
Housing Location and Stabilization CT. PATH Programs

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Welcome & Reminders

- Housing Innovations
 - Andrea White
 - Shannon Quinn-Sheeran
- Housekeeping
 - PLEASE TURN YOUR CAMERAS ON AS MUCH AS YOU CAN
 - Please put your first and last name as you would like to be addressed as your screen name
 - We will upload the slides to the chat box momentarily
 - We love interaction – please raise hand, use emojis, type comments in the chat box or just unmute and talk!
 - Please put in the chat box if you prefer the beach, pool, lakes, or rivers



Agenda

Introductions and Reminders

Housing Location and Housing Options

Coordination with Property Managers/Landlords in
Housing Retention and Eviction Prevention

Harm Reduction Strategies for Eviction Prevention and
Developing A Harm Reduction Plan

Wrap-up and Questions



Engaging Landlords

Network – Real estate boards, chambers of commerce

Ask landlords for introductions

Provide contact info

Explain your role

Develop a brochure/written materials

Minimize risks – mediate and resolve

Convene breakfast/lunch

Recognize strong partners



Developing a Landlord Network

- Use public data bases, such as Go Section 8, ask the PHA about landlords that have accepted section 8
- <https://www.gosection8.com/Section-8-rental-housing-in-Connecticut/>
- Housing Help Resources
- <https://ahact.org/resources/housing-help/>
- Develop a relationship with HUD funded projects for seniors and people with disabilities



Recruiting Landlords

Making the pitch

- Support from the CM team
- Success stories with other landlords
- Benefits of working with your program
- Landlord lead in promoting

Build the relationship

- Express appreciation
- Expect landlord to fulfill obligation of decent housing
- Provide resources

Special Housing Types: Live-in Aides



Definition of 'live-in aide' (24 CFR 5.403)

- 'a person who resides with persons with disabilities and who is:
- (1) determined to be essential to the care and well-being of the persons;
- (2) is not obligated for the support of the persons; and
- (3) would not be living in the unit except to provide the necessary supportive services.'

When live-in aide is present



Unit size
increased

Income not
counted



“Special Housing Types”*

Congregate Housing	<ul style="list-style-type: none">• Must provide separate living accommodations and a congregate meal program• Rental assistance based on unit size occupied
Group Homes	<ul style="list-style-type: none">• State licensed• No more than 12 persons• Rental assistance is lesser of 0-BR or prorated share of Fair Market Rent for number of bedrooms
Shared Housing	<ul style="list-style-type: none">• Two or more leaseholders in a single apartment unit• Rent is prorated

*Check if included in PHA’s plan. If not, can request as a reasonable accommodation

Required to request reasonable accommodation

Person must have disability

- Substantially limits one or more major life activities
- Documented by state licensed clinician in appropriate discipline

Accommodation requested is related to disability

- PHAs may not request access to confidential medical records
- PHAs may not ask what the specific disability is

Request may be made in writing

- Leasee is a person with disabilities
- Accommodation needed to participate in HUD-funded housing program
- Reason – based on disability – why accommodation addresses limitations

Approving a Reasonable Accommodation

The request

- Requester must be able to prove or document disability
- Request must specify the accommodation requested
- A nexus must be established between the disability and accommodation requested

Verification

- If disability is not obvious, PHA may request verification

Grounds for rejecting request

- Undue administrative or financial burden placed on provider
- Provider required to fundamentally alter nature of provider's operations

Rejected requests can be appealed

- PHA first
- HUD complaint filed within 1 year of the date of discrimination

Shared Housing Discussion

Program Elements:

Selection and Matching of Participants

Requirements of Shared housing for different subsidies: RAP, S+C and Section 8

Separate leases or one lease (family)

Stabilization: Conflict resolution, case management and landlord follow up

- Use of shared facilities, guests, cleaning, etc.

Coordinating for Housing Stability



Property management/landlords have a key role in helping people understand their lease obligations and comply with them.

Assertive approach

Establish clear and consistent tenancy expectations



Support services staff provide and arrange for services needed to maintain housing and also function as advocates for the tenant.

Teach/assist to meet tenancy obligations

Teach negotiation skills with property manager

Managing the Collaboration



- Property Management and Services staff understand each other's roles
- Input and feedback from property management and services staff is valued
 - This includes all staff including security and maintenance
- Clear procedures and communication on topics such as: confidentiality, eviction prevention process, lease violations and crisis procedures
- Services copied on all lease violations
- Resource: Property Managers Manual
- http://www.csh.org/wp-content/uploads/2011/12/Tool_PropertyMgmtManual1.pdf

Breakout Discussions – PM/LL Coordination

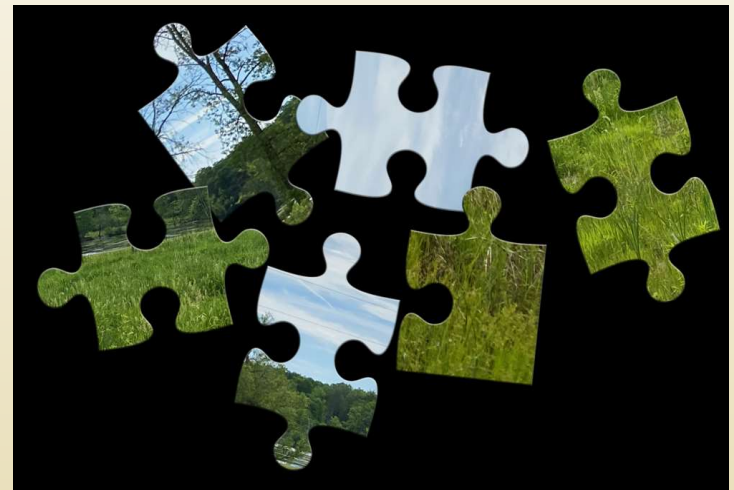
PLEASE TURN YOUR CAMERAS ON

Please join upon prompting

Discussion Prompts:

- How are you currently coordinating with property managers and landlords?
- What kinds of lease violations are tenants receiving?
- Are the roles clear about which staff enforce the lease and which staff support tenants to meet these requirements?
- What are some of the challenges you face in supporting tenants/coordinating with property managers to support stable tenancy?

Feel free to raise hand, start talking, put thoughts/comments in the chat box




Using the Lease to Structure the Work



- One of the goals is for each tenant to be stably housed and to do so, need to learn how to manage tenancy obligations so they may move on.
- Key to achieving this goal is the active coordination between property management and service staff, while maintaining the functional separation of these two staffs.
- Having separation of functions helps tenants learn by being treated no differently from any other tenant. (Don't want to create alternate reality)
- Problems that threaten tenancy may motivate tenants to use services in order to keep their housing.

Eviction Prevention Chart Handout

Teach Obligations of a Lease/Tenancy

	Allow other tenants the peaceful enjoyment of homes
	Make required rent payment on time
	Keep unit free of health and safety hazards
	Only allow people on the lease to live there
	No criminal activity in unit, common areas or grounds
	Keep utilities current and paid



Teach Rights of Tenancy

- Right to privacy – no entering apartment without permission or emergency
- Right to safe and well-maintained housing – repairs and safety considerations
- Right to due process – no eviction without proper process



Resources for Tenancy Education

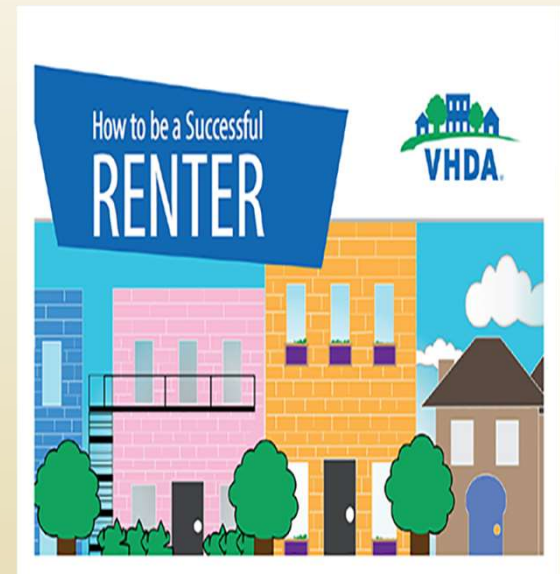
Tenant Rights and Responsibilities'

<https://ctlawhelp.org/en/tenants-renters-rights-laws>

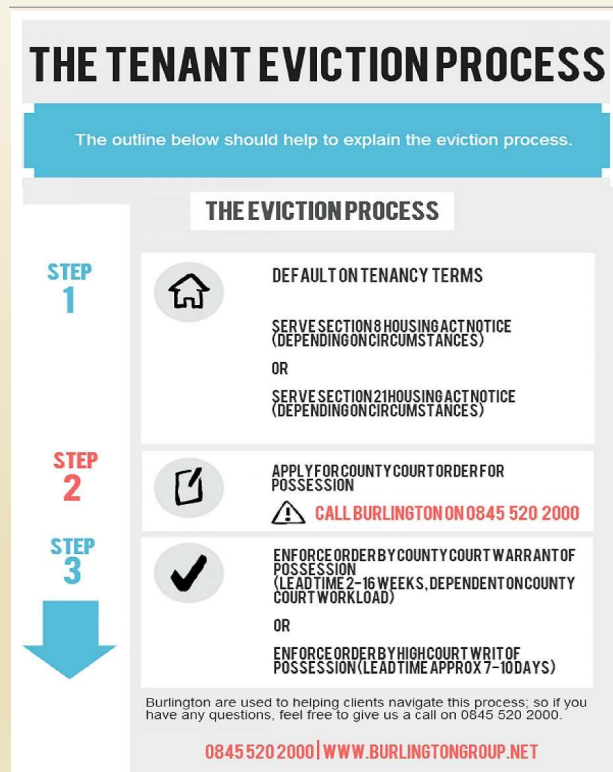
RentWise Workbook: University of Nebraska

<https://digitalcommons.unl.edu/cgi/viewcontent.cgi?article=4473&context=extensionhist>

References on service/support animals as medical deduction in references at end of presentation



Eviction Prevention Strategies



Educating everyone on rights and responsibilities of tenancy

Regular communication with landlord to catch lease violations early

Agreement between tenant and landlord about working together

Resources or support & address lease violations (back rent, clean up)

Knowledge of timelines and steps in the eviction process

Legal resources

Crisis planning to avoid eviction/respice

Harm Reduction Defined for Eviction Prevention



Harm Reduction (HR) is a perspective and a set of practical strategies to reduce the negative consequences of drug use and other problem behaviors, incorporating a spectrum of strategies from modifying to stopping the behavior.

Harm reduction goal here is to prevent
EVICTION.

Harm Reduction Eviction Prevention Strategies

- Representative payee or automated rent payments
- Connect to free resources to stretch budget - food, clothing, library, etc.
- Plan to increase income and resources and budget for “recreation”
- Plan for how to socialize without disturbing neighbors
- Carpets, drapes, headphones, air purifiers, fans
- Activities for children and child-care
- Connection to faith community
- Alternative strategies for substance use
- Adding people to the lease
- Engagement in meaningful and purposeful activity
- Find another unit and landlord agreement to end the lease – “no harm, no foul” but.....



Harm Reduction Plan to Prevent Eviction – Example

Housing Risk	Options	Factors in favor	Factors against	Non-negotiable
Eviction: landlord smells marijuana coming from apartment; bothering neighbors in building; nuisance behavior	Stop smoking pot	<ul style="list-style-type: none"> Solve problem with landlord Save money Expand possibilities for employment 	<ul style="list-style-type: none"> No interest in quitting PTSD symptoms reduced with marijuana 	<ul style="list-style-type: none"> Landlord: Must address the nuisance behavior Tenant: Must get relief
	Find another way to consume marijuana	<ul style="list-style-type: none"> May address landlord concern Allows for use for PTSD 	<ul style="list-style-type: none"> Expense of continuing to consume Still problem with employment 	<ul style="list-style-type: none"> Landlord: Must pay rent Tenant: Must have more money
	Find a substitute	<ul style="list-style-type: none"> Resolve nuisance 	<ul style="list-style-type: none"> May become addicted to prescription meds 	<ul style="list-style-type: none"> LL: Must address nuisance Tenant: No addiction



Harm Reduction Plan

Breakouts - Harm Reduction Plan

***Meet people
where they are,
but don't leave
them where they
are.***

- Breakout into groups of 3
- One is participant/tenant; one is staff person and one is observer
- Using the template provided, develop a Harm Reduction plan with a current participant.
- Identify risk/barrier to stable housing and options to mitigate/ eliminate the risk
- Observer gives feedback/suggestions

Wrap up and Evaluation



Many thanks!

Please complete the evaluation in
the Learning Management System

PLEASE TURN ON YOUR CAMERAS
OR TYPE IN THE CHATBOX TO SAY
GOOD-BYE

Income Deductions for Rent Calculation



Income is 'adjusted' based on:

- Household with elderly or disabled head/co-head (\$400/year)
- Dependents (under 18 or full time students)
\$480/dependent/year
- 'Reasonable' child care expenses
- **For disabled households:**
 - **Medical expenses that exceed 3% of gross income (Including costs of service/emotional support animals)**
 - Medical equipment or support that enable a disabled participant to be employed
- Temporary, sporadic income not counted

Assistance Animals

Assessing the need for assistance animals - HUD Directive:

<https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf>

According to the ADA, a **service animal** is a **dog** that has been individually trained to work or perform tasks for a person with a disability. ... **Service animals** are not **pets**; under the law, they are **considered** to be necessary **medical equipment**. Oct 8, 2018

FAQ's Emotional Support Animals, Michigan State University

<https://www.animallaw.info/article/faqs-emotional-support-animals#s1>

An argument may be made that as these animals are recommended to provide comfort and support to a person with a disability that they may be considered a medical device, however the laws are less clear for companion animals. Service animals including psychiatric service animals are a medical device