

**HOMELESS YOUTH**  
Capacity Building Project

**Helping TAY Access  
Permanent Housing**

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# Today's Presenters

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# Steps to Accessing Housing

- Step 1: Build Organizational Capacity and Knowledge of Housing Options in Your Community
- Step 2: Educate Youth About Affordable Housing
- Step 3: Assist Youth to Prepare for Housing Search

# Getting Affordable Housing Isn't Easy, But It's Worth the Effort

- Plan ahead and have a realistic timeline
- Help youth get on as many waiting lists as possible
- Don't give up!



# Types of Permanent Housing

- Nonprofit owned/operated housing
  - Affordable housing
  - Supportive housing
- Federally funding programs
  - Section 8 Vouchers
  - Public Housing
  - Shelter Plus Care
- Private market rate housing (including shared housing)



# Accessing Affordable Housing – Building Organizational Capacity

- Identify one person in your organization to get educated about affordable housing
- Research available affordable housing in your community
- Familiarize yourself with their housing stock and eligibility requirements
  - Income guidelines (both maximums and minimums)
  - Housing for special populations (mentally ill, homeless/chronically homeless, HIV+, former foster care, etc.)

# Building Organizational Capacity (cont.)

- Develop a system to track available housing
- Work with other local organizations to share resources

# Accessing Affordable Housing – Keeping Current

- Develop a relationship with property managers at affordable housing sites
- Subscribe to e-mail lists (continuum of care, newsletters, etc.)
- Check the websites of non-profit developers at least monthly
- Check websites of local housing authorities at least monthly
- Keep your information up to date

# Resources

- HUD's online search page
  - <http://www.hud.gov/apps/section8/index.cfm>
- List of affordable housing projects by county in California
  - [http://www.hcd.ca.gov/fa/rhp\\_ala\\_20040301.pdf](http://www.hcd.ca.gov/fa/rhp_ala_20040301.pdf)
- [www.affordablesearch.com](http://www.affordablesearch.com)
- [www.affordablehousingonline.com](http://www.affordablehousingonline.com)
- Contact your local housing/community development agency for a list of projects

# Helping Youth to Access Housing

- Educate youth about affordable housing
- Help youth to determine whether they meet eligibility guidelines for specific projects
  - Income guidelines (both maximums and minimums)
  - Housing for special populations (mentally ill, homeless/chronically homeless, HIV+, former foster care, etc.)

# Helping Youth to Access Housing (cont.)

- Prepare information needed for rental applications
- Help youth to compile needed documentation (ID, social security card, proof of income, proof of homelessness, etc.)
- Review steps in the application process

# Identifying Common Challenges

- Credit history
  - Obtain a copy of credit report  
[www.annualcreditreport.com](http://www.annualcreditreport.com)
  - Pay past debts
  - Attach a statement to credit report
- Eviction history
- Criminal History
  - Clean Slate Clinics
- References



# Prepare Youth for Interviews with Landlords

- Arrive at interviews on time
- Dress for success
- Turn off cell phones
- Don't interrupt
- Arrange childcare
- Practice mock interviews

# Responding to Negative History

**Be Prepared**

**Be Proactive**

**Be Concise**

**Be Positive**

# Follow up and Response

- Monitor all applications submitted – assist youth to keep a log with important information
- Track outcomes and help youth to initiate appeals processes
- Ensure youth inform property owner if they move or get a new phone number

# Moving In



- Identify resources for security deposit/ move-in costs
- Provide youth with contact information for reduced cost utility programs
- Educate youth regarding being a good tenant



THE JOHN STEWART COMPANY

# Brian Hunt, The John Stewart Company



# Applying for Housing



- Overview of application process
- The rental application
- Planning for tenancy: The lease and house rules



# OVERVIEW

- The Housing Authority of the County of Los Angeles (HACoLA) is the second largest Housing Authority in Southern California with an annual budget in excess of \$326 million dollars.
- The HACoLA administers over 21,000 Section 8 Housing Choice Vouchers, 2,962 Public Housing and 374 Affordable Housing units.
- The Housing Authority consists of two divisions, Assisted Housing and Housing Management.



# Public Housing

- The Housing Management Division manages the public and affordable housing portfolio for the County of Los Angeles.
- The portfolio consists of 3,336 rental units located on 70 sites.
- The program revenue is from federal operating subsidies, rental receipts and Capital Funds.





- The remaining units are funded by the HUD-insured 221(d)(3) Multi-Family/Section 8 New Construction Program, and the California Rental Housing Construction Program (RHCP).
- Program revenue is generated from rental receipts and Housing Assistance payments.



# Public Housing Eligibility

To be eligible for admission an applicant family must:

- Meet the definition of a family as defined by HUD.
- Be either a citizen or eligible non-citizen.
- Meet the very low income limit.
- Furnish a valid Social Security number for all family members, age six or older.



- Meets the Suitability Criteria

- Demonstrate ability to comply with essential lease terms:
  - Rent payment history
  - Landlord reference
  - Credit and tenancy history
  - In some instances, the Housing Authority will conduct a home visit of applicants who provide questionable or incomplete information on the application.
- Have no outstanding debts to any Housing Authority.
- Applicant(s) must not have been convicted for the manufacture of methamphetamine on the premises of federally assisted housing.
- Applicant(s) must not be subject to a lifetime sex offender registration requirement.

# Section 8 Program

- Since 1975, HACoLA's Assisted Housing Division has administered the Section 8 program within the Los Angeles County jurisdiction.
- HACoLA receives funding from the U.S. Department of Housing and Urban Development (HUD) to provide rental assistance to extremely low and very low-income participants residing in the unincorporated area of Los Angeles County and 62 participating cities.
- The Assisted Housing Division assists over 21,000 families through the Section 8 program in the form of housing assistance payments (HAPs) to over 10,000 private property owners.



# Section 8 Eligible


To be eligible for admission, an applicant family must:

- Meet the definition of a “family”.
- Be within the extremely low income limit.
- Be a citizen, or a non-citizen with eligible immigration status.
- Furnish valid Social Security numbers for all family members age 6 and over.
- All applicant household members (including live-in aides) 18 years of age and older must pass a criminal background check.

# Section 8 Criminal Screening

## Criminal Background Screening:

- Applicant(s) must not have been previously evicted from federally assisted housing for drug-related criminal activity.
- Applicant(s) must not have been convicted for the manufacture of methamphetamine on the premises of federally assisted housing.
- Applicant(s) must not be currently engaging in the illegal use of a drug.

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- Applicant(s) must not be subject to a lifetime sex offender registration requirement.
  - Applicant(s) must not have a pattern of alcohol abuse.
  - Applicant(s) must not be currently engaging in, or who have engaged in criminal activities.
  - Applicant(s) must not have engaged in fraud or bribery associated with any federal housing program.

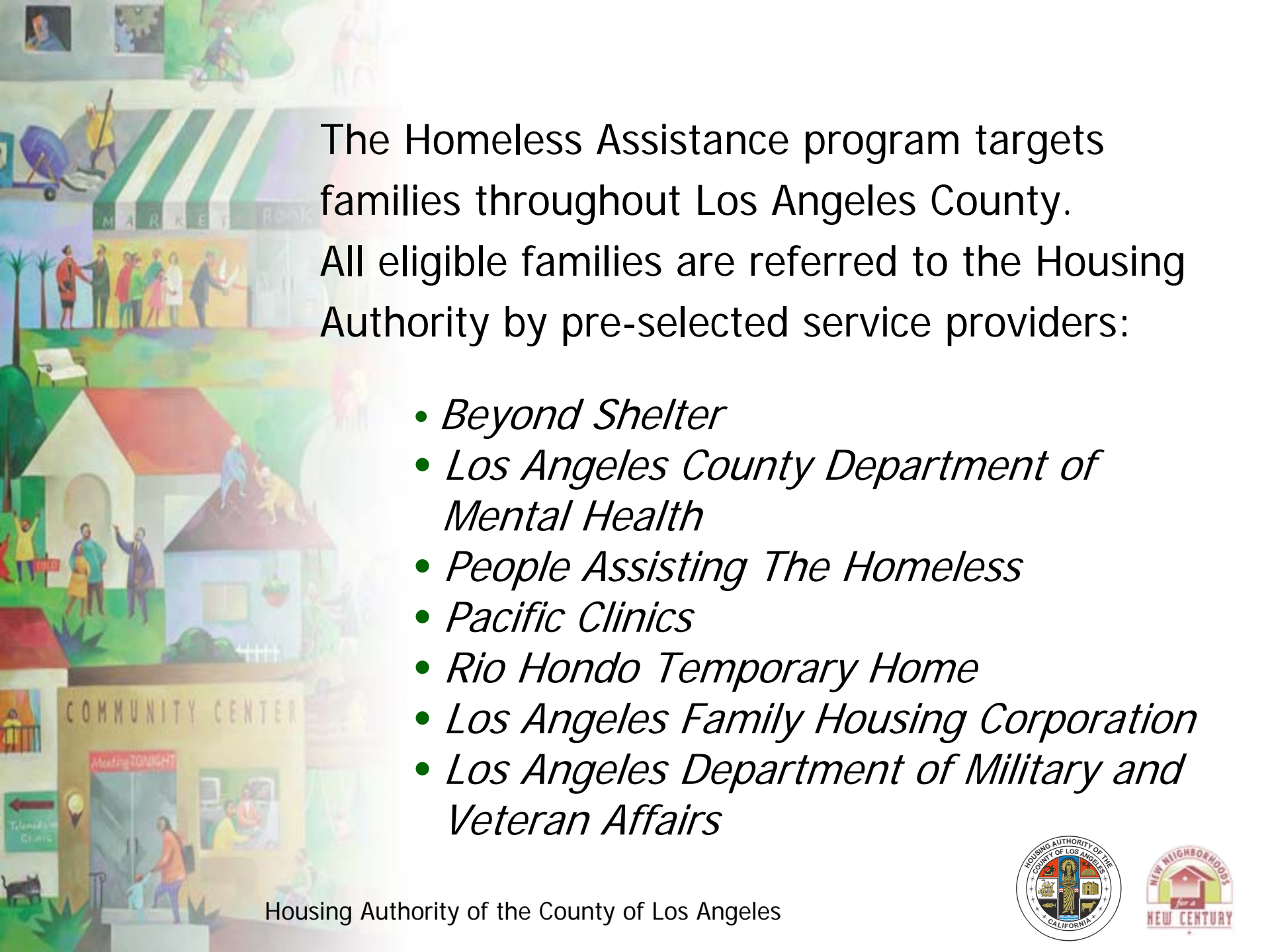


- Applicant(s) must have completed parole or probation.
- Check with your local Housing Authority to determine eligibility and preference criteria for housing in your area.

# Shelter Plus Care and Homeless Assistance Program

- Assisted Housing also administers Shelter Plus Care (S+C), VASH and Homeless assistance programs.
- Shelter Plus Care program is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities and their families.
- Contact Los Angeles Homeless Services Authority (LAHSA) for additional information on applying for Shelter Plus Care grants.
- Outside of LA County the specific agency within each jurisdiction that is tasked with overseeing the application process for S+C varies. Contact your local Housing and/or Community Development Department to determine specific application processes in your community





The Homeless Assistance program targets families throughout Los Angeles County. All eligible families are referred to the Housing Authority by pre-selected service providers:

- *Beyond Shelter*
- *Los Angeles County Department of Mental Health*
- *People Assisting The Homeless*
- *Pacific Clinics*
- *Rio Hondo Temporary Home*
- *Los Angeles Family Housing Corporation*
- *Los Angeles Department of Military and Veteran Affairs*



- Families assisted through the Homeless Assistance Program must meet the standard HCV program requirements.
- The Veterans Affairs Supportive Housing (VASH) Program is designed to provide rental assistance to homeless veterans and their families. The program requires case management and clinical services to be provided by the Department of Veterans Affairs at Veterans Affairs Medical Center (VAMC) supportive service sites. Families served by a VASH voucher are referred to the Housing Authority by the VAMC.

