



**Department of Medicaid**

John R. Kasich, Governor

John B. McCarthy, Director

# **HOME Choice, Housing, and the Qualified Residence Statement**

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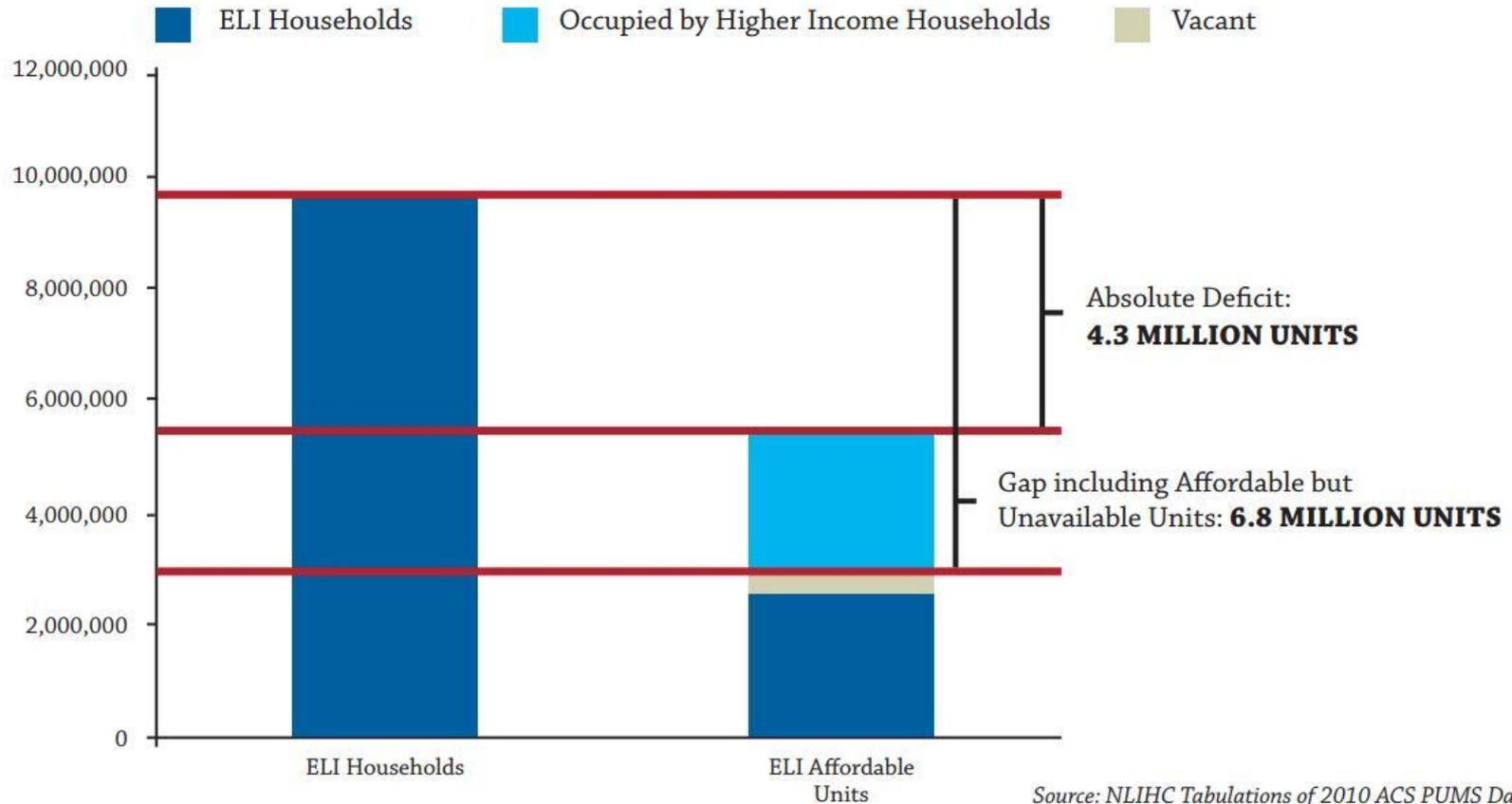
HOME Choice Housing Coordinator

# Why does this matter? Affordability!

- Affordable housing typically means an individual spends no more than 30% of his or her gross income for housing related activities.
  - 30 – 49.9%: Housing Burden
  - 50% +: Severe Housing Burden
- Ohio's Fair Market Rent is \$778 for a 2-BR Apartment
  - Individuals on SSI have a \$504/month affordability gap (~\$700/month)
  - Minimum Wage Earner needs to work 70 hours, 52 weeks a year to meet rent requirements.

# This is a Challenge!

**Renters and Affordable Units, by Occupancy Status, At or Below the ELI Threshold (MMFI 2010)**





# Reviewing HOME Choice Participants

- Over 70% of barriers arise from insufficient affordable housing for all HOME Choice participants.
- Cross-Section of 400 HOME Choice Participants that moved out to community:
  - Over 45% of people were severely housing burdened
  - Over 37% had no housing subsidy recorded.
  - Average rent for participants - \$326.97 (46% of SSI)
- Having this information helps to inform policies, which help to provide resources.
- Often, this information is missing from forms.

## ...If Only These Walls Could Talk...

- It's hard to determine what kind of subsidy is part of an affordable housing by just looking at it.
- Help you figure out how to fill out the QR!

Consumer Based	Property Based (ask a Landlord or Property Manager)
Section 8 (Housing Choice Vouchers)	Section 8 (Project Based Housing Choice Voucher)
HUD Owned Public Housing	HOME Funded Project Based Assistance
HOME Funded Tenant Based Rental Assistance	Community Development Block Grant (CDBG)
HUD VASH (Veterans Affairs Supportive Housing)	USDA Funds (typically used in rural areas)
Funds for Assistive Technology	Low Income Housing Tax Credit Financing
Funds for Home Modifications	Housing Trust Fund Financing, including HDAP
No subsidies; Market Rate Housing	Section 811
	Section 202



# Tenant Based Subsidy

- Can go with the person no matter where they are.
  - What we usually think of when we think “voucher”
  - Section 8, for instance
- Your participant will have had to fill out an application and received the subsidy, or you will have to assist them in the process.
- Your participants are your best way to determine a tenant based subsidy.

***Note: Always Try!***



# Project Based Subsidy

- Based solely on the property itself, and can't be taken along when someone leaves a unit.
- When you go to visit a place, ask the Property Manager or Landlord what subsidies were part of the development.
- If they don't know, ask the Property Manager or Landlord the contact information of the current property owners and ask them.



# Project Based Subsidy

- Project Based Subsidies have implications for Fair Housing and Home Modifications
  - When there are federal subsidies, the shift of cost moves more to the project and less to the participant.
  - A couple examples: Harry (811) and Sally (HCV)
- Building relationships with landlords helps in the long run for HOME Choice participants.



# Updates – THE Qualified Residence form

**All apartment leased by the participant (assisted living)**

How many total units are in the building in which the Participant is living?	Property Manager Phone Number:
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Participant Received a Housing or Modification Subsidy (Check all that apply)

Participant Received a Housing or Modification Subsidy (Check all that apply)	
<p><b>Consumer Based</b></p> <input type="checkbox"/> Section 8 (Housing Choice Vouchers) <input type="checkbox"/> HUD Owned Public Housing <input type="checkbox"/> HOME Funded Tenant Based Rental Assistance <input type="checkbox"/> HUD VASH (Veterans Affairs Supportive Housing) <input type="checkbox"/> Funds for Assistive Technology <input type="checkbox"/> Funds for Home Modifications <input type="checkbox"/> No subsidies; Market Rate Housing	<p><b>Property Based (ask a Landlord or Property Manager)</b></p> <input type="checkbox"/> Section 8 (Project Based Housing Choice Voucher) <input type="checkbox"/> HOME Funded Project Based Assistance <input type="checkbox"/> Community Development Block Grant (CDBG) <input type="checkbox"/> USDA Funds (typically used in rural areas) <input type="checkbox"/> Low Income Housing Tax Credit Financing <input type="checkbox"/> Housing Trust Fund Financing, including HDAP <input type="checkbox"/> Section 811 <input type="checkbox"/> Section 202

<input type="checkbox"/> Family or Friends	<input type="checkbox"/> Government Agency (please specify)	
# of Days to Find Housing	# of Hours of Transition Coordination Spent on Housing Activities	Amount of Monthly Payment for Housing paid by Participant

Reason Housing Option Chosen (Check all that apply)

(please specify)



# Updates – The Qualified Residence Form

- Resources at the bottom help you find housing and determine what may be in your area, and also assist in determining Fair Housing subsidies
- Websites on the form:
  - Ohio Housing Locator: <http://bit.ly/14euKzB>
  - HUD Housing Search: <http://1.usa.gov/1b0QT4F>
  - USDA Housing Search: <http://1.usa.gov/18RrWvU>
  - Ohio Preservation Compact Database: <http://bit.ly/14sNKXX>



# Updates - Checklists

- The importance of multiple inspections
- Expectations of landlords
- The need for written requests
- The need for end-of-span assistance with housing



# The Issue with Leases and AL

- Assisted Living can be a tricky housing placement for HOME Choice.
  - Leases and Tenant Landlord Law
  - What can make an AL unit NOT be a QR
- When in doubt, please ask!
- Related: Group Homes and licensing for 5 units



# The Five-Minute Takeaway

- “Reasonableness” is one of the biggest guides in housing:
  - Home Modifications
  - Tenant Landlord Law
  - Expectations of Property Manager
  - Whether a lease is signed in the first place.
- Unearth every possible subsidy out there and get on the waiting lists.
  - Recovery Requires a Community and HOME Choice



# The Five-Minute Takeaway

- Know options for people when things go wrong in the community relative to housing:
  - Escrow, Reasonable Accommodations, Fair Housing, Legal Clinics.
  - When I hear about a case, often it's too late to stop the proceedings.
  - More often than not, the law is on the participant's side, but we all need to make sure that they've done what's appropriate to ensure the law will work for them.



# The Five Minute Takeaway

- A participant spending 50% of his or her income on rent is not sustainable.
  - A person on SSI earning ~\$700 a month...
    - $\$700 - \$210 (30\%) = \$490$  to spend on other living expenses
    - $\$700 - \$350 (50\%) = \$350$  to spend on other living expenses
  - What would any of us do with an extra \$140 a month?
    - How about 20% more of our paycheck?
  - What is my role in all of this?



# End. Questions? Thanks!

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