



# Housing and Services for Persons Experiencing or At-Risk of Homelessness

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# Speakers

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# Today's Objective

- Provide an overview of resources from the Texas Department of Housing and Community Affairs (“TDHCA”) for persons experiencing or at-risk of homelessness



# TDHCA Resources

- Homeless-Specific Programs
  - Emergency Solutions Grants ("ESG")
  - Homeless Housing and Services Program ("HHSP")
- ❖ Poverty Prevention and Housing Assistance
  - ❖ Affordable Apartments
  - ❖ Community Service Block Grants ("CSBG")
  - ❖ HOME Tenant-Based Rental Assistance
  - ❖ Section 811 Project Rental Assistance
  - ❖ Section 8 Housing Choice Vouchers
  - ❖ TDHCA's Project Access
  - ❖ Comprehensive Energy Assistance Program

# Funding Method

- ❖ TDHCA primarily funds local organizations to provide services
  - ❖ Program participants do not apply to TDHCA directly



# **Programs Specific to Persons Experiencing Homelessness or At-Risk of Homelessness**

# Emergency Solutions Grants

## ❖ Purpose:

- ESG provides shelter and services to help persons experiencing homelessness or persons at-risk of homelessness regain housing stability.

## ❖ Funding:

- TDHCA receives approximately \$8.8 million annually
- U.S. Department of Housing and Urban Development ("HUD") Program

# Eligible ESG Uses

1. Street Outreach
2. Emergency Shelter
3. Homelessness Prevention
4. Rapid Re-housing
5. Homeless Management Information System
6. Administration\*

\*Salaries included in all activities, not just Administration.

<http://www.tdhca.state.tx.us/home-division/esgp/docs/ESG-EligibleUses.pdf>



# 1. Street Outreach

- ❖ Eligible costs include, but are not limited to:
  - Locating, identifying, and building relationships with unsheltered people experiencing homelessness
  - Case Management to assess housing/service needs
  - Emergency Health Services/Mental Health Services
  - Transportation

# 2. Emergency Shelter

- ❖ Eligible activities include, but are not limited to:
  - Essential Services
    - case management, child care, education, employment/training, outpatient health services, legal services, life skills training, mental health services, outpatient substance abuse treatments, transportation
  - Shelter Operations, Renovations, Rehabilitation

The background of the slide features a vertical image on the left side showing a brick house with a chimney and a window, set against a blue sky with white clouds. The rest of the slide has a plain white background.

# 3. Homelessness Prevention and Rapid Re-housing

- ❖ Eligible costs include, but are not limited to:
  - Financial Assistance
    - *e.g.*, Rental Application Fee, Security Deposits up to 2 months, Last month's rent, etc
  - ❖ Rental Assistance
    - Short-Term (up to 3 months)
    - Medium-Term (<3 months, up to 24 months)
    - Arrears (6 months - Arrears count toward total amount of rental assistance available)



# 5. Homeless Management Info. Systems & 6. Administration

- ❖ Homeless Management Information System costs include, but are not limited to,
  - Purchasing or leasing computer hardware, equipment,
  - Purchasing software/software licenses
  - Staff to enter data, monitor/review data quality
  - Overhead costs (e.g., office space, electricity, etc.)
- ❖ Administration
  - Program management, coordination, monitoring, evaluation

# ESG Subrecipients

- ❖ ESG Subrecipients:

- <http://www.tdhca.state.tx.us/texans.htm>

- ❖ Next award cycle:

- anticipated to start summer of 2019

- ❖ Email [esg@tdhca.state.tx.us](mailto:esg@tdhca.state.tx.us) for more information



# Homeless Housing and Services Program Basics

## ❖ Purpose:

- provide for the construction, development, or procurement of housing for homeless persons; and provide local programs to prevent and eliminate homelessness

## ❖ Funding:

- Approximately \$4.9 million annually from General Revenue

## ❖ Location

- Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston, and San Antonio



# Homeless Housing and Services Program - Activities


- ❖ Administration
- ❖ Case management
- ❖ Construction/Rehabilitation
- ❖ Financial Assistance
  - Homelessness Prevention
  - Homeless Assistance
- ❖ Housing Staff
- ❖ Maintenance, Operation, Furnishing



# Homeless Housing and Services Program Subrecipients

- ❖ Homeless Housing and Services Program Subrecipients
  - <http://www.tdhca.state.tx.us/texans.htm>
- ❖ Email [hhsp@tdhca.state.tx.us](mailto:hhsp@tdhca.state.tx.us) or more information





# Poverty Prevention and Housing Assistance Programs

# Types of Rental Housing Assistance

- ❖ Development assistance
- ❖ Individual Assistance



# Affordable Apartments – Housing Tax Credits, Bonds, Direct Loan Programs

- ❖ Biggest programs are project development assistance
  - TDHCA Housing Tax Credits ("HTC")
  - TDHCA bonds and/or low-interest direct loans
- ❖ Funding
  - Approximately \$60 million per year in HTCs
  - Approximately \$31 million per year in bonds
- ❖ Program Design
  - Low debt repayment allows units with rents restrictions to be rented to qualified families

# Affordable Apartments – TDHCA Restrictions

- ❖ TDHCA monitors properties
- ❖ Rent limits apply
- ❖ TDHCA properties are required to accept rental assistance
- ❖ Units for persons with disabilities

# Affordable Apartments – Owner Requirements

- ❖ Owner-determined eligibility
- ❖ Typical minimum qualification
- ❖ Waiting lists
- ❖ Not required to take in a tenant who can not afford the rent for a particular unit
- ❖ Required to accept Federal, State, or local government rental assistance if the person otherwise qualifies

# Affordable Apartments – Sample Gross Rent Limits by Number of Bedrooms and Area Median Family Income

## Example: Dallas County

### RENT LIMITS

| AMFI<br>% | Number of Bedrooms |       |         |         |         |         |
|-----------|--------------------|-------|---------|---------|---------|---------|
|           | 0                  | 1     | 2       | 3       | 4       | 5       |
| 30        | \$385              | \$412 | \$495   | \$572   | \$638   | \$704   |
| 40        | \$514              | \$551 | \$661   | \$763   | \$852   | \$940   |
| Low       | \$642              | \$688 | \$826   | \$954   | \$1,065 | \$1,175 |
| High      | \$689              | \$837 | \$1,031 | \$1,330 | \$1,464 | \$1,597 |
| 65        |                    |       |         |         |         |         |
| 80        |                    |       |         |         |         |         |

Developers choose number of units at each affordability level at application for development assistance.

# Affordable Apartments – Sample Gross Rent Limits by Number of Bedrooms and Area Median Family Income

## Example: Dallas County

**INCOME LIMITS**

**2017 Area Median Income:**

**\$73,400**

| AMFI<br>% | Number of Household Members |           |           |           |           |           |           |           |
|-----------|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|           | 1                           | 2         | 3         | 4         | 5         | 6         | 7         | 8         |
| 30        | \$ 15,420                   | \$ 17,640 | \$ 19,830 | \$ 22,020 | \$ 23,790 | \$ 25,560 | \$ 27,330 | \$ 29,070 |
| 40        | \$ 20,560                   | \$ 23,520 | \$ 26,440 | \$ 29,360 | \$ 31,720 | \$ 34,080 | \$ 36,440 | \$ 38,760 |
| 50        | \$ 25,700                   | \$ 29,400 | \$ 33,050 | \$ 36,700 | \$ 39,650 | \$ 42,600 | \$ 45,550 | \$ 48,450 |
| 60        | \$ 30,840                   | \$ 35,280 | \$ 39,660 | \$ 44,040 | \$ 47,580 | \$ 51,120 | \$ 54,660 | \$ 58,140 |
| 80        | \$ 41,120                   | \$ 47,040 | \$ 52,880 | \$ 58,720 | \$ 63,440 | \$ 68,160 | \$ 72,880 | \$ 77,520 |
| 120       | \$ -                        | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      |

**Developers choose number of units at each affordability level at application for development assistance.**



# Affordable Apartments – Locations

- ❖ Find TDHCA affordable units:
  - <http://www.tdhca.state.tx.us/texans.htm>
- ❖ Search the “Vacancy Clearinghouse” by city, county, or zip code
  - Over 220,000 units statewide increasing by 6,000 to 10,000 units per year



# Affordable Apartments – Locations

## Vacancy Clearinghouse - City, County or ZIP Code Search

Search Results

- 124 results displaying below.

Please specify the Texas city, county or ZIP code to search. Important: Enter only one field to search.

For a list of affordable apartments in your area, enter your city or county or zipcode. Information regarding rents, amenities and units for persons with disabilities is included if available. Please note the properties listed are only properties funded by TDHCA. For other affordable housing rental options, contact your local Public Housing Authority or Housing Department, or visit our [Help for Texans](#) page. For more information on your rights under fair housing laws and other fair housing resources, please visit [Fair Housing in Texas](#).

**Vacancy Search**

|        |        |
|--------|--------|
| City   | Dallas |
| County |        |
| Zip    |        |

Check one or more of the following to narrow your search of apartments. If you don't want to narrow your search, then leave all unchecked.

- Seniors Only
- Transitional Only
- Individual/Family
- Section 811 Project Rental Assistance
- Disaster Housing

Search

These properties are privately owned, but they are required to set aside some units for lower income persons and families. However, this is not a guarantee that units will be available at a given time. When you contact them, describe your financial situation and ask if they have any units available to your income group. They will let you know if they can assist you. Accessible Units may include structural and/or physical provisions for those with mobility, vision, and/or hearing impairments.

<sup>1</sup> Property information, including number of vacancies, is updated quarterly. Contact the property directly for further information.

<sup>2</sup> Individuals must be referred to a Section 811 unit through a local Referral Agent and meet other program requirements. Find out more information about this program at <http://www.tdhca.state.tx.us/section-811-pra/index.htm>

<sup>3</sup> Indicates properties that may offer short term leases to households from federally declared disaster areas.

**\*\*NOTICE\*\* Due to the high volume of displaced households in need of housing because of Hurricane Harvey, all vacancy information may not be current.**

### VACANCY SEARCH RESULTS<sup>1</sup>

| Property   | Disaster Housing? <sup>3</sup> | 811 Units <sup>2</sup> | Non-Accessible Units |           |           |           |           |                   |           | Accessible Units |           |           |           |           |                   |           | Phone          |
|--|--------------------------------|------------------------|----------------------|-----------|-----------|-----------|-----------|-------------------|-----------|------------------|-----------|-----------|-----------|-----------|-------------------|-----------|----------------|
|  |                                |                        | Efficiency           | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 or more Bedroom | Vacancies | Efficiency       | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom | 5 or more Bedroom | Vacancies |                |
| <a href="#">Artisan Ridge fka Preakness Ranch</a><br>5480 Preakness Ln<br>Dallas, TX 75211 <a href="#">Map It!</a>                                 |                                | 0                      | 0                    | 48        | 108       | 108       | 0         | 0                 | 18        | 0                | 0         | 0         | 0         | 0         | 0                 | 0         | (214) 337-3344 |
| <a href="#">Autumn Creek</a><br>10765 E Northwest Hwy<br>DALLAS, TX 75238 <a href="#">Map It!</a>  |                                | 0                      | 0                    | 36        | 36        | 4         | 0         | 0                 | 1         | 0                | 2         | 4         | 0         | 0         | 0                 | 0         | (214) 341-0650 |
| <a href="#">Bella Vista Creek (fka Diamond Creek Apts.) (fka Skyline Apts.)</a><br>3402 S Buckner Blvd<br>DALLAS, TX 75227 <a href="#">Map It!</a> |                                | 0                      | 0                    | 116       | 156       | 0         | 0         | 0                 | 33        | 0                | 0         | 0         | 0         | 0         | 0                 | 0         | (214) 388-3575 |

# Community Services Block Grants (“CSBG”)

- ❖ Program is federal in nature and provides funds to alleviate the causes and conditions of poverty in communities
- ❖ CSBG funding supports projects that:
  - ❖ Lessen poverty in communities
  - ❖ Address the needs of low-income individuals including the homeless, migrants and the elderly
  - ❖ Provide services and activities addressing employment, education, better use of available income, housing, nutrition, emergency services and/or health

# CSBG – Program Goals and Entities

- ❖ CSBG has the following program goals:
  - ❖ Increased self-sufficiency
  - ❖ Improved living conditions
  - ❖ Ownership of and pride in their communities
  - ❖ Strong family and support systems
- ❖ Entities provide broad range of services designed to eliminate poverty and foster self-sufficiency
- ❖ Eligible entities designated by Governor
- ❖ Must provide services in geographic area not served by another eligible entity

# CSBG – Funding

- ❖ In Texas, TDHCA is the administering agency for CSBG but provides 90% of its funding to eligible subrecipients
- ❖ The remaining 10% is discretionary in nature and often used as short term, immediate disaster aid
- ❖ In FY 16, TDHCA awarded \$28,979,348 in CSBG funds to 41 eligible entities statewide

# HOME Investment Partnerships Program - Tenant-Based Rental Assistance (TBRA)

## ❖ Provides:

- Security and utility deposits
- Rental subsidies
- Additional funds may be set-aside to extend assistance

## ❖ Funding:

- ❖ Approximately \$31 million per year from HUD for several HOME activities, one of which is TBRA

# HOME Investment Partnerships Program – TBRA Administrators

## ❖ Administrators:

- units of general local governments, public housing authorities, nonprofits
- HOME TBRA is primarily in rural areas

# TBRA – TDHCA HOME Program Contacts

- ❖ To find a TDHCA TBRA administrator
  - call TDHCA's HOME program at 512-463-8921
- ❖ Participating Jurisdictions (PJs) with HOME funding directly from HUD:
  - [https://www.tdhca.state.tx.us/home-division/docs/HUD\\_PJs\\_Full\\_List.pdf](https://www.tdhca.state.tx.us/home-division/docs/HUD_PJs_Full_List.pdf)



# Section 811 Project-Based Rental (PRA) – Purpose and Funding

## ❖ Purpose:

- Provide individualized assistance in project-based rental units
- Persons with disabilities may live as independently as possible

## ❖ Funding:

- Approximately \$24 million in one-time awards in 2012 and 2013





# Section 811 PRA - Assistance and Locations

## ❖ Program Design:

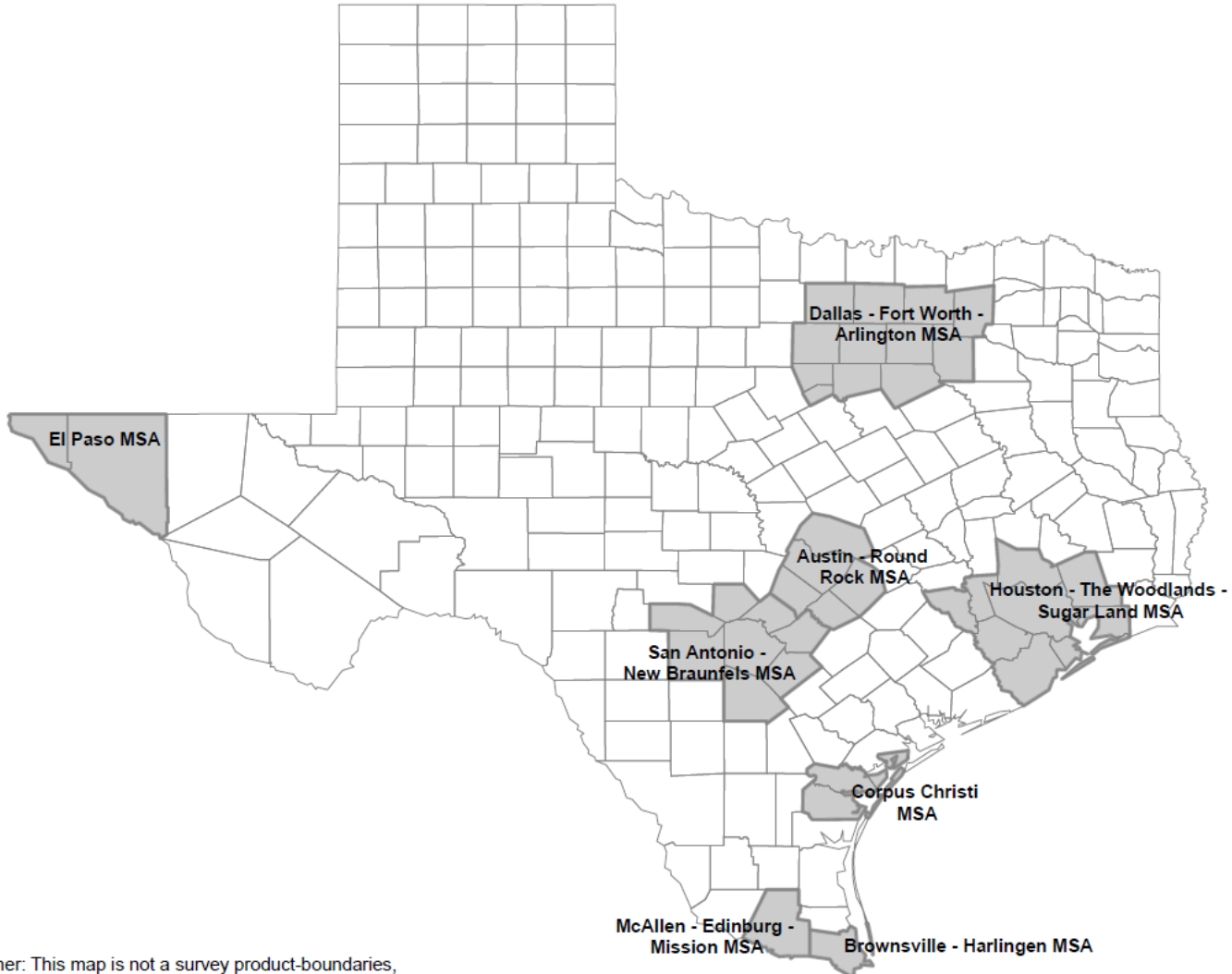
- Made possible through:
  - TDHCA
  - Texas Health and Human Services Commission,
  - Eligible multifamily properties
  - Local service providers/coordinators

## ❖ Locations:

- 8 Metropolitan Statistical Areas (MSAs)

# Section 811 PRA - Locations

State of Texas Section 811 Service Area: 2016



Disclaimer: This map is not a survey product-boundaries, distances and scale are approximate only.



# Section 811 PRA – Target Populations

1. Persons with disabilities exiting institutions
2. Persons with serious mental illness
3. Youth or young adults with disabilities exiting Department of Family Protective Services' foster care.

\* Certain eligibility requirements apply



# Section 811 PRA – Referrals

❖ Relocation contractors list available

➤ contact:

Bill Cranor

TDHCA

[Bill.Cranor@tdhca.state.tx.us](mailto:Bill.Cranor@tdhca.state.tx.us)

512-936-7804

# Section 8 Housing Choice Vouchers – Administration, Funding and Design

## ❖ Administration:

- Administered by Public Housing Authorities
- TDHCA is one of almost 400 public housing authorities in Texas

## ❖ TDHCA Section 8 Funding:

- Approximately \$10 million annually

## ❖ Program Design:

- Rent paid by household
- Total rent paid to owner

# Section 8 Housing Choice Vouchers – Responsibilities and Qualifications

## ❖ Household responsibilities:

- Find a suitable housing unit
- Owner must agree to rent under program

## ❖ Unit qualifications:

- Must meet health and safety minimum standards

# TDHCA Project Access

## ❖ Program Design:

- TDHCA Section 8 Housing Choice Vouchers
- Assist low-income persons with disabilities transition from institutions into community



# TDHCA Project Access – Assistance and Referrals

- ❖ Eligible persons/households:
  - Transitioning from:
    - Nursing facilities
    - Intermediate Care Facilities for Individuals with Intellectual Disabilities (ICF/IIDs)
    - State psychiatric hospitals
- ❖ Referrals:
  - HHSC's Relocation Contractors





# Support for Housing: Comprehensive Energy Assistance Program

## ❖ Utility Assistance :

- Payments for gas, electric, and propane
- In certain circumstances, payments for reconnection fees and deposits

## ❖ Funding:

- Approximately \$106 million per year

## ❖ TDHCA Help for Texans Website:

- <http://www.tdhca.state.tx.us/texans.htm>

# Questions?



# Contact Information

## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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P.O. Box 13941, Austin, TX 78711-3941

website: <http://www.tdhca.state.tx.us/>

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