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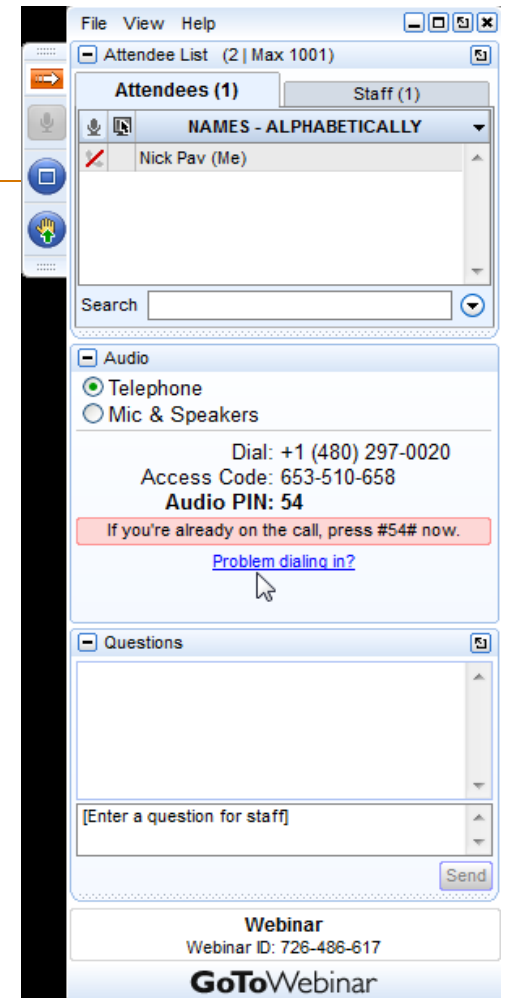
LET'S TALK THP-PLUS RATES:

Regional Housing Costs & Serving
Parenting Youth

February 23, 2017

Information to Participate

- Call-in information
 - Phone number: (562) 247-8321
 - Access code: 295-883-619
- To submit live questions, click on the “Questions” panel, type your question, and click “send”
- Presentation materials and audio will be posted at <http://thpplus.org/trainings/past-trainings/> and <http://www.jbaforyouth.org/trainings-2/>



Today's Presenters

- **Laura Foster**, Division Director of Housing
Bill Wilson Center
- **Aurora Ibarra**, Assisted Housing Manager, Quality Assurance & HQS Inspections
Fresno Housing Authority
- **Sachiko Iwata**, Social Worker, Ed. Serv./THP+Aftercare
Santa Clara County Social Services Agency
- **Simone Tureck**, Associate Policy Director
John Burton Advocates for Youth

Transitional Housing Placement Plus (THP-Plus) Program

Established in 2001 by CA
State Legislature,
implemented in 2005

Currently in 48 counties



Provides up to 24 months
of affordable housing &
supportive services to
former foster and
probation youth age 18-24

(Not to be confused
with "THP+FC" which is
a foster care placement
for current foster youth
age 18-21)

How is THP-Plus funded?

- Previously state funded
- Realigned to counties in 2011
- Every county has a THP-Plus allocation whose amount was set in 2011 (CFL 11/12-18, pg. 25)
- Total state budget (all counties allocations) total \$34,928,000

ATTACHMENT E-1 (continued)

CHILD WELFARE SERVICES SUBACCOUNT

COUNTIES	THP-PLUS DISTRIBUTION	TITLE IV-E WAIVER	TITLE IV-E WAIVER
		CWS ONLY DISTRIBUTION	CWS ONLY NON-WAIVER DISTRIBUTION
ALAMEDA	\$2,897,614	\$21,709,903	\$2,575,080
ALPINE	\$67,344		
AMADOR	\$67,344		
BUTTE	\$323,580		
CALA VERAS	\$104,190		
COLUSA	\$48,622		
CONTRA COSTA	\$1,089,309		
DEL NORTE	\$374,846		
EL DORADO	\$304,283		
FRESNO	\$522,346		
GLENN	\$207,278		
HUMBOLDT	\$173,650		
IMPERIAL	\$99,969		
INYO	\$121,554		
KERN	\$825,481		
KINGS	\$72,160		
LAKE	\$250,055		
LASSEN	\$138,919		
LOS ANGELES	\$2,165,106	\$172,581,095	\$20,116,350
MADERA	\$145,629		
MARIN	\$283,683		
MARIPOSA	\$178,485		
MENDOCINO	\$277,839		
MERCED	\$244,141		
MODOC	\$82,859		
MONO	\$67,344		
MONTEREY	\$410,701		
NAPA	\$444,744		
NEVADA	\$144,763		
ORANGE	\$1,698,256		
PLACER	\$551,102		
PLUMAS	\$61,280		
RIVERSIDE	\$866,043		
SACRAMENTO	\$1,984,843		
SAN BENITO	\$67,344		
SAN BERNARDINO	\$1,052,386		
SAN DIEGO	\$4,831,711		
SAN FRANCISCO	\$2,474,795		
SAN JOAQUIN	\$539,866		
SAN LUIS OBISPO	\$421,298		
SAN MATEO	\$1,476,186		
SANTA BARBARA	\$331,036		
SANTA CLARA	\$2,086,413		
SANTA CRUZ	\$472,410		
SHASTA	\$194,488		
SIERRA	\$67,344		
SISKIYOU	\$197,036		
SOLANO	\$962,670		
SONOMA	\$376,268		
STANISLAUS	\$327,303		
SUTTER	\$260,474		
TEHAMA	\$355,430		
TRINITY	\$270,656		
TULARE	\$215,680		
TUOLUMNE	\$105,316		
VENTURA	\$65,987		
YOLO	\$162,128		
YUBA	\$318,413		
TOTAL	\$34,928,000	\$194,290,998	\$22,691,430

How is THP-Plus administered?

Most counties contract with a non-profit service provider;
THP-Plus rate is included in contract

Fee for service model:

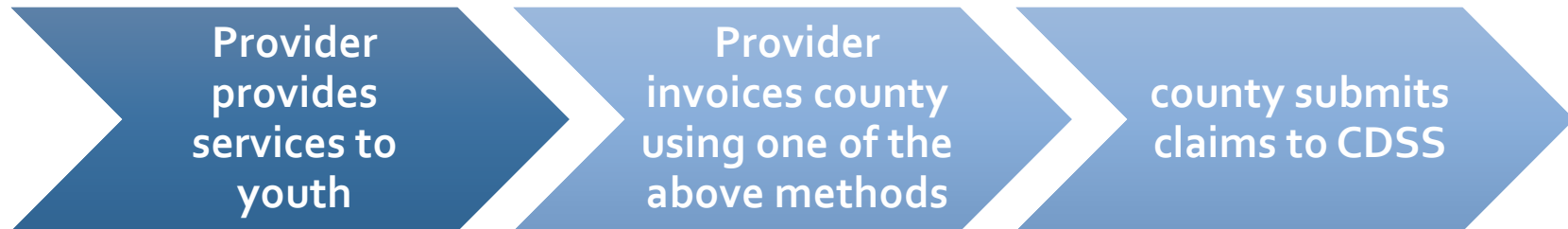
Monthly rate per youth
paid to the provider based
on number of youth
served that month

OR

Invoice based on program budget:

Monthly amount paid to provider
based on actual program
expenditures for the month

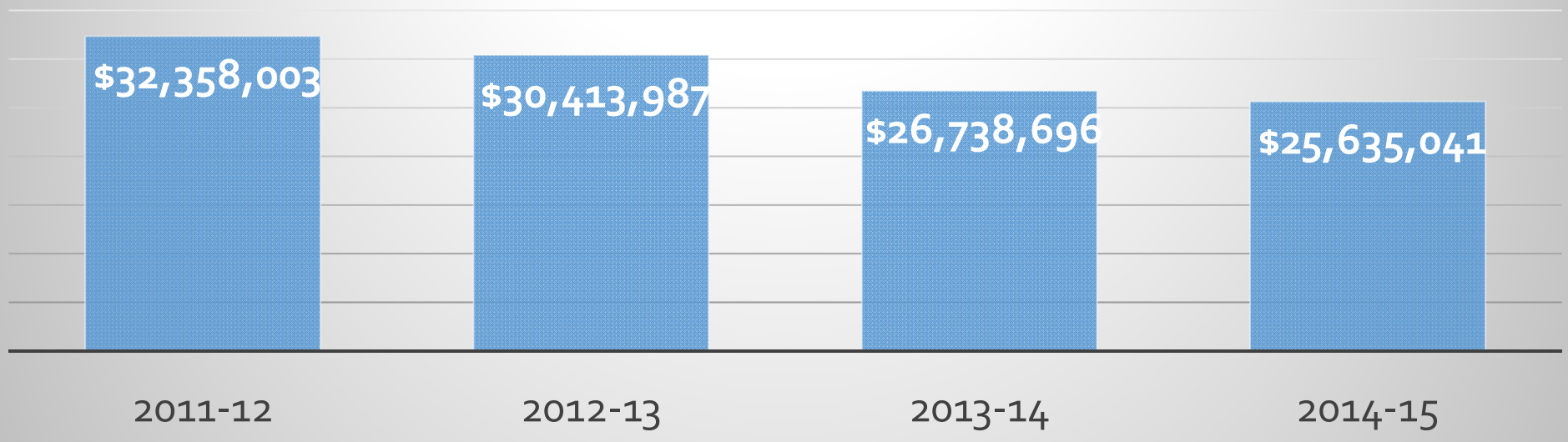
Contract is based
on estimated # of
youth to be served
using the set rate



As a state, the THP-Plus budget is underspent

- As a state, we were only utilizing 73% of our THP-Plus budget as of FY 2014-15.
- The number of counties implementing THP-Plus remains relatively consistent, but statewide spending has decreased 21% between FY 2011-12 & 2014-15.

THP-Plus Expenditures by Year



How many counties are not spending their full THP-Plus allocation?

- As of 2014-15, only 9 counties were spending 100% or more of their THP-Plus allocation:

Alameda	Marin
Butte	San Joaquin
Imperial	Sonoma
Kern	Tulare
Kings	

- Counties ***not spending*** their full THP-Plus allocation should consider strategies to increase their THP-Plus spending to meet the needs of former foster youth at risk of homelessness.

Increase THP-Plus Rate to Reflect Regional Housing Costs

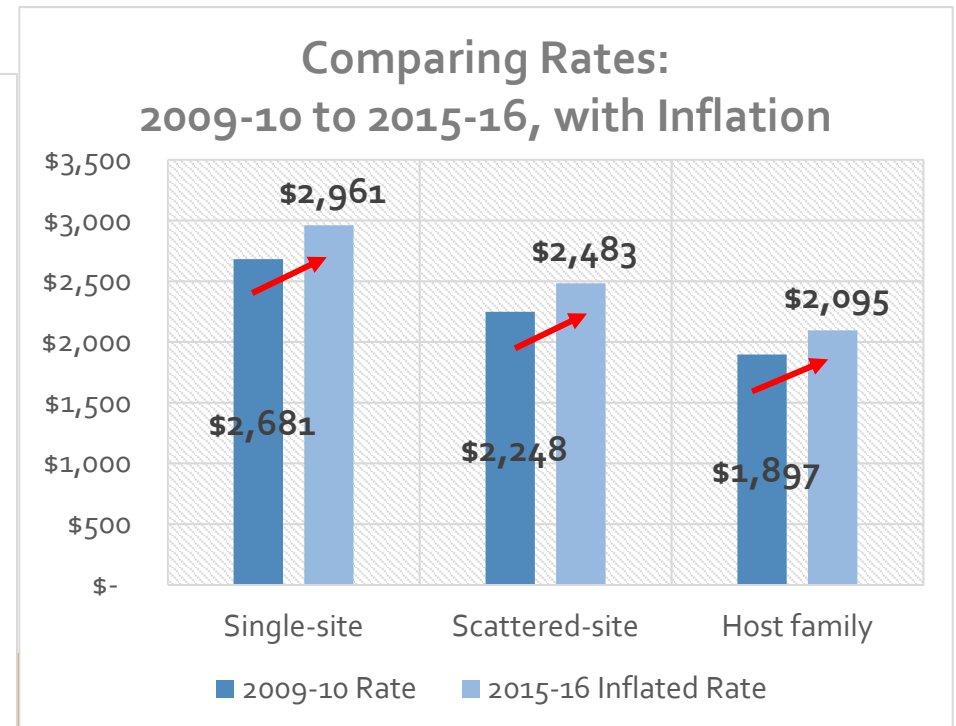
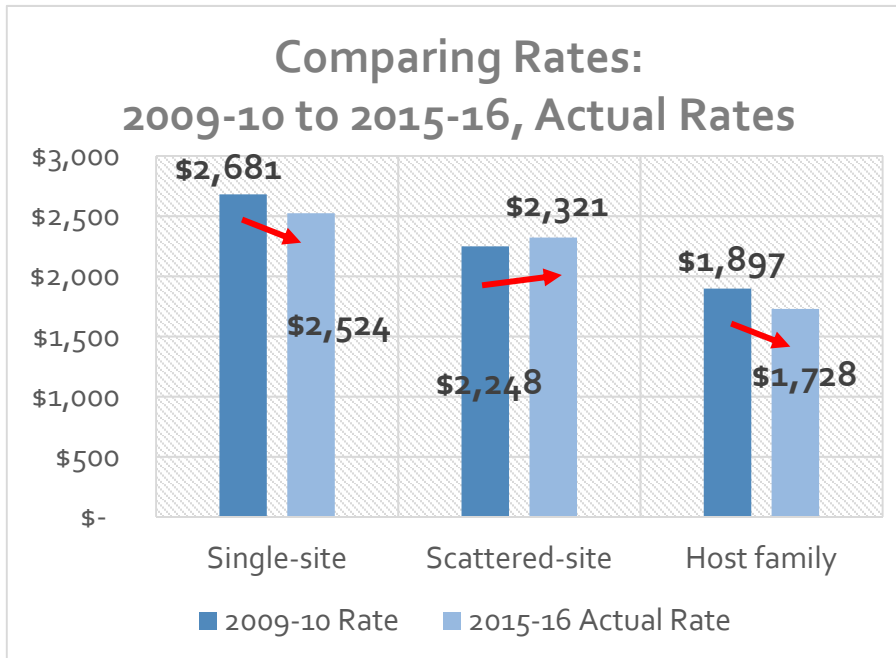
Increase your county's THP-Plus rate to reflect the actual cost of housing in your county

Increase THP-Plus Rate to Reflect Regional Housing Costs – *WHY?*

As the cost of rent has *increased* phenomenally over recent years, the average THP-Plus rate for the three housing models has either *decreased* or only *slightly increased*

WHERE WE WOULD BE

WHERE WE ARE NOW



Increase THP-Plus Rate to Reflect Regional Housing Costs – *WHY?*

Providers are struggling to identify housing affordable with existing rates:

- Waiting lists
- Some youth being pushed out of the county
- Some youth living in areas they do not feel safe

As providers have to spend more of the rate on the housing subsidy, less is available to go toward the *critical supportive services* that make THP-Plus a *program* vs. a housing voucher

- Case management & counseling, 24-hour crisis intervention, therapy, educational advocacy & support, job readiness training & support, mentoring, furnishings, allowance, savings, etc.

Increase THP-Plus Rate to Reflect Regional Housing Costs – *HOW?*

- Using the U.S. Department of Housing & Urban Development (HUD)'s **Fair Market Rents (FMR)** as a basis for the housing portion of your county's THP-Plus rate

Let's pause here and learn more about Fair Market Rents...

What is Fair Market Rent (FMR)?

Fair Market Rent is the system developed by HUD to determine the allowable rent level for individuals who participate in their Housing Choice Voucher program (“Section 8”).

- FMRs are “gross” rent estimates. They include the cost of shelter and utilities, except for phone, cable, Internet.
- Each year, HUD estimates FMR for 530 metropolitan areas and 2,045 nonmetropolitan county areas, including all 58 counties in California.
- HUD releases new FMRs at the start of each new fiscal year.

What is Fair Market Rent Based on?

Local Rent
Survey

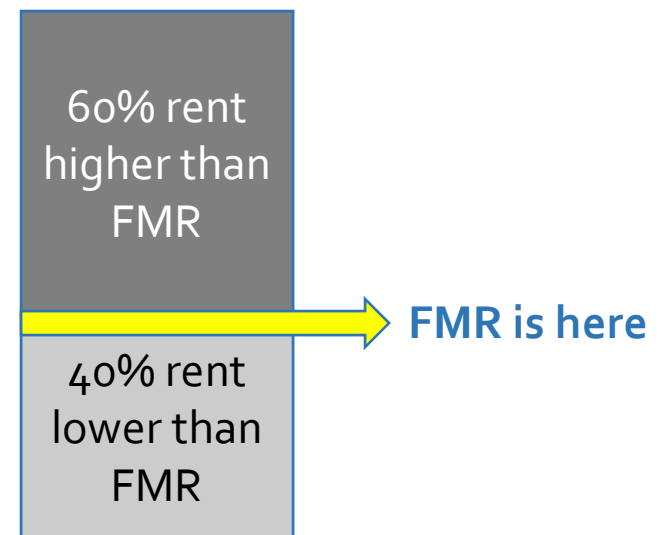
Census
Data

FMRs are based on data from a combination of surveys and the American Community Survey (ACS)/Census Data.

How is Fair Market Rent Set?

- HUD uses a **40% “median”** to determine FMR (40% of the rents in the county are lower than the FMR, and 60% of the rents in the county are higher than the FMR)

IE: FMRs are established at the 40th percentile of gross rents in a jurisdiction, which in rural areas often consist of only one county but in more urban areas will include a cluster of counties, called Metropolitan Statistical Areas (MSA). Some counties set at 50% median if meet certain statutory requirements





FY 2017 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2017 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,915	\$2,411	\$3,018	\$3,927	\$4,829

The FY 2017 Fair Market Rents for San Francisco, CA HUD Metro FMR Area are based on the results of a local rent survey.

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#)
[FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#)

- <https://www.huduser.gov/portal/datasets/fmr.html#2017>
- “Click here for final FY2017 FMRs”
- Select California and your county

How would you use FMR as a framework for THP-Plus rates?

- Use *half* of a two-bedroom for the *housing portion* of the THP-Plus rate (roommate living).

FY 2017 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2017 FMRs By Unit Bedrooms		
<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>
\$2,411	\$3,018	\$3,927

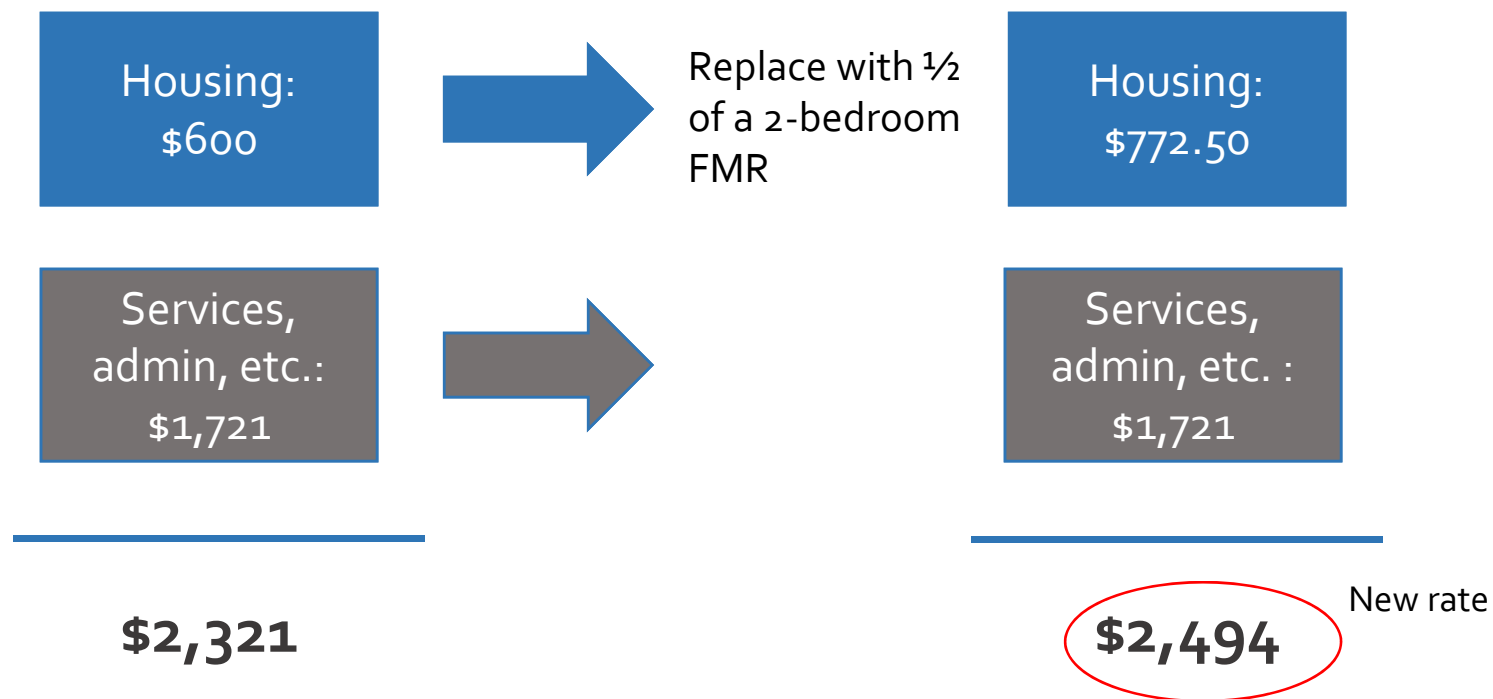
Fair Market Rents for San Francisco, CA HUD Metro FMR of a local rent survey

Use Your Existing Rate as a Basis, and Increase the Housing Portion Using FMR

- No set “housing portion” exists in statute, but a working group that developed the *THP+FC* rate based on existing *THP-Plus* rates, determined that an average of \$600 was being designated as the housing portion of the THP-Plus rate.
- **Replace this \$600 with half of a two-bedroom FMR to get your new rate.**

Wait, how did you calculate the rate?

Example: County's current rate is \$2,321, and their 2-bedroom FMR is \$1,545.



How many counties' rates would increase based on this method?

30 counties have a THP-Plus rate that would not increase if utilizing this method.

18 counties have a THP-Plus rate that would increase if utilizing this method.

Counties Whose *Scattered Site* Rates Would be Increased Based on this Method

County	Reported Rate	Rate Based on FMR		County	Reported Rate	Rate Based on FMR
Alameda	\$1,977	\$2,464		San Francisco	\$2,540	\$3,449
Contra Costa	\$2,200	\$2,687		San Luis Obispo	\$3,639	\$3,694
Los Angeles	\$2,200	\$2,373		San Mateo	\$2,150	\$3,059
Marin	\$3,400	\$4,309		Santa Barbara	\$3,125	\$3,303
Monterey	\$2,700	\$2,809		Santa Clara	\$2,400	\$2,920
Napa	\$3,841	\$4,040		Santa Cruz	\$2,411	\$2,725
Nevada	\$1,100	\$1,155		Solano	\$3,090	\$3,116
Orange	\$2,500	\$2,807		Sonoma	\$2,500	\$2,686
San Diego	\$2,815	\$3,086				

Counties Whose *Single Site* Rates Would be Increased Based on this Method

County	Reported Rate	Rate Based on FMR
Alameda	\$2,679	\$3,166
Contra Costa	\$2,500	\$2,987
Los Angeles	\$2,200	\$2,373
Monterey	\$2,700	\$2,809
Orange	\$3,698	\$4,005
San Diego	\$2,815	\$3,086
San Francisco	\$2,540	\$3,449
San Mateo	\$2,350	\$3,259

Counties Whose *Host Family* Rates Would be Increased Based on this Method

County	Reported Rate	Rate Based on FMR
Alameda	\$1,665	\$2,152
Monterey	\$2,700	\$2,809
Napa	\$3,841	\$4,040
San Mateo	\$2,150	\$3,059
Santa Clara	\$2,400	\$2,910
Sonoma	\$2,500	\$2,686
Ventura	\$500	\$881

Establish a THP-Plus Parenting Rate

Set a higher rate paid on behalf of youth who are custodial parents to account for the increased costs associated with serving parenting youth

Establish a THP-Plus Parenting Rate – *WHY?*

Former foster youth have high rates of pregnancy and child bearing:

- 52% CA foster youth been pregnant at least once by age 19, almost 3 x higher than that of youth not in care (CalYOUTH Study, 2016)

It's important that providers are able to serve former foster youth with child(ren) – they face considerable challenges:

- Housing to accommodate them & their child(ren)
- Family support & parental role models
- Access to affordable child care
- Having children young reduces the likelihood of college and of future economic stability

It costs considerably more to house and serve a youth with child(ren) who reside with them:

- Approximately \$400 per month in direct client costs; additional \$ for administrative/staffing costs

Santa Clara County's Parenting Rate

- Implemented THP-Plus in 2007
- Previously served parenting youth in THPP; recognized need and issued 2 rates for THP-Plus:

Single Rate:
\$2,400

Parenting
Rate: \$2,800

Santa Clara County's Current THP-Plus Parenting Participants

	Bill Wilson Center	Unity Care Group	Home First
Number of Slots	62 (3 specifically for parenting added 1/1/17)	23	25
Parenting Participants	17	9	7
Pregnant	1		

****All of the slots except the 3 parenting added to BWC on 1/1/17 can be single or parenting

Pregnant/Parenting Young Adults Criteria for THP-Plus

- Pregnant participants close to their delivery date to attend parenting classes and other activities to fulfill work and/or school requirements
- New parents to be given bonding time before returning back to school and/or work
- Referral to other housing programs if not appropriate for program

The THP-Plus Contract

What's
included
in the
MOU?

Coordination of Services and Goals in Step TILP

Case Management/Supportive Services/Referrals

Rent/Deposit/Utilities/Food/Transportation allowances

Life Skills Training

Public Benefits Advocacy

Supporting proper medical care/WIC

Therapy, including individual and family therapy

24 hour crisis intervention

Emancipation fund

Connection to childcare resources

Bill Wilson Center, Serving Parenting Youth

- Guiding principle: families matter
- The higher rate makes all the difference
- Case manage the family not just the youth
- Focus on families creates opportunities to reunify
- Birth control incentive

Bill Wilson Center, Serving Parenting Youth

Monthly Parenting Support Group:

- Provides education on parenting topics and an opportunity for youth to gain support from their peers

Intensive Case Management that focuses on the needs of child(ren) and family:

- EXAMPLES:
 - Assisting with custody paperwork, child support orders, etc.
 - Navigating childcare/school; ensuring child's educational needs met
 - Monitoring & supporting parent w/ child's developmental milestones

Parent Child Interactive Therapy (PCIT)

Therapy Services for children, youth and families

Bill Wilson Center: Budget Breakdown

Parenting Budget

Item	Amount
Rent Support	\$1,050
Food Support	\$400
Transportation	\$70
Client Support	\$100
Emancipation Fund	\$100
TOTAL:	\$1,720

Single Budget

Item	Amount
Rent Support	\$850
Food Support	\$300
Transportation	\$70
Client Support	\$100
Emancipation Fund	\$50
TOTAL:	\$1,370

Establish a THP-Plus Parenting Rate – *HOW?*

How many parenting youth is provider currently serving?

What is the provider's current cost of serving parenting youth vs. non-parenting youth?

- County & provider discuss services to be provided
- Provider develop a parenting budget
- Determine parenting rate to be paid
- Specify services and rate in the MOU

In Summary...

It's important that counties and providers engage in discussion: has our THP-Plus rate kept pace with housing costs? Are we spending our full THP-Plus allocation?

- FMR is a solid basis for the housing portion of the THP-Plus rate.

It is important that THP-Plus providers have the capacity to adequately serve parenting youth.

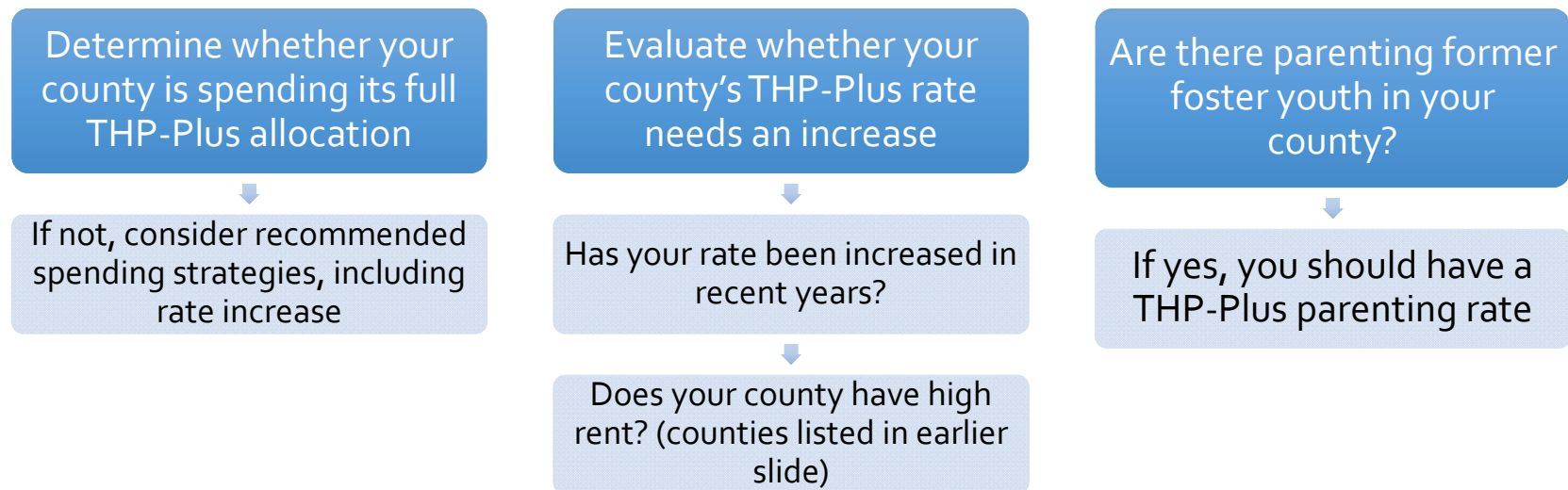
- Parenting youth are considerably more costly to serve, and the THP-Plus rate should reflect that reality.

John Burton Advocates for Youth is available for individual follow up for those who would like additional direction on re-evaluating their rate.

- Contact Simone Tureck:
(415) 693-1323
simone@jbaforyouth.org

Next Steps

In a collaborative discussion between providers and counties,



Upcoming JBAY Web Seminars

- **March 9, 2017:** On-Campus Supports & Resources for Foster Youth
- **April 13, 2017:** Financial Aid & Foster Youth, Part II: After the FAFSA

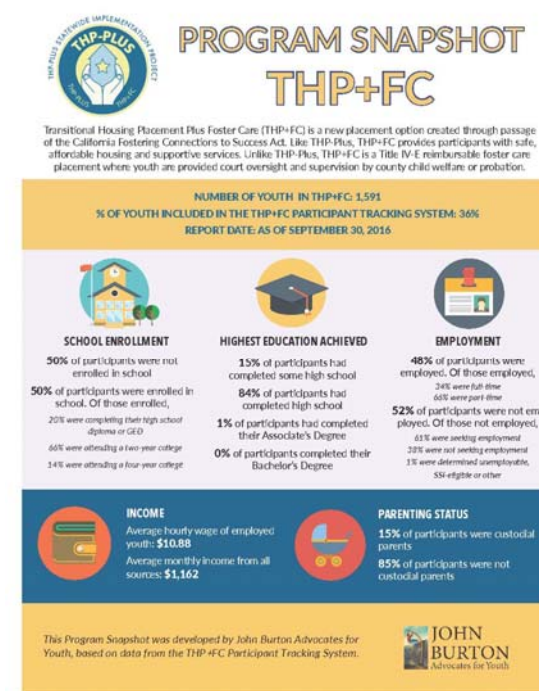
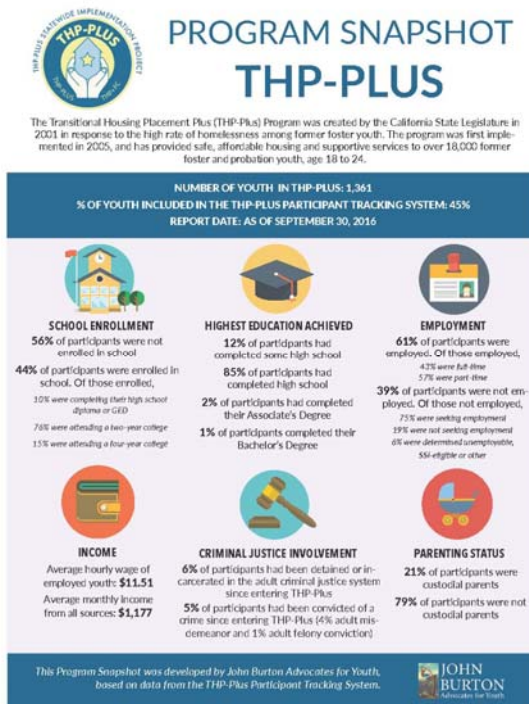
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<http://www.jbaforyouth.org/upcoming-events-trainings/>

Sign up for John Burton Advocates for Youth weekly newsletters:

<http://www.jbaforyouth.org/sign-up-for-mailing-list/>

JBAY Now Releasing Quarterly Data on THP-Plus & THP+FC



Download from the THP-Plus website at <http://thpplus.org/resources/publications/>

Question & Answer

To submit a question, type it into the questions box on your control panel and hit 'send'.