needs, crisis management and prevention, brokering access to resources, accompanying to resources and monitoring progress.

Intensive Case Management Teams

- Developing a team of community and VA resources is crucial to understanding and addressing complex situations, ensuring Veterans get the care and supports.
- Team works together to:
 - Identify needs
 - Establish a service plan
 - Coordinate multiple services
 - and supports
 - Problem solve challenges.
- Team includes: Tribal HUD-VASH ICM, VA Medical Center resources, Tribal services and supports, and other community-based service providers.

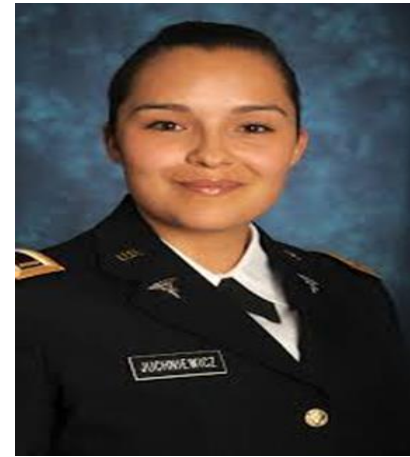


Outreach

- Identifying Veterans for Tribal HUD-VASH has been challenging.
- Must develop trust with tribe.
- Program needs to be marketed to community
 - Presentations
 - Materials to hand out.
- Identify local resources that may have contact with homeless Veterans.

Team-Based Approach – Benefits

- Makes service engagement more likely
- Increases access to information and support
- Increases satisfaction with services
- Improves care coordination across resources
- Creates opportunities for cross-discipline learning
- Reduces gaps in services
- Reflects values of choice and self-determination
- Promotes at least some culturally-sensitive services provided by Native Americans



Broadening the Team

- What resources are needed to assist Native American Veterans access Tribal HUD-VASH? Who can provide?
 - Transportation?
 - Short term emergency housing ?
 - Peer Support (tribe?)
 - Willing landlords
 - Health care providers
- Tribally Designated Housing Entity (TDHE) defines the process and timeframes.
- Ensure communication amongst partners.

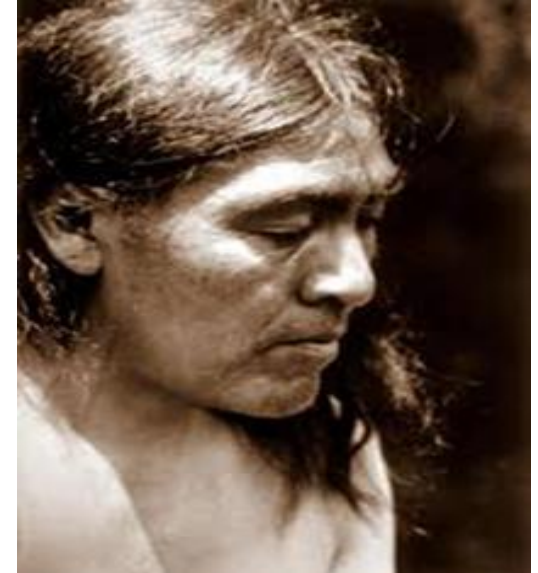
Moving Towards Housing

➤ As Veterans move towards housing they need to know:

- What are their options?
- What are the rights and responsibilities of each option?
- What do they need to access each option?

➤ Resources:

- Who explains all housing options in Tribal HUD-VASH and identifies Veteran preferences?
- Who helps each Veteran access Tribal
- Resources including support?
- Tenancy Class?
- Document Assistance?
- How is this coordinated?



Team Approach

- Team based care - provides multiple viewpoints and strategies for addressing complex situations.
- Teams in Tribal HUD-VASH can involve multiple organizations and agencies
 - Need to obtain appropriate releases to share information;
 - Need to clearly define roles and responsibilities of each member;
 - Have a plan to for regular communication and case conferencing.
- Ensure Veterans network includes landlords and TDHE.

Housing Stabilization Case Management

Focus on risks to housing stability among identified assessment domains

- Limit to 1-3 goals

Use structure of the lease

- Financial obligations
- Following community norms and expectations

Create linkages to community resources

- Natural supports



Assessment and Planning Domains

Areas of Focus for Assessment and Planning:

- Housing and homelessness history and barriers to stability
- Income and financial literacy, education/training and employment
- Life skills
- Family, friends, and connections in the community
- Psychiatric and substance abuse issues
- Health and medical issues



Assessment reviews history, current, strengths, barriers and GOALS by domain.

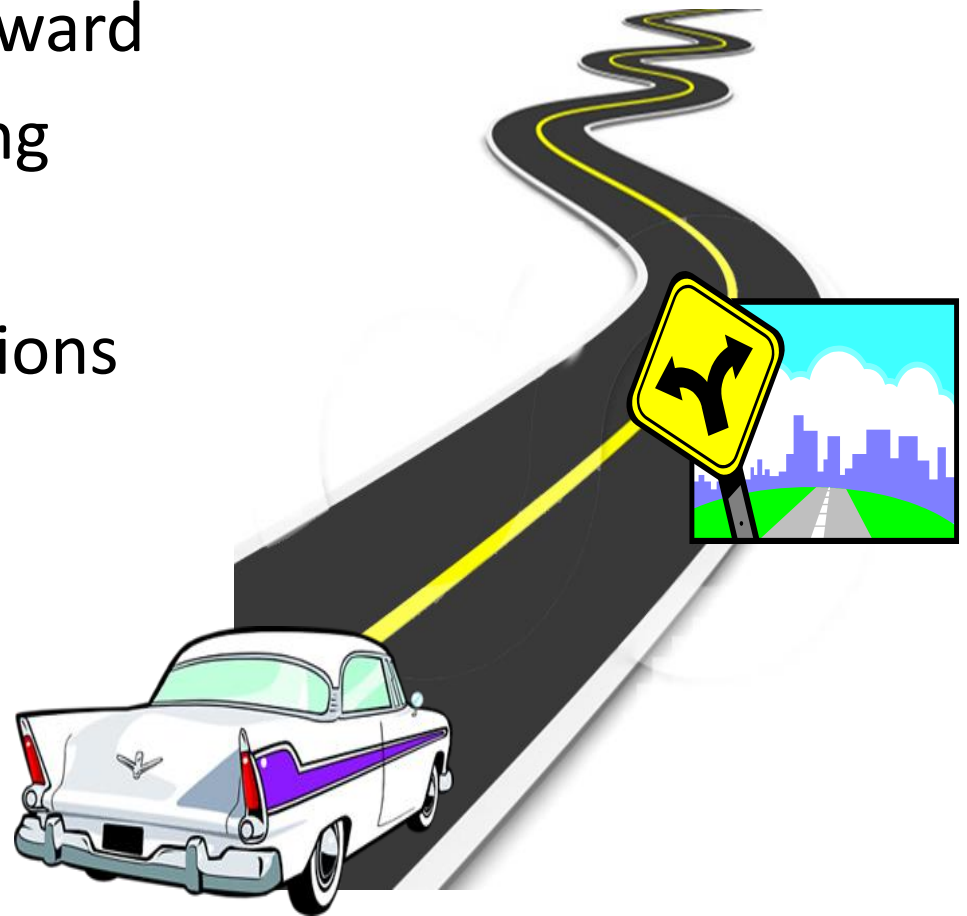
Assessments/service plans conducted monthly during Pre-Housing and updated during each phase.

Key Elements

- **Listening** to each Veteran and giving all a chance to tell their story.
- **Knowledge and Respect** for the Tribe's sovereignty and culture.
- **Inclusive** of the Veteran's network and connections.
- **Build Trust** and understanding that not all will come at once.
- **Recognize** strengths.
- **Understand** motivations.

Motivating Change

- Each Veteran is the driver
- Keep focus moving forward
- Common understanding
- Recognize success
- Several possible directions
- What are the costs/benefits?



Focused Service Planning

- Limit the areas of intervention
- Most pressing needs that impact stability and Veteran priorities
- Relate all interventions to long term goals
- Usually not linear
- Move away from crisis



Focus Areas for Service Plan



Self Determination

- Goal setting by Veteran in partnership with the worker(s)
- Connection to high quality sustainable services and supports
- Harm Reduction approach

Long-Term Stability

- Use each person's goals and housing stability focus
- Help assume role and meet expectations of tenancy and community
- Movement away from symptom or crisis-based services

Focus Areas for Service Plan *continued*

Expectation
that Person
becomes
Integral
Part of
Community

- Considers purpose and activity
- Transition and recovery of valued life roles
- Friend
- Family
- Spiritual
- Learning
- Having things to share

Attachment to Care and Housing

➤ What resources are needed?

- Substance Use Disorder (SUD) Specialist, Peer Support Specialist, Occupational Therapy, Nurse Practitioner.
- What resources will need to be connected to the team:
 - landlords, behavioral health, peers, employment, recreation, spiritual, family, education, cultural opportunities, friends.

Issues to Consider: Collaboration

- Support Veterans establish a base in the community
- Ensure adequate services and supports to achieve this goal
- Acuity levels of all Veterans served will provide a structure
- Ensure that Veteran's needs are met while they maintain control over their lives
- Working together:
 - All Veterans being reviewed on a regular basis
 - Managing communication
 - Access to interdisciplinary resources



Role of Case Managers

- The HUD-VASH case manager coordinates all services and supports alongside each Veteran:
 - Providing direct services;
 - Providing regular assessment and planning with input from all partners;
 - Ensuring Veteran needs are met through services, coordination and a focus on housing and community stabilization;
 - Responsibilities may include: team meetings, tracking Veteran reviews, mentoring, and leading case reviews;
 - They may also: conduct program evaluations (with partners), ensure that documentation is complete;
 - Maintains list and key milestones, team reviews.

Collaboration with Community

- In order to stabilize in housing one must define a role in the community of choice.
- Understanding Tribal norms and opportunities.
- Participate in cultural/spiritual activities where appropriate and permitted.
- Assist each Veteran to develop or increase his/her role in the community.
- Working closely with all members is important including family, friends, spiritual leaders, Tribal leaders.
- Educational, recreational, and language possibilities.

Veterans May

Volunteer to Assist Others in the Program

- Including Veterans in housing classes
- Orientation of new Veterans to the program
- Hosting events and friendly visiting
- A vehicle for communication would have to be developed
- Having a group to provide support, structure and training is key
- Co-leading the groups improves communication and training and provides support to all Veterans



Coordinating with VAMC Resources

- Coordination done both at system and care coordination levels.
- Using treatment records to inform assessment and plans.
- Staffing and clinical consultation with other VA services.
- Identifying gaps in services and access issues.
- Set aside blocks of time in clinics for Tribal HUD-VASH participants.
- Sharing notes, joint or shared service plans.
- Integrating with HCHV services.



Support for the Practice

- Case conferencing with individual Veterans and community resources and having regular systems meetings.
- Develop an outreach and engagement workgroup.
- Consider developing a “By-name” list and resources list for applicants.
- Supervision, meetings, case consultation with VAMC may need to occur by telephone, VTEL , or Jabber.
- Having regular meetings using technology with other (Tribal) HUD-VASH case managers will support the work.

HUD-VASH Supervisor Roles



- Develop relationships with VAMC and community resources
- Provide or arrange for clinical consultation
- Program policies and procedures
- Program monitoring and evaluation
- Continuous Quality Improvement
- Chart audits to ensure documentation is timely and complete
- Assist with time management and moving from crisis
- Others?

Supports for the Practice



Supports

- The Tribal HUD-VASH ICM teams also have access to a range of VA supports from VA Central Office, VISN and local facility (CBOCs) and mobile health services.
- Regular calls for orientation, clinical and operational updates and for other supports.
- VISN Network Homeless Coordinators and HUD-VASH Regional Coordinators provide support, guidance, and access to resources.
- Trainings, consultation, and guidebooks.

Jon

Jon is known to many people in the tribe. He comes back and forth to tribal land to see his aunt. While Jon used to fully participate in the life of the community, his PTSD has made it difficult for him to be around others and he has become withdrawn. He has been living on couches and camping in the city for years. He does not want to be a burden to his aunt and feels he has nothing to give. He wants to come back but does not trust this new housing.

- How will he know he can stay and live the way he wants. How can he help his aunt?
- How can we together help Jon?
- Who would need to be involved?
- What do we need to know?
- How can we engage him to consider HUD-VASH?



Summary



- All Veterans deserve a safe place to call home and a chance at a good life.
- Veterans may need a range of services and supports to make the move from homelessness to a stable life in their communities.
- HUD-VASH ICM Teams rely on multi-disciplinary, multi-specialty partnering with Tribal care services and supports make these resources available in a efficient and respectful way .
- Teams ensure support, oversight and assistance to all members.
- With clearly defined roles and regular opportunities to coordinate, teams can help ensure Veterans needs are met.

Additional Resources

➤ HUD VASH Handbook

[Http://www.va.gov/vhapublications/ViewPublication.asp?pub_ID=2446](http://www.va.gov/vhapublications/ViewPublication.asp?pub_ID=2446)

➤ Tribal HUD-VASH: (HUD Link):

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/tribalhudvash

➤ HUD VASH Resource Guide

http://www.va.gov/HOMELESS/docs/Center/144_HUD-VASH_Book_WEB_High_Res_final.pdf

DAY ONE WRAP-UP

CLOSING THOUGHTS

Day One Wrap-Up

- Group Check-In
- Highlights for Day 1
- Adjourn

