

THP+FC/THP-Plus Monthly Call

John Burton Foundation

Tuesday, August 18, 2015

10:00 a.m. to 11:00 a.m.

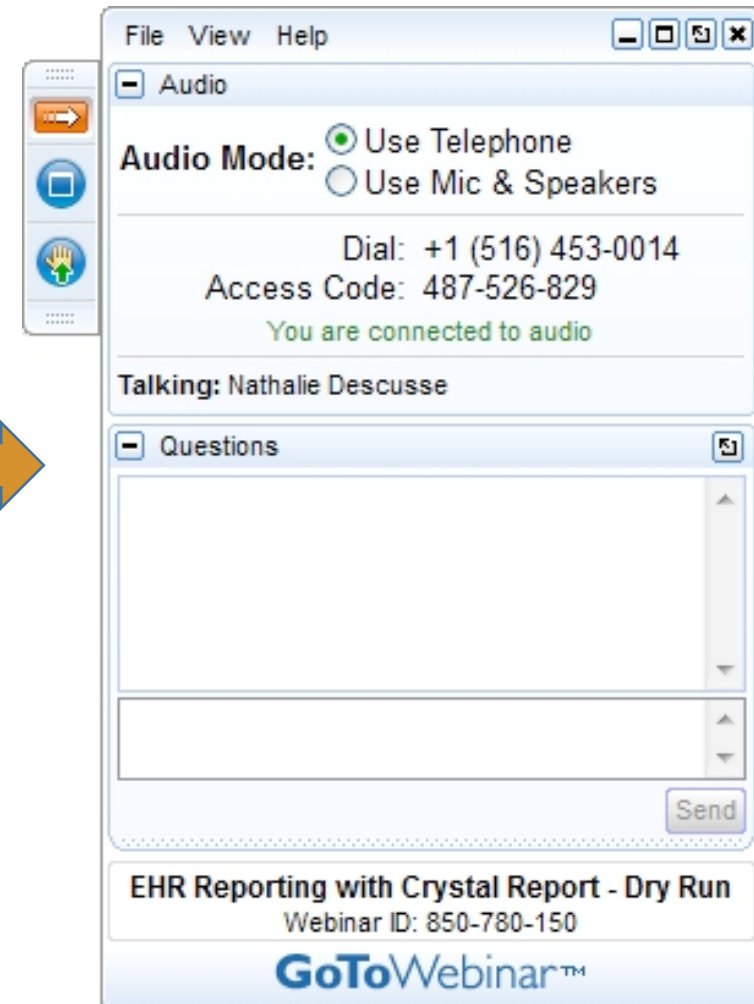


**JOHN
BURTON
FOUNDATION**

FOR CHILDREN
WITHOUT HOMES

TECHNICAL DETAILS

- Call-in number is 1 (702) 489-0008 and access code is 928-441-384
- To submit questions, click on the “Questions” panel, type your question, and click “Send”
- Presentation materials will be posted at www.thpplus.org



Today's Agenda

Highlight Topic:

- How to help youth access permanent, affordable housing
- Special guest: Debbie Raucher, JBF

THP-Plus:

- New information about the THP-Plus Realignment report

THP+FC:

- Update from rate and licensing working groups
- THP+FC Participant Tracking System to be launched

Why is it Important to Help Transitioning Foster Youth Secure Permanent, Affordable Housing?

Parenting Status:

- 34.3% of young women who exit foster care at age 21 will have given birth at least once.
- Of those who have birth before they turned 18, 1 in 3 girls in foster will have at least one more teen birth

Disability Status:

- 41.2% reported symptoms consistent with a mental health disorder
- 24.8% reported symptoms consistent with a substance use disorder,
- 13.6%) reported symptoms consistent with both

These Experiences, and Others, Result in the Need for Affordable Housing

Former foster youth at age 26:

- 29.7% reported NO income, as compared with just 6.5% of their non-foster youth counterparts.
- Median annual income was \$8,950, as compared with \$27,310 for their non-foster youth counterparts.

Bottom Line:

Path to economic security is a long one for former foster youth; permanent affordable housing can help them get there!

What is Permanent, Affordable Housing?

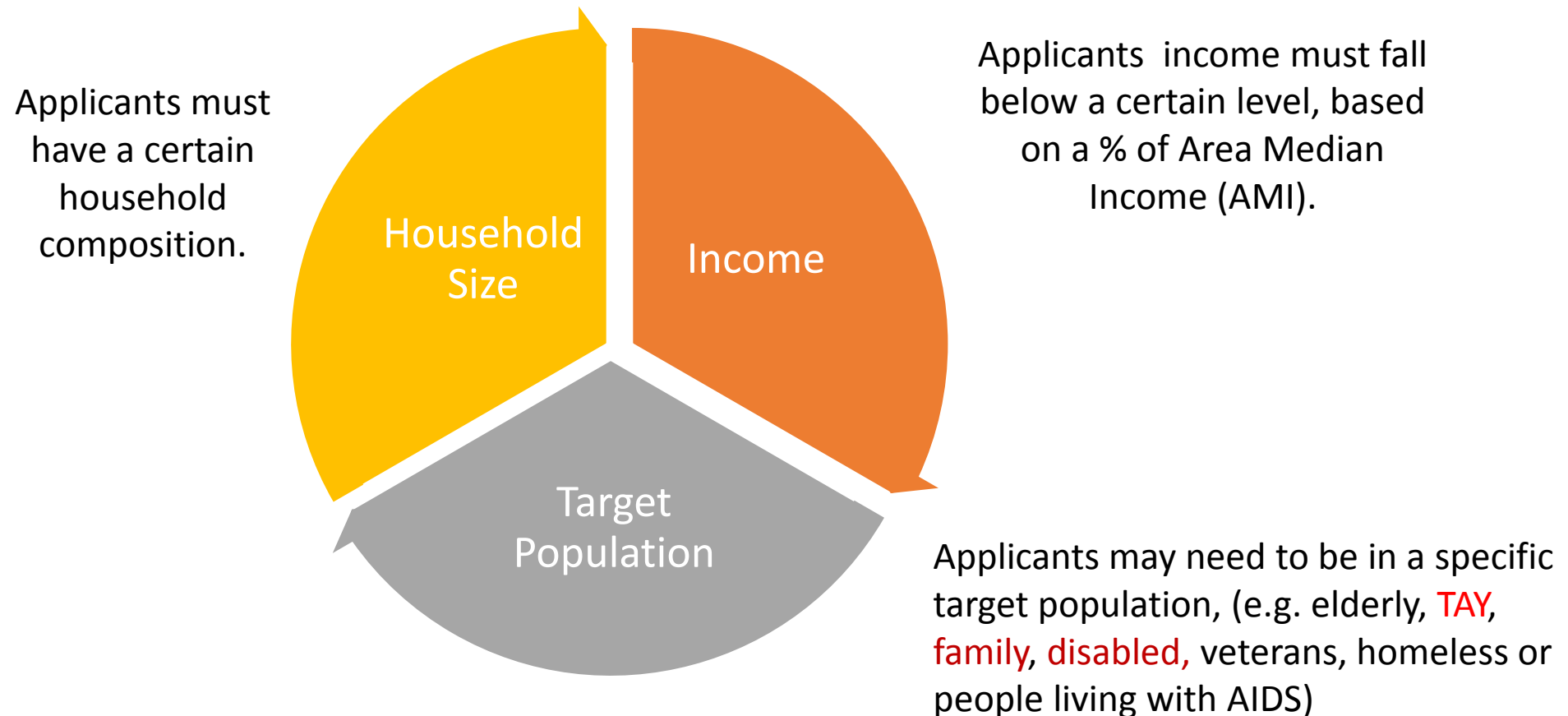
Non-Profit
Housing

Housing Choice
Voucher Programs
(Section 8)

Public Housing

Non-Profit Housing

Developed by private, non-profit organizations with funding from federal, state and local sources.



Nonprofit Housing: How to Secure

- Leasing process is particular to individual properties, it is not centralized.
- It is structured this way because each property is financed in a manner that specifies each of the following:
 - Target population
 - Income level
 - Household size
- The decentralized leasing process makes it very time consuming to search for and secure permanent affordable housing.

An Example: EBALDC



- Own and operates 21 properties in the San Francisco East Bay
- Website allows you to search by neighborhood, availability or property type
- 5 properties are currently allowing applicants to submit applications to be on their waitlist
 - [Hismen Hin-Nu Terrace](#): accepting applicants for 2 bedroom units; 60% AMI
 - [Madrone Hotel](#): accepting applicants for Single Room Occupancy; no AMI listed
 - [Oak Park Apartments](#): accepting applicants for 3 bedroom units; 50% AMI
 - [Oakland Point L.P.](#): accepting applicants for 4 bedroom units; no AMI listed; 6 to 9 people required
 - [Seven Directions Apartments](#): accepting applicants for 4 bedroom units

How Can You Help Youth in this Process?

- **Application**

- Long, complex and easy to get overwhelmed
- Complete with the youth and support them in securing necessary information
- Most need to be submitted in person
- Most units require an interview

- **Helping youth stay on the waiting list**

- Even missing one correspondence could result in losing their place on waiting list.

- **Credit check**

- Check the youth's credit and resolve any issues if possible.

- **Security deposit & background check fee**

- Usually one month's rent
- Background fee varies; it not always charged to the tenant.



What Steps Do I Need to Take to Help Youth Secure Permanent, Affordable Housing

Step 1:
Knowledge

Step 2:
Relationships

Step 3:
Organizational
Capacity

Step 4:
Skill Building
with Youth

Step 1: Knowledge

Get to know who are the main non-profit developers in your community.

- Again, no centralized list; funders list the project they support and you can find nonprofit developers by looking at what is funded in your county.

Become familiar with their properties and their applications by reading them in detail and researching any terms you don't understand.

Become familiar with the concept of AMI, so that you know which units young people in your program should apply for and which ones will be a waste of time.

Tip: Go to http://www.huduser.org/portal/datasets/il/il2015/select_Geography.odn for 2015 AMIs

Step 2: Relationships

Develop a relationship with a person with the tenant services or property management department for your local non-profit housing developer.

Invite them to your program to learn about what you do and to meet young people in your program.

Consider attending local meetings of nonprofit housing developers to build relationships and knowledge.

Consider joining Nonprofit Housing Association of Northern California (NPH), California Coalition for Rural Housing (CCRH) or Southern California Association of Nonprofit Housing (SCANPH)

Step 3: Organizational Capacity

Determine where this specialized function lives in your organization.

- Usually best situated with housing specialist, not with individual case managers.
- Important to integrate function into organization, not just be an “add on.”

Develop a system for monitoring nonprofit housing developers, checking with each on a monthly basis.

Set goals for how many youth will transition into permanent, affordable housing and assign responsibilities to meet the goal.

Include information about affordable housing in staff training and development.

Step 4: Skill Building With Youth

Introduce affordable housing concepts to youth.

Encourage their participation and engagement in the process.

Set reasonable expectations for the amount of time required to secure permanent, affordable housing.

Educate them about the importance of maintaining their place on the waiting list.

List of Projects and NP Developers

California Department of Housing and Community Development

<http://www.hcd.ca.gov/financial-assistance/affrdble-housng.html>

California Housing Finance Agency.

<http://www.calhfa.ca.gov/multifamily/rental/>

US Department of Housing and Urban Development.

<http://www.hud.gov/apps/section8/step2.cfm?state=CA,California>

California Tax Credit Allocation Committee (TCAC)

Housing Choice Voucher Program (Section 8)

- Largest federal housing program
 - Approx. 2 million people participate nationally; over \$19 billion spent annually
- Applicant must earn less than 50% AMI.
- Individual secures housing, gets approval from PHA then tenant pays 30% to 40% of income;
- Certificates are typically “portable.”
- Managed by local Public Housing Authorities (PHAs)
- Wait lists often closed, but open up periodically
- PHAs can set local priorities; important to check
- List of housing authorities can be found at [HUD Website](#)

Section 8: How Can Your Program Help?

- Monitor local PHA wait lists to stay informed if it is opened up.
- Help youth apply.
- Help them stay on the waiting list, even after they have left your program.
- Help them secure housing within the 120 day search time.
 - Section 8 “success rate” is just 69%!
- Help them apply for an extension if they can not secure housing within 120 days.

Public Housing

- This is housing built by the public sector; used to be called “the projects.”
- Efforts around the nation to upgrade and revitalize public housing. (Hope VI)
- Public housing often overlooked, but provides safe, affordable housing for over 1 million people.
- Because it can be seen as less desirable, it can be easier to get into.
- Also administered by local Public Housing Authority.

QUESTIONS & ANSWERS



Slides and recording available on
www.thpplus.org

Additional Topics!

2011 Realignment Report

THP+FC Participant Tracking System to be launched

Workshop deadline for 2015 THP-Plus/THP+FC Institute

Thank to all you completed annual report survey!

Update from rate and licensing working groups

- Key topics under discussion:
 - Education requirements for staff,
 - Tiered rate for youth
 - Youth to staff ratio
 - THP+FC cost report format