## **Rental Assistance**

Are you looking for an affordable place to rent?

Or need a hand paying rent in the place you have now?

If you are a person with a low income, there are several programs and agencies that may be able to help.

[Pictures: Man with family, man cutting tomatoes in kitchen]

Your local public housing authority may offer two types of rental assistance:

Public housing, where you pay reduced rent

[Pictures: Apartment building and man in a wheelchair]

And the Housing Choice Voucher Program, which pays a portion of the rent in housing that you find for yourself.

To find Public Housing Authorities in your area, just go to the U.S. Department of Housing and Urban Development website.

[Pictures: Apartment building, apartment building with park, interior city in bg, community meeting room with Braille sign]

Texas also offers Tenant-Based Rental Assistance through the Home Investment Partnerships Program.

It's a lot like the Housing Choice Voucher in that part of your rent is paid for, but there's a time limit- typically one or two years.

The HOME Program actually funds a wide range of housing activities throughout Texas.

[Pictures: Apartment building with flags, Sunflower Estates apartments, playground at apartment complex]

The state and large cities and counties administer their own HOME programs offering different types of assistance based on the need in each area.

[Picture: Construction crane]

In addition to rental assistance, the Home Program can be used for the construction or rehabilitation of rental housing, and for homebuyer assistance or home repair.

[Pictures: woman with disability sitting in recliner in her living room and Windmill Apartments]

By state law, 5% of Texas Department of Housing and Community Affairs' HOME Program funds must serve persons with disabilities.

95% of HOME Program funds must go to rural areas.

[Picture: Local community leaders at groundbreaking ceremony]

The Texas Department of Housing and Community Affairs HOME Program is offered through local governments or organizations.

To learn more about rental assistance in your area, check out the "Help for Texans" website: <a href="https://www.tdhca.state.tx.us/texans.htm">www.tdhca.state.tx.us/texans.htm</a>.

- 1. Select 'Rent Help'
- 2. Enter your city or county
- 3. Select 'Find Help'

[Onscreen text: Michael Goodwin, member, Housing and Health Services Coordination Council]

MIKE: I have spent since 1986 in the affordable housing arena, most of it deep subsidy HUD housing but I've also done a lot of bond and a few tax credits.

The Tax Credit Program is probably – it is – the largest housing development program for affordable housing in the country.

There are strict requirements that you have to meet. Your residents have to certify their incomes every year to show that they are within a certain income limit to be eligible to live in that property.

The whole theory behind the tax credit housing is that a portion of that property will be dedicated to persons of low and moderate income.

[Pictures: Playground at apartment complex, apartment complex with swimming pool, accessible bathroom, swimming pool with wheelchair ramp into the water, apartment complex with swimming pool]

CAMERON: The Housing Tax Credit Program really facilitates a private public partnership with an on-going compliance requirement so that maintenance of the property is very important.

5% of the units must be constructed to be accessible for persons with disabilities. The common areas must be constructed to be accessible.

Folks that participate in our programs take a lot of pride in constructing developments that are really high quality, that provide really great affordable housing opportunities to folks that wouldn't otherwise have those opportunities.

There are other sources of funding for affordable multifamily housing.

There's the U.S. Department of Agriculture Rural Development and the U.S. Department of Housing and Urban Development, Section 202 Supportive Housing for the Elderly Program.

There's the HOME Program, the Multi-Family Bond Program, and the Affordable Housing Program through Federal Home Loan Banks.

Publicly funded multifamily housing is also offered by the U.S. Department of Housing and Urban Development.

[Onscreen text: Walter Moreau, Executive Director, Foundation Communities]

WALTER: Our mission is really to create beautiful, high quality, affordable housing for working families, also supportive housing for folks that have been homeless, really helping them get back on their feet. We want to create an environment where people are proud of where they live. There's a sense of community – where they really have the opportunity to succeed.

Typical projects take ten layers of funding, tapping into Tax Credits or city bond funds or HOME funds or CDBG, Home Loan Bank Grants. As a non-profit we do a lot of fundraising so we have foundation support and individual donations that help to underwrite the services. It's kind of like trying to go fix a really nice fresh meal for a dinner party and buying all your ingredients and you have to only go to one store to get each ingredient and each store is only open one day a year.

[Video: Walter walks through apartment complex under construction]

Some programs offer the opportunity to receive on-site or off-site support services in addition to rental assistance.

This is called Service-Enriched Housing.

WALTER: Our model is not just a beautiful apartment but also support services on-site, right at peoples' doorsteps. We've created programs of education programs, healthy living programs, financial stability programs... As a non-profit we don't want to just provide a cheap apartment. We really want to give people the tools that they can access to improve their lives and really be successful.

Project Access combines affordable housing with support services for people who want to transition from institutions into the community.

While income requirements are the same as those set for the Housing Choice Voucher Program, an applicant must also be eligible to receive support services.

[Onscreen text: Craig, participant, Service-Enriched Housing]

CRAIG: Oh it's quiet. I've got freedom. I don't have to wait on anybody to come and help me do something. I've got a routine established here where the aide comes and while she's here we do certain things that get me ready for the day. And I'm mobile around the apartment. I've got the freedom to get some ice water or a glass of orange juice if I feel like it.

[Video: Craig uses walker to go to his kitchen]

Two years ago I crushed my tibia, fibula, and ankle and I moved out of my apartment and I moved into a nursing home cause I couldn't walk. So they did everything for me. That was kind of the picture of my world. The social worker came in one day and said, "I think you need to leave. There's a program that is available for people who live at a nursing home and want to go back into the community. Would that be something that you're interested in?" And I said, "Yes but not today." [laughs]

[Video: Craig pours himself some orange juice]

I see this as a long-term thing for me. The size is perfect. It's not too much to take care of and someone helps me take care of it. If I'm having a wheelchair day I can do that without panicking – I'm not going to be able to get out of the bedroom or out that door. So it's set up to meet all of my needs. So I see this as a long-term setting for me.

[Video: Craig drinks his orange juice]

Project Access is a partnership between the Texas Department of Housing and Community Affairs and Texas Health and Human Service Agencies.

Find your Local Authority through the Texas Department of Aging and Disability Services "Help for Texans" website:

http://www.dads.state.tx.us/services/listofservices.html

Find the Relocation Specialist for your area here:

http://www.dads.state.tx.us/providers/NF/secgreferrals/index.html#contractors

If you are in a nursing home, you can reach a Relocation Specialist through a social worker.

For more information, search for your Local Mental Health Authority on the Texas Department of State Health Services website: <a href="http://www.dshs.state.tx.us/mhservices-search">http://www.dshs.state.tx.us/mhservices-search</a>

For people with disabilities living in institutions, youth with disabilities who are exiting the state's foster care system, and those with a serious mental illness, there's the Section 811 Project Rental Assistance Demonstration Program.

[Onscreen text: Jacob, participant, Service-Enriched Housing]

[Video: Jacob walking down the stairs of his apartment building]

JACOB: It's very very grateful that I have my own apartment than living at the shelter because there's always kids coming in and out in the shelter and always coming to your roommate's room or something, so it gave me a lot of good privacy over here at the apartments.

How can I say this... it's like you're alone. And that's how I felt when I was living at the shelter. I felt so alone because I didn't have my family with me. And it was just hard on me. I would cry every day and everything but I got through it – went to high school, finished high school.

I'm here, safe. And that's how I look at it. These apartments really saved my life.

JACOB'S GRANDMOTHER: Bye baby. I love everything you've been doing for yourself baby.

[Pictures: Red playground of apartment complex in El Paso, apartment complex in San Antonio, man in a wheelchair grilling]

The Austin, Dallas and Houston greater metropolitan areas, as well as Brownsville/Harlingen, El Paso, McAllen and San Antonio/New Braunfels may have properties that offer Section 811 housing.

Anyone interested in Section 811 must meet certain income requirements and be eligible to receive support services offered by the state of Texas.

[Pictures: Man at mailbox and man in wheelchair in apartment]

Staff will be available to train and work with both renters and property managers.

For more information on this demonstration project contact the Texas Department of Housing and Community Affairs at 1-800-525-0657

[Pictures: Veteran with family, veteran, woman veteran with playing with child, veteran sitting at his kitchen table, veteran sitting on his sofa smiling]

Veterans have housing and service options designed especially for them.

The Veterans Affairs Supportive Housing Program combines housing choice vouchers for homeless veterans with case management and clinical services provided by the US Department of Veterans Affairs. These services are provided at Veterans Affairs Medical Centers and community-based outreach clinics.

To find out if this program is available in your area, contact your local Public Housing Authority or call the National Homeless Veteran Call Center at 877-4AID Vet.

[Pictures: Veteran in apartment and veteran]

To find information about the Fund for Veterans' Assistance that may help with housing needs,

Visit the Texas Veterans Commission website: www.tvc.texas.gov

or call 1-512-463-1157.

[Onscreen text: Cameron Dorsey, Deputy Executive Director, Multifamily Finance and Fair Housing]

CAMERON: The Texas Department of Housing and Community Affairs' website provides a lot of information a lot of information about our developments. We have a vacancy clearinghouse where owners come in and periodically update information concerning what units they have vacant including whether they have vacancies in the accessible units.

For other local rental assistance resources call 211 or visit the 211 "Help in Texas" website: <a href="https://www.211texas.org/211/">www.211texas.org/211/</a> and search by rental assistance.