

HOUSING 101

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Vocabulary



Community
Legal Services



AMI



Federal
Poverty Level



30%, 50% and
80%



COC



Coordinated
Entry



HMIS



HUD



Fair Housing Law

Veterans

- **SSVF**

Helps end veteran homelessness by providing housing stability to homeless and at-risk veterans and their families.

The goal of the program is to promote housing stability among very low-income Veteran families who reside in or are transitioning to permanent housing.

Support outreach, case management and other flexible assistance to rapidly re-house Veterans who become homeless or prevent Veterans from becoming homeless.

- **HudVash**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the [Department of Veterans Affairs](#) (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.



811 Project Rental Assistance Program

811 is a statewide housing subsidy program specifically for people with disabilities.

SDHP collaborates with Pennsylvania Housing Finance Agency (PHFA) and Department of Human Services (DHS) to administer the waiting list and to provide education, technical assistance, and outreach to fill the 400 units committed to the 811 PRA program throughout Pennsylvania.

This program prioritizes its waiting list in the following Priority Populations and their living situations:

1. Institutionalized, but able to live in the community in permanent supportive housing,
2. At-risk of institutionalization with no permanent supportive housing, and
3. Congregate Care Setting and desires to live in community.

The 811 PRA Program Eligibility:

1. Priority Populations,
2. Individuals must be 18-61 at the time of lease up,
3. Individuals must have a disability,
4. Individuals must be MA eligible,
5. Individuals must be at or below 30% Area Median Income, and
6. Certain criminal histories will make individuals ineligible.

LOW INCOME HOUSING TAX CREDIT (LIHTC)

An aerial photograph of a city, likely New York City, showing a mix of modern glass skyscrapers and older, dense brick residential buildings. The sky is clear and blue.

- The low-income housing tax credit (LIHTC) program, created in 1986 and made permanent in 1993, is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing.
- How do you find LIHTC properties
- https://www.phfa.org/forms/multifamily_news/news/2022/2022-lihtc-awards.pdf

USDA RURAL HOUSING

USDA Rural Development supports rural prosperity in Pennsylvania by investing in modern infrastructure such as high-speed internet and water and waste treatment systems.

They help eligible rural Pennsylvanians buy or rent affordable housing, and we can partner with you to build or improve essential community facilities such as hospitals, libraries, and schools.

They boost rural economic development by funding technical assistance for small business owners and entrepreneurs, helping them design robust business plans, find new markets, and promote their goods and services.

They also help eligible businesses and manufacturers expand or improve, and we support energy programs that finance renewable systems for agriculture and industry.

Because so many of our employees live and work in the very communities we serve, the USDA Rural Development mission is personal to us. It's this commitment to our neighbors that sets us apart.



SECTION 8 AND HOUSING CHOICE VOUCHER (HCV)

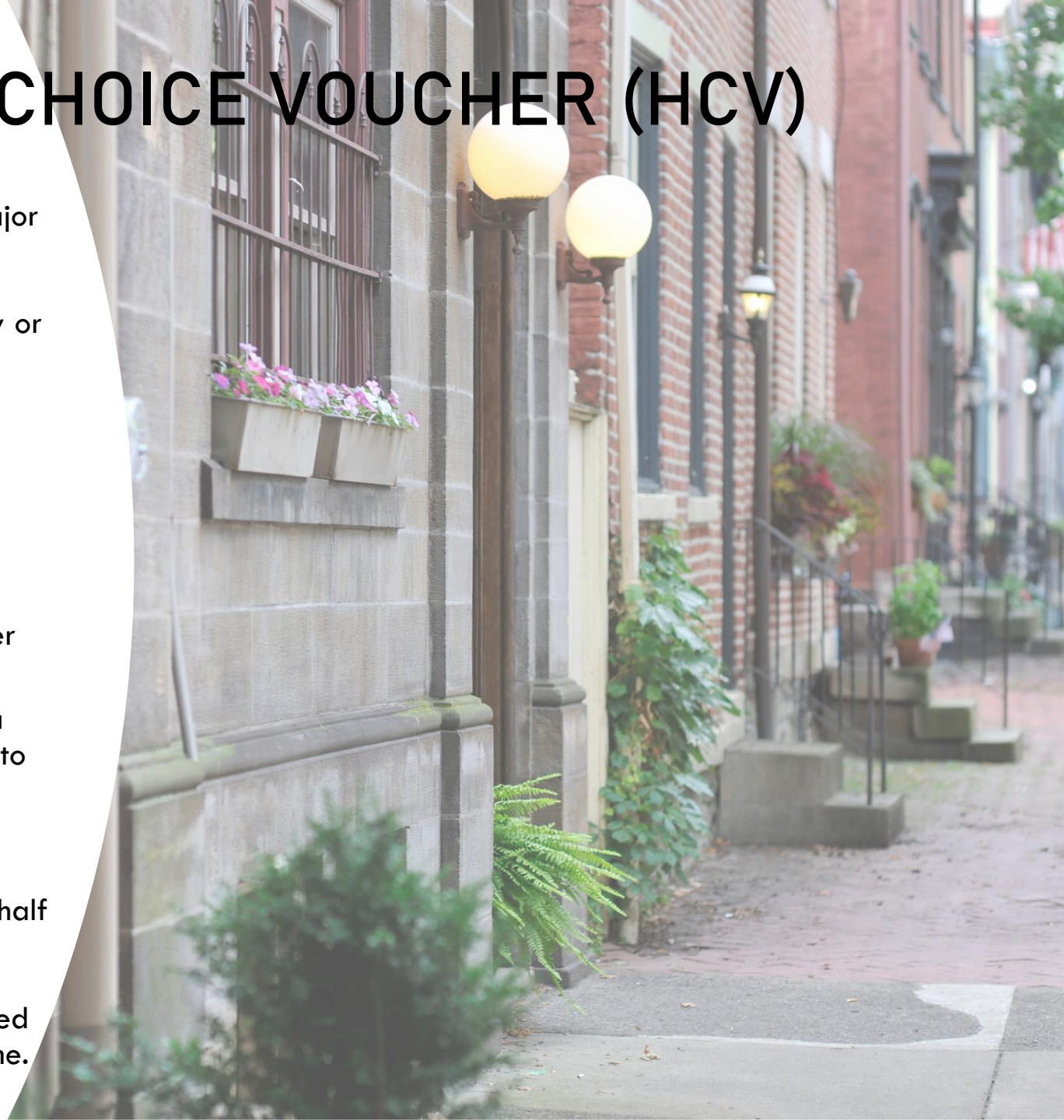
The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.



PUBLIC HOUSING AGENCY (PHA)



- https://www.hud.gov/program_offices/public_indian_housing/pha/contacts
- https://www.hud.gov/sites/dfiles/PIH/documents/PHA>Contact_Report_PA.pdf
- A housing authority or ministry of housing is generally a governmental body that governs aspects of housing or, often providing low rent or free apartments to qualified residents.

STRUCTURE AND PROCESS

Participant is **referred** to LRMF by NHT coordinator

Participant is **matched** with an interested landlord and moves in

LRMF is notified of any **enrollment or eligibility changes** by NHT provider

Landlord **files a claim** directly with LRMF; LRMF notifies NHT coordinator

LRMF **enrollment ends** at 3-year mark, participant's CHC ineligibility, or maxed out claims

THANK YOU