



3.8 NC 507 Housing Barriers Matrix and Initial Housing Stabilization Plan


Client Name:	County:
HMIS / DV ID:	


Please check the box of the appropriate level.

	Barrier Level	Barriers to Getting Housing (tenant screening barriers)	Barriers to Keeping Housing (Retention Barriers)	Assistance Provided
<p>Level 1</p> <input type="checkbox"/>	<p>The household will need minimal assistance to obtain and retain housing. Other community resources may be available to meet the needs of these households. Consider using existing emergency assistance funds in designing program.</p>	<p><input type="checkbox"/> Criminal History: none</p> <p><input type="checkbox"/> Rental History: An established local rental history. No evictions, landlord references are good to fair.</p> <p><input type="checkbox"/> Credit History: Good, with the exception of a few late utility and credit card payments</p>	<p>No significant barriers except financial.</p> <p><input type="checkbox"/> Financial: very low income, insufficient emergency reserves</p>	<p>ESG offers the following for most Level 1 households:</p> <p>All Households:</p> <ul style="list-style-type: none"> • Development of Housing Stabilization Action Plan (HSAP) to work on any identified barriers to getting and keeping housing. <p>For Getting Housing:</p> <ul style="list-style-type: none"> • Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit) • Initial consultation related to housing search (e.g. where to find rental information how to complete housing applications, documentation needed). <p>For Keeping Housing:</p> <ul style="list-style-type: none"> • Time-limited rental and/or utility assistance, per client Housing Stabilization Action Plan. • Home visit/check-in after move-in. • Offer of services (at tenant request) for up to 3 months. <p>Landlord Assistance:</p> <ul style="list-style-type: none"> • Will likely include only program contact information for tenancy concerns.

	Barrier Level	Barriers to Getting Housing (tenant screening barriers)	Barriers to Keeping Housing (Retention Barriers)	Assistance Provided
<p>Level 2</p> 	<p>The household will need routine assistance to obtain and retain housing.</p>	<p><input type="checkbox"/> Criminal History: Household has no serious criminal history, but may have a few minor offenses such as moving violations, a DUI, or a misdemeanor</p> <p><input type="checkbox"/> Rental History: Limited or out-of-state. May have 1-2 explainable evictions for nonpayment. Prior landlords may report a problem with timely rent.</p> <p><input type="checkbox"/> Credit History: Shows pattern of late or missed payments</p>	<p><input type="checkbox"/> Financial: very low income, may have inconsistent employment, poor budgeting skills.</p> <p><input type="checkbox"/> Mental/Chemical Health: No serious mental illness or chemical dependency that affects housing retention. May have some level of depression or anxiety or problems responding to conflict.</p> <p><input type="checkbox"/> Basic Household Skills: May lack awareness of landlord-tenant rights/responsibilities. May have minor problems</p>	<p>ESG offers the following for most Level 2 households:</p> <p>All Households:</p> <ul style="list-style-type: none"> • Development of Housing Stabilization Action Plan (HSAP) to work on any identified barriers to getting and keeping housing. <p>Getting Housing:</p> <ul style="list-style-type: none"> • Financial assistance for housing start-up. • Initial consultation and ongoing assistance with housing search, including bus tokens* as needed. <p>Keeping Housing:</p> <ul style="list-style-type: none"> • Time-limited rental & utility assistance, per client Housing Stabilization Action Plan. • Weekly home visits for first two months; then reduce to bi-weekly or monthly as most HSAP goals are met. • Services available for up to 6 months, depending on housing problems and progress toward HSAP goals. <p>Landlord Assistance:</p> <ul style="list-style-type: none"> • 6 month availability: landlord can call with tenancy issues and program will respond. • Program will check in with landlord periodically for updates. • Program will relocate household if landlord is considering eviction.

	Barrier Level	Barriers to Getting Housing (tenant screening barriers)	Barriers to Keeping Housing (Retention Barriers)	Assistance Provided
<p>Level 3</p> 	<p>The household will need more intensive and/or longer assistance to obtain and retain housing.</p>	<p><input type="checkbox"/> Criminal History: Household may have some criminal history, but none involving drugs or serious crimes against persons or property</p> <p><input type="checkbox"/> Rental History: Includes up to 3 evictions for nonpayment. Prior landlord references fair to poor.</p> <p><input type="checkbox"/> Credit History: Shows pattern of late or missed payments</p>	<p><input type="checkbox"/> Financial: Household is very low income, has periods of unemployment, no emergency reserves, lacks budgeting skills</p> <p><input type="checkbox"/> Mental/Chemical Health: Problems with mental health or alcohol/substance use that somewhat impacts compliance with tenancy requirements.</p> <p><input type="checkbox"/> Basic Household Skills: May have deficits in care of apartment, landlord tenant rights/responsibilities, communications skills with landlord and/or other tenants Conflict may exist in household</p> <p>Previous Episodes of Homelessness: May have lost housing and been homeless several times in past</p>	<p>ESG offers the following for most Level 3 households:</p> <p>All Households:</p> <ul style="list-style-type: none"> • Development of Housing Stabilization Action Plan (HSAP) to work on any identified barriers to getting and keeping housing. <p>For Getting Housing:</p> <ul style="list-style-type: none"> • Financial assistance for housing start-up. • Initial consultation and ongoing assistance with housing search, including bus tokens as needed. • Staff may accompany client to the landlord interview. <p>For Keeping Housing:</p> <ul style="list-style-type: none"> • Time-limited rental & utility assistance, per client Housing Stabilization Action Plan. • Weekly home visits for first two months; then reduce to bi-weekly or monthly as most HSAP goals are met. • Housing Plan goals are met. Include unannounced drop-in visits. • Services available for up to 12 months, depending on housing problems and progress toward HSAP goals. <p>Landlord Assistance:</p> <ul style="list-style-type: none"> • 12 month availability; landlord can call with tenancy issues and program will respond even after services end. • Program will check in with landlord periodically for updates. • Program will relocate if an eviction is being considered. If household will not leave, program may pay court costs* for eviction. • Program may pay or repair damages*.

	Barrier Level	Barriers to Getting Housing (tenant screening barriers)	Barriers to Keeping Housing (Retention Barriers)	Assistance Provided
<p>Level 4</p> 	<p>The household will need more intensive and longer assistance to obtain and retain housing.</p>	<p><input type="checkbox"/> Criminal History: Violations may include drug offense or crime against persons or property</p> <p><input type="checkbox"/> Rental History: Includes up to five evictions for non-payment and/or lease violations. Landlord references poor. Security deposit may have been kept due to damage to unit.</p> <p><input type="checkbox"/> Credit History: Poor, late payments, may include judgment for debt to a landlord, closed accounts</p>	<p><input type="checkbox"/> Financial: Extremely low income, no emergency reserves, bank accounts closed, lacks budgeting skills.</p> <p><input type="checkbox"/> Mental/Chemical Health: May be using drugs/alcohol and/or has mental health problems.</p> <p><input type="checkbox"/> Basic Household Skills: May have conflict with child/ren or partner. May lack ability to care for apartment or communicate appropriately with landlord and other tenants.</p> <p><input type="checkbox"/> Previous Episodes of Homelessness: Has likely been homeless multiple times or for more extended periods</p>	<p>ESG offers the following for most Level 4 households:</p> <p>All Households:</p> <ul style="list-style-type: none"> • Development of Housing Stabilization Action Plan (HSAP) to work on any identified barriers to getting and keeping housing. <p>For Getting Housing:</p> <ul style="list-style-type: none"> • Financial assistance for housing start-up. • Initial consultation and ongoing assistance with housing search, including bus tokens as needed. • Staff may accompany client to the landlord interview. <p>Keeping Housing:</p> <ul style="list-style-type: none"> • Time-limited rental & utility assistance, per client Housing Stabilization Action Plan, for up to 18 months. • Weekly home visits for first two months; then reduce to bi-weekly or monthly as most Housing Plan goals are met. Include unannounced drop-in visits. • Services available for up to 18 months, depending on housing problems and progress toward HSAP goals. <p>Landlord Assistance:</p> <ul style="list-style-type: none"> • 18 month availability; landlord can call with tenancy issues and program will respond; ongoing option to call even after Rapid Re-Housing services are ended can be offered or negotiated on a case-by-case basis*. • Program will check in with landlord monthly (or more often if landlord prefers) for updates/issues. • May pay an additional damage deposit and/or last month's rent in addition to normal start-up costs*. • ESG program will relocate household if an eviction is being considered. If household will not leave, program may pay court costs* of eviction. • Program may pay or repair damages*.

	Barrier Level	Barriers to Getting Housing (tenant screening barriers)	Barriers to Keeping Housing (Retention Barriers)	Assistance Provided
Level 5 	Household needs longer or more intensive services; may need staff with more professional training. ESG program refers household to appropriate program, such as intensive case management, permanent supportive housing or other local resources. Household may be enrolled in ESG if there is a secure plan for permanent housing at or before 18-months.	<input type="checkbox"/> Criminal History: Extensive criminal background <input type="checkbox"/> Rental History: Extremely poor rental history, multiple evictions, serious damage to apartment, complaints <input type="checkbox"/> Credit History: Includes multiple judgments, unpaid debts to landlords, closed accounts	<input type="checkbox"/> Financial: Extremely low income, no emergency reserves, bank accounts closed, lacks budgeting skills. <input type="checkbox"/> Mental/Chemical: Active and serious chemical dependency or mental illness <input type="checkbox"/> Basic Household Skills: Unable to comply with lease requirements or interact positively with landlord/tenants; poor apartment management skills, out-of-control behaviors by adult or child/ren <input type="checkbox"/> Previous Episodes of Homelessness: May have experienced chronic homelessness (multiple and/or extended periods of homelessness)	<ul style="list-style-type: none"> If permanent housing option is secured for exit at 18 months, program offering follows Level 4. Financial Assistance and Stabilization Services will be offered for the full 18 months of eligibility and will need to be more intensive.

*These are not ESG eligible activities and can NOT be paid for with HUD ESG funds. However, these are best practice activities that you are encouraged to use non-HUD ESG dollars to fund.

On using this matrix: This matrix is intended to be a guide to assessing and serving households in ESG. It is not intended to box households in or limit assistance. Each household should be assessed individually for barriers to getting and receiving housing. Assistance to address these barriers should be given as is needed and appropriate.

Many households will not have all of the barriers of one particular level. A household's Housing Barrier Level should be assigned to the level for which most closely resembles the household's significant barriers, or for which the level the household has the most barriers.

The description of assistance available for each level should be used in program design and in deciding what level of assistance is appropriate based on household need.

Signature Case Manager

Date

NC ESG Housing Stabilization Initial Action Plan

ESG Client Name: _____

HMIS/DV Client ID: _____ **Date:** / /

Goal:

Problems/Barriers:

Assessment: Level 1 Level 2 Level 3 Level 4 Level 5

Comments:

Strengths:

Plan for getting housing:

Plan for keeping housing:

Financial Assistance Received:

Supervisor Signature: _____

ESG Client Signature: _____

Case Manager Name: _____

Case Manager Signature: _____

Date Completed: _____