CIL-NET Presents…
Assisting Individuals to Find Affordable, Accessible, Integrated Housing

Finding Housing

August 8, 2012
9:00 A.M. – 10:45 A.M.

Presenters:
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Review of Day One

- Yesterday, we covered a lot!

- We started with an overview of why housing is important, and how housing specialists serve a very special role.

- We looked at basic housing concepts and public policy.

- We also took a brief look at resources for housing.

Review of Day One, cont'd.

- Then, using Kay as a way to make these concepts more real, we spent time exploring how to support real choice.

- Again, why is this important?

- And, we practiced with tools that can be used with anyone who might want to move into their own place.

Review of Day One, cont'd. 2

- Finally, we looked at money!

- A hard look at finances is often discouraging, and people who have been out of the housing market for a while are likely to have sticker shock! We explored how to support choice even in tight housing markets.

Day Two

- Today, we are going to look at how to find housing – where to look and how to help people make informed choices. This is where the housing specialists expertise is essential.

- And, making the transition itself requires your expertise, lots of preparation, and supports and services.

- Finally, we'll talk about some issues that can cause problems and how to help tenants deal with them.

Finding Housing

- Let's talk about how to find housing.

- The housing specialist is the expert. YOU know neighborhoods, community amenities, landlords, public transportation, shopping, and the location and the requirements for all sorts of subsidized housing.

Finding Housing - PHAs

- What is the situation with your local PHA?

- Is the waiting list open or closed?

- Does the housing authority operate its own units?

- Who is the director? Where are the offices? Who are the key managers?

- Your desk should be littered with business cards, applications, addresses.

Finding Housing – PHAs, cont'd.

Here's what you should know or have on hand….

- Where are the PHA units (if they operate units)?

- What is the process for getting on that list? Have a copy of the rules, the application, the list of documentation required.

- Where does someone go to apply for HCVs? You should have a copy of the application, requirements, etc.

- What are eligibility requirements for both types of programs?

Finding Housing – PHAs, cont'd. 2

Does your PHA participate in specialty programs?

- Did they apply for the "non-elderly disabled" vouchers in summer 2011?

- Do they participate in home ownership programs?

- Do they receive funding for set-aside units?

Do they set preferences in the HCV program?

Finding Housing – PHAs, cont'd. 3

Look up YOUR PHA's plan.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha

Finding Housing – PHAs, cont'd. 4

- What is required to participate in these programs?

- Often, there is an orientation session that must be attended in person.

- Usually, people have to respond to mailed requests for updates, just to stay on the lists.

Finding Housing – PHAs, cont'd. 5

You can help people:

- Get on the lists for PHA units and HCVs. Note – assembling the documentation for these programs will help you with every other step in the process. Better to find out up front if there are documents missing.

- Educate themselves about what will be required, so there are no surprises.

- Advocate for reasonable accommodation where PHA rules or procedures constitute a burden.

Finding Housing – PHAs, cont'd. 6

You can help people:

- Understand what the rules will be once they move in.

- Meet requirements like answering mail and attending meetings.

- Be realistic about timelines.

- Plan for these options.

Finding Housing – Other Subsidized Units

- What other types of subsidized housing are there in your community?

- Building on what we said yesterday, you want a list of projects that have been assisted through ConPlan funds. This should be available through your city offices.

- Most of these projects will still NOT be affordable without a subsidy, but it is your job to know.

Finding Housing –
Other Subsidized Units, cont'd.

CONPLAN QUESTIONS:

- You want a list of the projects funded or supported with HOME funds.

- You want to know if your jurisdiction uses HOME funds for rental assistance.

- You want to know if the CDBG program has funded any housing projects.

Finding Housing – Other Subsidized Units, cont'd. 2

Section 811 programs

- Historically, this program has funded segregated units serving people with disabilities, and providing services.

- Just last year, HUD made significant changes to how this program operates that will make it more likely to result in the development of integrated housing units.

- You probably have some 811 programs in your community.

Finding Housing – Other Subsidized Units, cont'd. 3

Section 202 programs –

- This program provides funding for construction and operation of housing for people who are elderly. (Note – elderly is often defined as age 55 and older).

- Like 811, the program is undergoing change.

- You probably have some of these programs in your community.

Finding Housing – Other Subsidized Units, cont'd. 4

To get a list of 811 and 202 projects in your area, look at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/hto/inventorysurvey

Finding Housing – Other Subsidized Units, cont'd. 5

- Low Income Housing Tax Credit properties.

- You will also need a list of LIHTC properties. LIHTC is operated by your state housing agency, and most state agencies offer a list of assisted properties.

- Most LIHTC properties will not be affordable without additional subsidy, but it is your job to find out!

Finding Housing – Other Subsidized Units, cont'd. 6

- Affordable housing developers

- Look in your community for Community Development Corporations (CDCs) or Community Housing Development Organizations (CHDOs).

- These are the people who are building affordable housing and may be good allies.

Finding Housing – Other Tips

- You might want to cooperate with other housing specialists or other agencies in developing a community wide directory of all of this information.

- You want to know eligibility, rent, amenities, rules, vacancy status.

Questions/Comments

For more information

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