

*CCT Housing Specialist/Transition
Coordinators Training*

Affordable Housing Delivery System in California

Call in number (866) 912-4791

Participant Code: 8786961

California Community Transitions

Presented by

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Goto Meeting Logistics

- Join the meeting at:
<https://www1.gotomeeting.com/register/895918704>
- Dial in via the phone number on the screen and use the access code
- Make sure to use the Audio Pin (shown after you join the meeting)
- Meeting will be recorded

CCT Housing Training

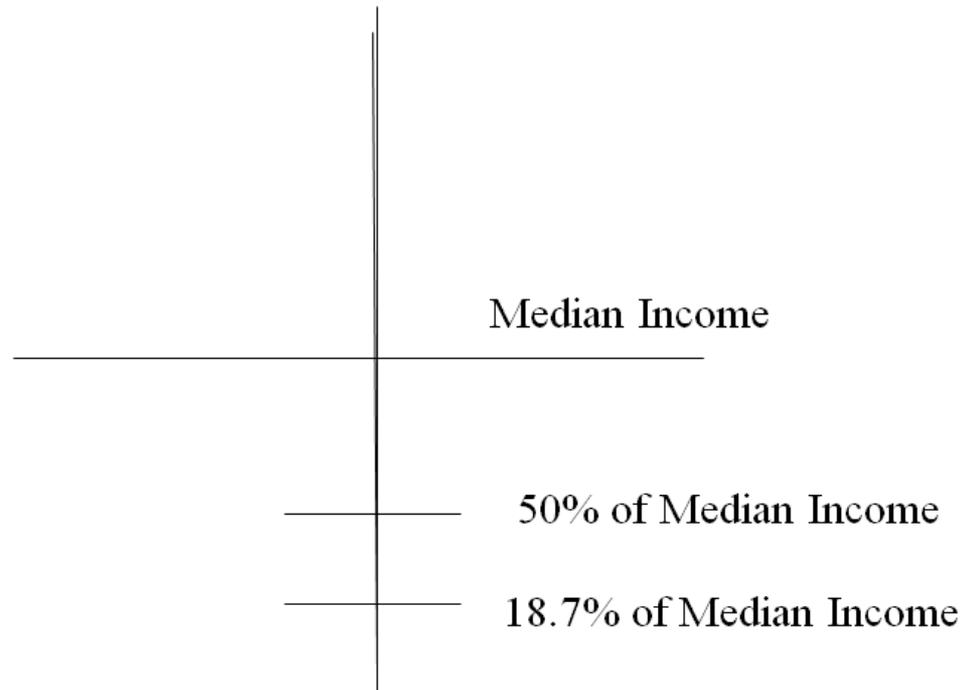
Series of 4 1-hour trainings

1. Affordable Housing Delivery System
2. Fair Housing Tools: Reasonable Accommodation and Reasonable Modification (9/24)
3. Multifamily and LIHTC properties (10/1)
4. Engaging Your PHA to Increase Access to Resources (10/8)

Affordable Housing Delivery System Training

- Housing needs of people with disabilities
- Overview of housing resources
- Key housing players and plans
- Engaging your housing officials

Income of People with Disabilities on SSI



Housing Crisis for People with Disabilities

- On average, in 2010, people with disabilities receiving SSI had to pay 112% of their income to rent a one-bedroom unit
 - The federal standard for affordability is 30% of income for housing costs
- In 2010 there was not one single housing market in the US where a person with a disability receiving SSI could afford to rent a modest housing unit

**People with disabilities need
housing assistance**

Federal Affordable Housing Resources

- Public Housing Authority Resources
 - Housing Choice Vouchers (Section 8)
 - Public Housing
- Resources Controlled by State/Local Housing Officials
 - Community Development Block Grant (CDBG)
 - HOME
 - Housing Opportunities for People with AIDS (HOPWA)
 - Emergency Solutions Grant
- Continuum of Care Homeless Programs

State Affordable Housing Resources

- Dept of Housing and Community Development (HCD)
 - Multifamily Housing Program
 - Includes Supportive Housing & Homeless Youth Component
 - Affordable Housing Innovation Fund
 - Emergency Housing and Assistance Program
 - Includes both capital development funds and operating facility grants
 - <http://www.hcd.ca.gov/fa/affordable-housing.html>
- Department of Mental Health (DMH)
 - Governor's Homeless Initiative
 - MHSA Housing Program
- Department of Developmental Services (DDS)
 - Community Placement Plan Housing

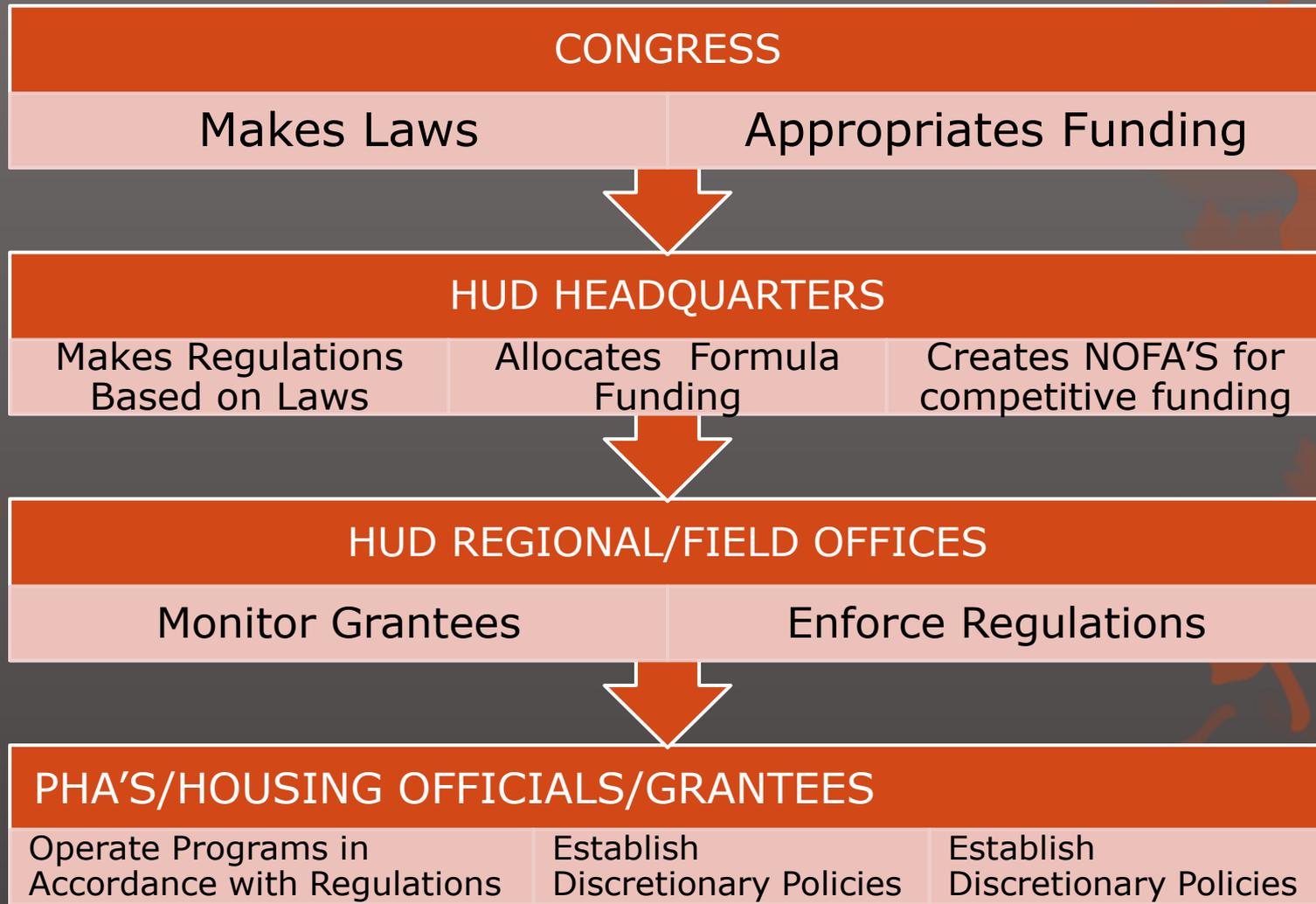
Two Subsidized Housing Approaches

- Project based
 - Specific building/unit is subsidized
 - Person must live in the building/unit in order to get assistance with rent
 - Example: federal public housing
- Tenant based
 - Subsidy is tied to the person
 - Subsidy is portable and can move with the person (within program limits)
 - Example: Housing Choice Vouchers

“Affordable” Housing

- “Affordable” units may not be affordable to people with incomes at 30% of the area median or below
- Operating or project-based subsidy needed to ensure rent is affordable to extremely low income people

Roles and Relationships



HUD HEADQUARTERS

Office of Public &
Indian Housing

Office of
Community
Planning &
Development

Office of
Housing Multi-
Family
Programs

Office of Fair
Housing and
Equal
Opportunity

HUD
Regional/
Field Offices

PHA's

State/Local
Community
Development
Officials

HUD-Assisted
Housing
Providers

State and Local
Fair Housing
Agencies

Housing Choice
Vouchers
Public Housing
PHA Plan/
Consolidated Plan

CDBG
HOME
Consolidated Plan

Section 202 and
Section 811
Other HUD Assisted
Housing Programs

Public Housing Authorities (PHAs)

- A separate corporate public agency independent of local or state government
- Created through both federal and state laws
- Governed by an elected or appointed Board of Commissioners- Managed by Executive Director

PHA's in California

- List of California PHAs available online at <http://www.hud.gov/offices/pih/pha/contacts/states/ca.cfm>
- 114 PHAs in California
 - 57 PHAs administer Housing Choice Vouchers only
 - 7 PHAs own and manage federal public housing only
 - 50 PHAs operate both programs

PHA Programs

- Can administer:
 - Housing Choice Vouchers (Section 8)
 - Public Housing
 - Homeless Programs (Continuum of Care, Shelter Plus Care, Supportive Housing Program)
 - Section 8 Moderate Rehab. SRO
 - HOME
 - HOPWA
- Must complete a PHA Plan

PHA Plan

- 1 year and 5 year PHA Plans required
- Must be consistent with other housing plans for the jurisdiction
- Developed in consultation with Resident Advisory Board
- Provides information about housing needs, waiting list preferences, plans to address needs, etc.
- Available online at http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha

HCV Administrative Plan

- Each PHA that administers housing choice vouchers must develop an Administrative Plan
- “Nuts and bolts” of the program
- Must be available to the public
 - Some PHAs post plan online
 - Some PHAs require you to come to the office to review and pay for copies

Finding an HCVP Admin Plan

- Example: HA of Alameda County
 - <http://www.haca.net/>

Vouchers Targeted to People with Disabilities

- NED vouchers
 - For non-elderly people with disabilities
- NED2 vouchers
 - For non-elderly people with disabilities transitioning from institutions, nursing homes, and other restrictive settings to the community
- Mainstream 5 year vouchers
 - For people with disabilities
- Database of vouchers by state and PHA available at <http://www.tacinc.org/knowledge-resources/vouchers-database/>

State/Local Community Development Officials

- Control federal housing and community development resources
 - Allocations online at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget/budget12
- Resources must be used to assist low- and very-low-income people
 - Includes people with incomes below 30% of median
 - Includes people up to 80% of median
- Must complete a Consolidated Plan to get the resources from HUD
 - Plans online at local websites or :
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/conplan/local

Consolidated Plan

- Five year “master plan” for federal housing funds
- Controls CDBG, HOME, ESG, and HOPWA funds
- Citizen participation and consultation with service providers required

Community Development Block Grant (CDBG)

- Distributed to States and Localities (known as entitlement communities) through a block grant formula allocation
 - Housing Rehabilitation
 - New housing construction by non-profits
 - Acquisition land and buildings
 - Public facilities (e.g. shelters)
 - Code enforcement
 - **Creating Accessibility**
 - **Public Services (capped at 15%)**

HOME

- Distributed to States and Localities (known as participating jurisdictions) through a block grant formula allocation
 - Rental Housing Production
 - Rental Housing Rehabilitation
 - First-time Homebuyers assistance
 - Rehabilitation loans for homeowners
 - Tenant-based rental assistance

ESG and HOPWA

Emergency Solutions Grant ESG

- Shelter renovating, rehab, conversion
- Operating emergency shelter
- Services in shelter or for outreach
- Homelessness prevention (for people at-risk of homelessness)
- Rapid Re-Housing

Housing Opportunities for persons with AIDS

- Must benefit people living with HIV/AIDS
- Distributed to States and Localities through a formula allocation based on the incidence of AIDS
- Housing Information and Referral
- Acquisition, Rehab, leasing
- Project and tenant-based rental subsidies
- Homelessness prevention
- Supportive Services
- Operating Costs

California Housing Element

- Mandated by State law to be included in all local general plans
- Intent is to meet existing and projected housing needs of the community
- HCD reviews all housing elements to ensure compliance

- Housing Element includes:

- ❖ Housing Needs Assessment
 - ❖ Site Inventory & Analysis
 - ❖ Analysis of Restraints
- | |
|-------------------------------------|
| <u>Programs & Objectives</u> |
| <u>Units At-Risk of Conversion</u> |
| <u>Public Participation Process</u> |

Continuum of Care Homeless Resources

- HUD awards funding competitively to state and local homeless planning groups (CoC)
 - Buy, renovate, lease housing for homeless people and provide related support services
- Incentives to create permanent supportive housing for homeless people with disabilities
- List of CoCs in California online at <http://www.hudhre.info/index.cfm?do=viewCocContacts&st=CA&cSort=#tl>

Important Documents

- For a community:
 - PHA contact and key information
 - HCV Administrative Plan
 - PHA Plan
 - List of NED vouchers
 - Housing/Community Development official
 - Consolidated Plan
 - Housing Element

Engaging Your Housing Officials

- Meet the Commissioners, Board, or Executive Director
- Ask specific questions such as:
 - What resources are currently used for people with disabilities? (e.g. #units, \$)
 - Do you plan to use your resources to house people with disabilities?
 - How many people with disabilities are on your waiting lists?
 - Are existing prohibitions based on policy or regulations?
- Provide data about the need for housing for people with disabilities
- Offer to help, and be persistent!

