

California Person-Centered Housing Access Services



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The Coalition for Housing Accessibility, Needs, Choices, and Equality (aka CHANCE Housing)

- Introduction: Shella Comin-DuMong
- 1999: The story of CHANCE's Grassroots Beginnings & Stakeholders
- Why did CHANCE start?
- What role did the Regional Center (TCRC) and Department of Developmental Services (DDS) Play in CHANCE's start?

The Process: Delivering Housing Services

- Receive Referral (family, online, regional center, housing authority, service provider agency, returning clients);
- Intake Process: Discover need & barriers, collect household data, budget review;
- Conduct a Housing Needs Assessment and document each person's MATH;
- Document activities of daily living and where in-home assistance is needed or desired;
- Develop a Person-Centered Housing Access Plan;
- Provide Enhanced Housing Case Management;
- Help implement the Housing Plan:
 - Apply for rent subsidies
 - Search for suitable rentals
 - Assist with applications
 - Provide security deposit loans
 - Assist with voucher
 - Assist with lease-up
 - Help overcome barriers and obstacles

THE MATH

“Housing is considered affordable when a person or family spends about 30% of their monthly income on housing costs”

A. Monthly Social Security Income:	\$1,000
B. Affordability: 30%	x <u>.30</u>
C. Affordable Rent Amount:	\$ 300

* The above formula ($A \times B = C$) can be used for any monthly income amount or source, or for families.

There is no community within the Inland Empire (or California) where rent for a studio or 1-bedroom apartment is considered affordable to persons with developmental disabilities receiving social security as their sole income source. Average 1-br rents are shown below:

Community	Avg. 1-br Rent Amount
Inland Empire (Riverside, San Bernardino)	\$1,442
Santa Barbara	\$2,372

OVERCOMING THE MATH

Finding the Rent Gap: The rent gap is the difference between 30% of monthly income, and, the average monthly rent in any particular community.

Item	Inland Empire	Santa Barbara
Avg. Monthly Rent	\$1,442	\$2,372
Less: Tenant's Affordable Share	(300)	(300)
Rent Gap	\$1,142	\$2,072

Q: How can people with developmental disabilities live, work, receive services, and recreate independently in their home communities when they cannot afford the average rent? How does the “rent gap” get paid?

- Mom and dad help pay their rent (this is a problem for social security & other means tested resources)
- Live with parents or other family for their remaining life span (but then are currently prohibited from receiving supported living services (SLS));
- Live in “shared housing” that is owned or controlled by a provider agency (SLS or ILS House);
- Be a roommate with a friend or stranger you find in a rental ad;
- Live in a group home or other licensed care setting;
- Use a federal, state, or local rent subsidy.

Available Rent Subsidies

The below programs and resources have been around since the 1960's. They already exist in your community. In order to overcome the math barrier, housing services helps you: A) Access the existing resources; and B) creates more resources & partnerships!

- Section 8 Voucher (tenant-based, Housing Choice Voucher)
- Project-based Section 8 Voucher (project-based, subsidy for designated units within a development)
- Specialty Vouchers (tenant-based, targets specific populations)
 - Mainstream Voucher (for non-elderly people with disabilities)
 - NED category 1 (also for non-elderly people with disabilities)
 - NED category 2 (non-elderly disabled exiting licensed facilities after 90-days or more)
 - VASH Vouchers (for veterans of the armed forces – available via the VA)
 - Family Reunification Vouchers (for families after kids in certain licensed settings)
 - Emergency Housing Vouchers (targets homeless persons)
 - HOPWA Vouchers (tenant-based, targets people living with HIV/AIDS)
- Public Housing (project-based affordable developments)
- HUD Section 211 and/or Section 811 Program (Elderly and disabled construction projects)
- California Tax Credit projects (for construction of affordable housing or for substantial rehab)
- California Housing and Community Development (construction, home ownership, subsidies, etc.)
- Non-profit Developers (these vary by community)
- Prior affordable developments (these vary by community)
- Many localities use other funds to assist with affordable housing development and subsidies, such as:
 - Community Development Block Grant Funds (CDBG)
 - Tenant-based Rental Assistance (TBRA)
 - HOME Investment Partnership

Extra obstacles and barriers for Latino families

- SOURCE OF INCOME:

- May be non-traditional (selling food, working under the table, recycling, yard sales, being exploited by unscrupulous employers, etc.);
- Non-traditional income may not be documented in a way housing authority or landlords are familiar with – people don't want to lose their jobs asking for documentation or don't want to/can't file taxes;
- Mixed residency/citizenship status: People may shy to participate in affordable housing programs for fear of being considered a “public charge” now or in the future;
- Parental Caregivers: Low income but not always eligible for some kinds of resources such as IHSS (In-home supportive services) depending on caregiver status;
- Social Security for disabled minors having citizenship – consult with one of the “Independent Living Centers” to receive assistance with your initial application so that it is completed correctly (even if you think you know how to do it – get help!)

Obstacles and Barriers - continued

- Family Composition:
 - Larger households
 - Multi-generational
 - Extended Family
- Disparities: Fewer services from schools, regional center, IHSS, technology & internet access
- Language: Many (if not most) housing resources are not in Spanish let alone other languages;
- Online: Technology and internet disparities really starting to effect everything from applying for housing to applying for affordable housing resources with housing authorities;
- Current or Past Legal Problems: Housing entities are asking for legal history, and if people do not disclose they can be excluded from programs.

Overcoming Exclusionary Barriers and Obstacles

- Having access to a housing organization that focuses solely on housing needs and assisting people to overcome individual barriers that households may have;
- Knowing California's law on "Source of Income" discrimination;
- Using Self-Certification of Income or Affidavit (can be notarized) as proof of income – available online;
- Familiarity of current "public charge" laws for those in the process or future process of residency and citizenship: Currently, housing and/or regional center assistance does not count against persons;
- Parental or family caregiving can be an additional source of household income through IHSS, personal assistance, respite, & self-determination.

Overcoming Exclusionary Barriers and Obstacles

- Identify landlords who will rent to larger households in smaller units;
- Identify landlords who will accept mixed documentation households;
- **Work out DETAILED rental application templates beforehand!** (who is the applicant & co-applicant, who are the household members, what are the SSN's and dates of birth, what are prior residential addresses and who are the landlords & contact info, who are the personal references, what are the automobile license numbers, what are the employer details & contact information, what are the sources of income and how much, what are the banks, do you have copies of the DL's, pay stubs, bank statements, social security award, income self-certifications....)
- CHANCE uses a very detailed rental application template to assist our agency and families in their housing searches;
- When preparation meets opportunity: The most essential element for success is to be able to rapidly submit a complete application and have all necessary attachments.

IMMEDIATE VOUCHER OPPORTUNITY

<https://hacsb.com>



HOUSING AUTHORITY OF THE
COUNTY OF SAN BERNARDINO
Celebrating 80 Years of Service

Welcome to the Housing Authority of the County of San Bernardino

Applications are currently being accepted for the **Tenant-Based Housing Choice Voucher Program** (formerly known as Section 8)

[Click here to start an application](#)

Have questions or need help?

[Click here for additional information](#)

For more information about the Housing Choice Voucher Program (Section 8), [click here](#).

To proceed to our website, click [here](#)

To be considered for the wait list, an application must be completed and submitted by 4:00 p.m. PT on June 30, 2022.

Additional Rent Subsidies and Affordable Housing Resources

CHANCE has compiled a brief list of several Inland Empire communities' rent subsidy and affordable housing resources

Please see the Inland Empire Housing Resource List provided separately

Person-Centered Housing Access Services

*Please see the comprehensive Person Centered Housing Access Services List
provided separately*

Use the above list to implement a similar array of housing services
in your community!

NEXT STEPS

- Every community should have a vendored Housing Access Services agency to deliver person-centered Housing Access Services to individuals (& families, adults and children alike) on the spectrum and who have other developmental disabilities.
- For those who are part of a regional center, the Lanterman Act specifies (in 4640.6(H)(4)) that **“Contracts between a Regional Center and the DDS requires that a Regional Center shall have, or contract for, Housing expertise to assist regional center consumers in independent or supportive living arrangements.”**
- If your regional center does not have, has not implemented, this contract element, you may need to attend Board meetings or otherwise advocate to ensure they develop the resources to help with the affordable and accessible housing needs of the people served in your catchment area.