



CIL-NET Presents...

***Assisting Individuals to Find Affordable, Accessible,
Integrated Housing***

**Making Housing Affordable –
Housing Choice Voucher**

August 7, 2012

11:00 A.M. -12:15 P.M.

Presenters:

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Housing Choice Voucher

Public Housing Authority



Housing Choice Voucher (HCV) Program

- Largest federal affordable housing program
- Over 2.1 million HCVs nationwide
- Operated by state and local Public Housing Agencies (PHAs)

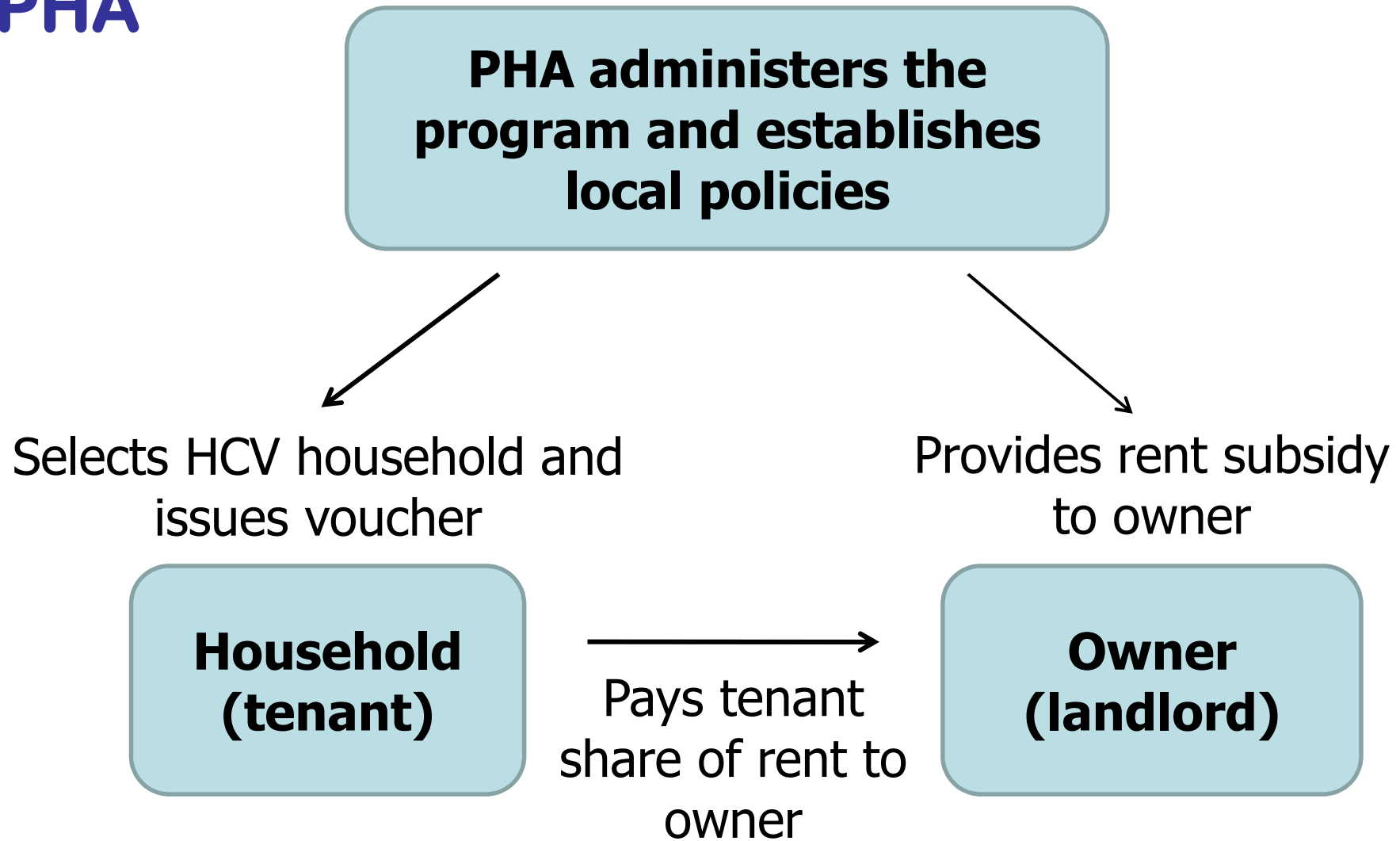
Public Housing Agencies

- Created under state law
- Typically a separate entity from the state or local government, but not always
- Governed by an elected or appointed Board of Commissioners- Managed by Executive Director
- Approximately 4000 nation-wide (2400 administer the Housing Choice Voucher (HCV) program
- Administer various programs including HCV and federal public housing
- Some communities do not have a PHA

How the HCV Program Works

- PHAs are allocated a certain number of vouchers that they have to manage within a specified budget
- PHAs provide rental assistance to low-income and very-low income households
- In general, eligible households pay 30-40% of their income towards rent and the HCV rental assistance pays the difference between the tenant payment and the rent of the unit
 - Unit must be of good quality and have a reasonable rent for the community

PHA



Who Makes the HCV Rules?

- Congress makes housing laws and appropriates HCV funds
- HUD develops the regulations that form the basic framework for the program
- PHAs establish discretionary policies that address the needs within the PHA's jurisdiction

Examples of PHA Discretionary Policies with HCV Program



- Establish Waiting List Preferences
 - People with disabilities
 - Homeless
 - People living or working within the PHA jurisdiction
 - Veterans
- Screening
 - Criminal activity (beyond HUD requirements)
 - Housing history



Examples of PHA Discretionary Policies with HCV Program, cont'd.



- Payment Standard (determines the maximum level of subsidy)
- Extensions of voucher term for housing search
- Applying for new vouchers
 - 94 PHAs applied for new vouchers for people with disabilities transitioning from nursing homes and health care institutions to the community



More HCV Options

- Special Housing Types
 - Group Homes
 - Congregate Housing
 - Shared Housing
 - Homeownership
- Project-basing vouchers
 - Up to 20% of a PHA's HCV funding can be used as project-based assistance

Importance of Fair Housing Laws



- Reasonable Accommodation
 - A change in rules, policies, practices, or services that may be necessary to provide a person with a disability an equal opportunity to obtain housing, and to use and enjoy her home.
- Reasonable Modification
 - Allow a person with a disability to alter their rental housing to meet his/her unique needs.
 - Examples of modifications might be installing a ramp or bathroom modifications.



HCV Myth Busters

- Are PHAs required to have waiting list preferences?
- Are there “extra vouchers” that HUD can award to PHAs when needed?
- Is it okay to target vouchers to one specific group of people with disabilities such as people with mental illness?
- Why should someone bother applying for a voucher if the waiting lists are so long?
- Is my PHA required to apply for new vouchers when they are available?
- Doesn't my PHA get paid regardless of whether a voucher is used (i.e., leased) in a housing unit?

Permanent Supportive Housing (PSH)

What is Permanent Supportive Housing?

Decent, safe, and affordable
community-based housing
that provides residents with
the **rights of tenancy**
under state/local landlord tenant
laws
and is linked to
voluntary, flexible support
and services
designed to meet residents'
needs and preferences.



Key Elements of PSH

1. Choice in Housing and Living Arrangements
2. Functional Separation of Housing and Services
3. Decent, Safe and Affordable Housing
4. Housing Integration
5. Rights of Tenancy
6. Access to Housing
7. Flexible, Voluntary Services



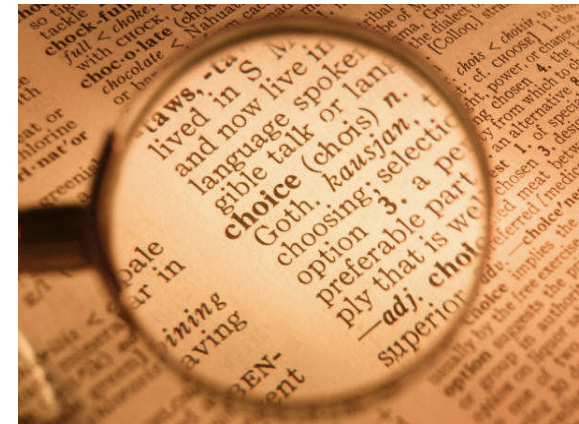
Choice in Housing

- Tenant choice is a core element of Permanent Supportive Housing
- Basic choices include:

Who else lives there?

What kind of housing is it?

Where is the housing?



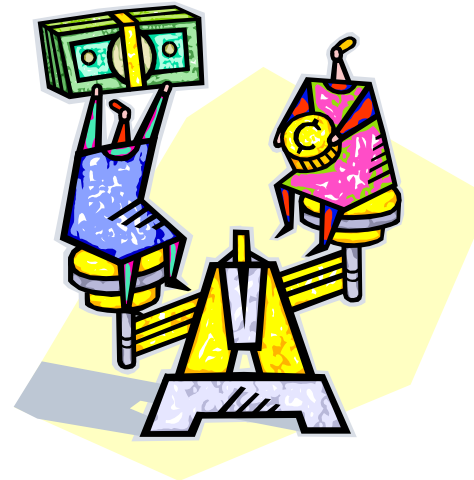
Separation of Housing & Services

- Participation in specific support services is NOT required in order to get or keep housing.
- Various approaches:
 - **Legal separation** between housing management and service delivery.
 - **Functional separation** – Distinct housing and service staff roles.
 - **Operational separation** – Service providers are based off-site.

Decent, Safe and Affordable

- Tenants pay a reasonable amount of their income towards rent and utilities
- HUD affordability guidelines = 30% of adjusted income for housing expenses

Reality - People on SSI often pay 60 - 80% of their income towards housing that is substandard



Making Housing Affordable: Tenant-Based Subsidies

Are tied to the tenant, not the property. Examples:

- HUD Section 8: Housing Choice Voucher (HCV) Program
- Various set-asides and “look alike” programs , e.g. MFP; VASH, HOPWA
- State and local-funded “bridge subsidies”



Making Housing Affordable: Project-based Subsidies

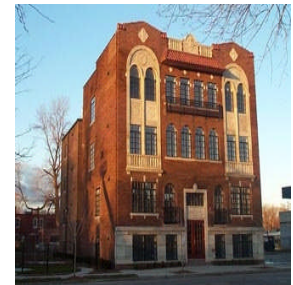
- Are tied to specific properties and only accessible to eligible tenants
- Typically have low income target requirements, plus may have population focus (e.g. homeless)

Examples:

- Grants and long term operating contracts that enable housing agencies to invest in specific buildings or set-aside units to ensure permanent affordability.
- Tax-credit subsidized units in market developments for people at 30%, 40% or 50% of area median income.

Housing Integration

- Housing is located in regular residential areas.
- Housing is scattered site (avoiding the tendency of large, homogeneous, congregate sites to become mini-institutions); or
- Mixed populations in the building or neighborhood: avoid the creation of mental health ghettos.
- Tenants participate in community activities and receive community services.
- Natural supports are encouraged.



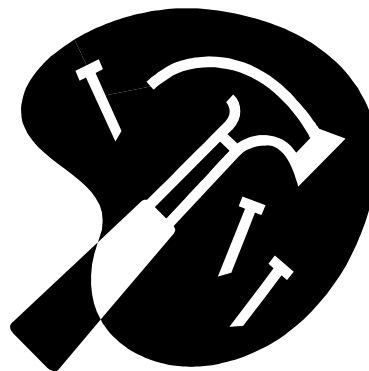
Rights of Tenancy

- Residents have full legal rights in a tenant-landlord relationship
- Tenants are responsible to abide by the normal standards of behavior/conduct outlined in a lease
- Distinct from “program” rules
- Permanent housing - length of stay is determined by the agreement between the landlord and tenant.



Access to Housing

Sometimes, housing programs have eligibility criteria that require that individuals demonstrate that they are “ready” for housing.



Flexible, Voluntary, and Recovery-Focused Services



- Services in supportive housing are
 - **Individualized**
 - **Voluntary**
 - **Recovery-focused**
 - **Ongoing, shoulder-to-shoulder**
- Flexible: type, location, intensity & frequency of services meet changing needs of resident.
- People can accept or refuse treatment or other services, but staff continue to offer support.
- Include risk management and crisis planning.
- “Whatever it takes” to help people stay in the housing of their choice.



Questions



For more information

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