**Statewide Homeless Council – Maine’s Ideal Rental Subsidy for Homeless Populations 2/17**

**Core Traits:**

* The subsidy would be permanent or long term.
* The subsidy would be coupled with support in the community.
* The subsidy would be easy to access and it would be easy to screen people in.
* There would be a decent supply and no/little criminal background checks; and/or waivers in lieu of criminal background checks.
* The subsidy would be easier to access for people experiencing homelessness than people with simply low incomes.
* The subsidy would have freedom of portability

**Length**

* The subsidy would be permanent; the next best is 24 months. Permanent/long term subsidies produce positive outcomes for all populations.
* Fewer but more permanent subsidies would be a better tool for ending homelessness than more subsidies with shorter time frames.

**Models**

* The model of S+C is good place to start.  Advantages are that clients pay 30% of their income to rent; S+C is low barrier, flexible and permanent.  S+C is committed to serving person’s needs with less rigidity around the rules. The payment standards are low and vary with interpretation and this could be corrected for an ideal subsidy. S+C does have some barriers, but the model is a favorable one.
* The subsidy would mirror STEP design in terms of support and background check flexibility, but it would not mirror STEP design in terms of length. Ideal payment standards would be in the STEP range.
* The HUD/VASH model is good.
* The subsidy would work at a recovery residence.
* The subsidy would contemplate security deposit sourcing.

**Support Services**

* The subsidy would include a buffet of resources to help each individual stay housed, and the person would help pay for the subsidy.
* Subsidy would include a life plan for permanent success.

**Targeting, Planning, and Partnership**

* Long Term Stayers need permanent rental subsidies for success.
* Couple the subsidy with the prioritization chart – Have the resources for rental subsidies align with Maine’s strategic prioritization chart.
* Optimize through local/regional control.
* Work with local housing authorities to set aside 30% of vouchers for homeless populations.
* Identify permanent funding streams.
* Increase project-based and site-based subsidies – a mix of both is ideal.
* An ideal subsidy would positively affect MH, DHHS, DOE, and every entity affected by people who ricochet through emergency systems.