

CITY OF DETROIT PLANNING & DEVELOPMENT DEPARTMENT
HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

PROGRAM OVERVIEW

The City of Detroit Planning & Development Department is now accepting applications for the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The funds under this program are intended to target two populations of persons facing housing instability: 1) individuals and families who are currently in housing but at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless, or need assistance to move to another unit (prevention); and 2) individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing). The program is intended for Detroit residents most in need of temporary financial assistance and who are most likely to achieve stable housing after the program concludes.

ELIGIBILITY

Each eligible applicant will be assigned a case manager that will determine if the program can meet the needs of the client. Program funding is limited and applicants must at least meet the following minimum criteria:

- Must be a City of Detroit resident for at least six months prior to application submission;
- Household income must be at or below 50 percent of Area Median Income (AMI) based on the chart below;
- Household must be *homeless* (evidence –such as an eviction notice, letter from landlord, or other proof –that they have been displaced from their housing);
- OR
- Household must be *at risk* of losing their housing and have no appropriate subsequent housing options available (evidence high housing costs, or other conditions that put housing at risk such as utility bills); AND
- Have the ability to maintain housing after receiving assistance

Definition of At Risk

For purposes of this program, the qualifying definition of ‘at risk of homelessness’ may include at least one or two (depending on the HPRP provider requirements) of the following risk factors:

- Eviction with 2 weeks from a private dwelling (including housing provided by family or friends);
- Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, hospitals);
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation;
- Sudden and significant loss of income;
- Sudden and significant increase in utility costs;
- Mental health and substance abuse issues;
- Physical disabilities and other chronic health issues, including HIV/AIDS;
- Severe housing cost burden (greater than 50 percent of income for housing costs);
- Homeless in last 12 months;
- Young head of household (under 25 with children or pregnant);
- Current or past involvement with child welfare, including foster care;
- Pending foreclosure of rental housing;
- Significant amount of medical debt;
- Credit problems that preclude obtaining of housing; or

- Recent traumatic life event that prevents household from meeting its financial responsibilities.

Definition of Homeless

For purposes of this program, the qualifying definition of ‘homelessness’ may include persons who reside in any of the following places or situations:

- In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street); or
- In an emergency shelter; or
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; or
- In any of the above places but is spending a short time in a hospital or other institution; or
- Is being evicted from a private dwelling unit, and no subsequent residence has been identified, and the person lacks the resources and support networks needed to obtain housing; or
- Is being discharged within a week from an institution (such as a foster care, mental health or substance abuse treatment facility or a jail/prison) in which the person has been a resident for more than 30 consecutive days, and no subsequent residence has been identified, and the person lacks the resources and support networks needed to obtain housing;
- Are fleeing a domestic violence situation, and no subsequent residence has been identified, and the person lacks the resources and support networks needed to obtain housing.

Income Guidelines

The target population are Detroit individuals and families with incomes at or below 50% Wayne County Area Median Income (AMI) as defined by the Department of Housing and Urban Development (HUD) (please see APPENDIX A).

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
LOW INCOME (50% of median family income)	24,850	28,400	31,950	35,500	38,350	41,200	44,000	46,850

Although financial assistance may not be used for any mortgage costs, homeowners may still apply for utility assistance. The program will not accommodate the chronically homeless (i.e., those with a history of non-compliance, a severe or persistent mental illness or addiction that limits their ability to maintain financial independence).