



A HUD Approved Housing Counseling Agency

Affordability And You:



Our objective today is to enable you to:

- ▶ Understand the Burden of renting
- ▶ Apply knowledge of HUD and local tools available as well as receive information about the criteria and eligibility of affordable rental housing or assistance programs available
- ▶ Receive information on CEDA Programs
- ▶ Understand the importance of your count with the census

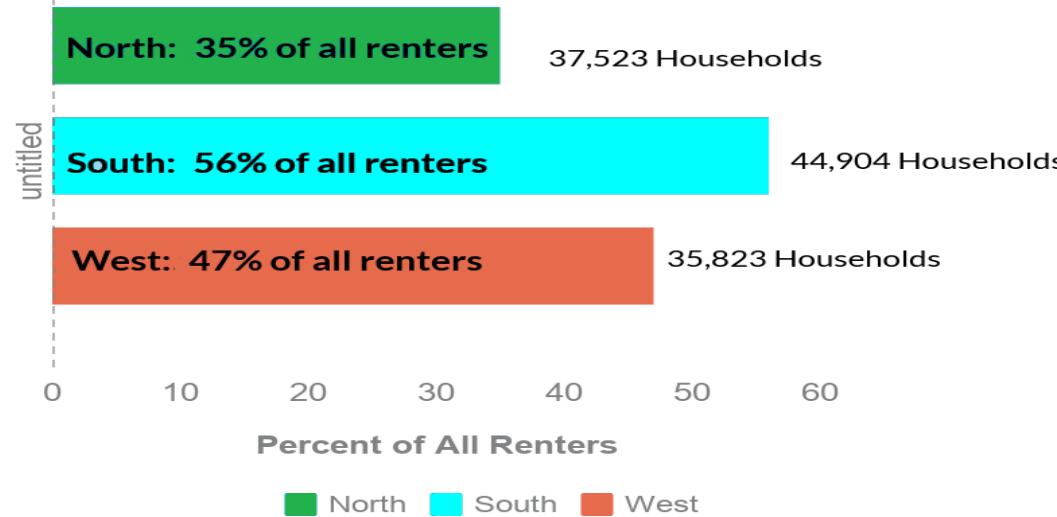
Rent Burden

Although low-cost housing options are available in some communities, rent growth has outpaced wage growth by nearly double in the past five years. This means that many low- and moderate-income households who face stagnant or declining incomes are paying much more than they can afford for housing.

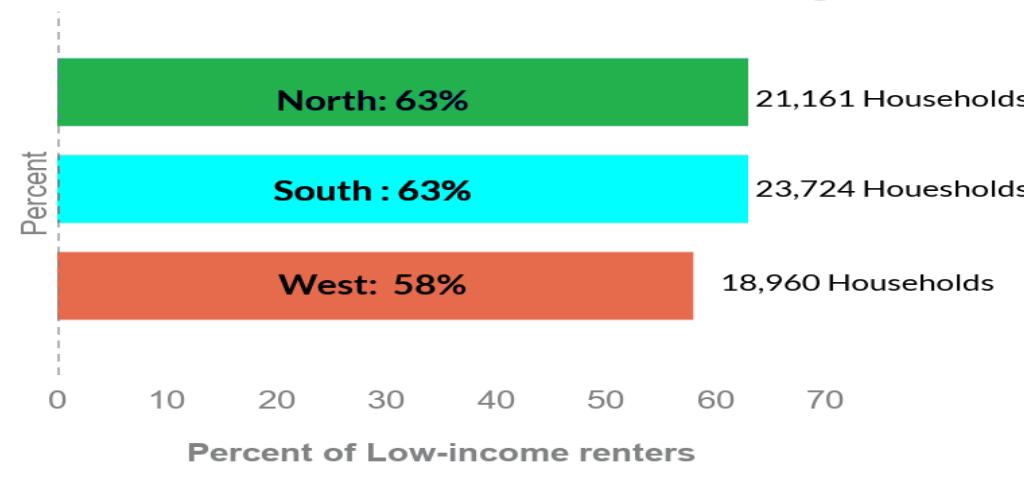
Average Rent & Utilities for any size unit



Renters with income below \$35k



Low-income renters who pay more than Half of Income on housing



Source: CEDA analysis of US Census 2012-2016 American Community Survey 5-Year Estimates



The US Department of Housing and Urban Development (HUD) considers any household spending more than **30** percent of their income on housing costs to be “Rent Burdened”; a bad situation to be in. More than 125,000 Suburban Cook households are rent burdened and even more for the City of Chicago. That is 48 percent of renter of all income levels and 72 percent of households earning under \$50,000 a year

How much is supposed to go toward rent?

- ▶ While everyone's circumstances are unique, many experts say it's best to spend no more than 30% of your monthly gross income on housing-related expenses, including rent and utilities.

► “Quick calculations: \$30,000 / 12 months = \$2,500 x .3 (30% rule) = \$750 per month on rent and \$1,300 a month left over for other payments and savings.”

► Sounds great – until you start subtracting student loan payments (income-based repayment plans typically cap them at 8-10%) and retirement savings (ideally 10-15%). All of this could subtract another 15-20%, without accounting for food, entertainment, transportation, child care, additional debt or other savings.



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When low income people have to pay more than half of what they can bring in every month just trying to keep a roof over their head, little is left for all other needs. They cannot afford healthy food. They cannot afford prescriptions and good health care. They cannot afford educational enhancements for their children. They cannot afford the cost of furthering their own education and training. They cannot afford computers, internet, reliable cell phone service, all basic needs for functioning in our digital society. They cannot afford to keep the family car safe and dependable. The list goes on and on.

Creating a Budget For Your Personal Financial Situation

- ▶ So what's a better rule of thumb? Instead of blindly following the 30% rule, create a realistic budget specific to your life.



Tip 1 - Begin tracking all of your current expenses with an online tool.



Tip 2 - Save an Emergency Fund

A good rule of thumb is 3 to 6 months' worth of regular life expenses. It can be a daunting task to build up to this amount, so just start small and contribute regularly.



Tip 3 - Try The 50/30/20 Budget

- ▶ Using this rule, calculate what your after-tax income is. From there, use 50% of your take-home pay for housing, utilities, groceries, transportation and other non-essentials that typically cost the same month to month. Use 30% of your take-home pay on non-essentials, or “wants”, like clothing, dining out, and entertainment. Lastly, use 20% of your monthly income to save and make extra payments on your debt.

Housing is becoming less and less affordable

National and county data tells the story of rent costs keep going up and our wages is staying the same, which is causing housing insecurity among Cook County residents living on low incomes. Housing subsidies assist only a third of all eligible households.

De Paul University Institute for Housing Studies estimated that it will take an additional 64,525 affordable housing units to fill the gap between the supply and the demand of affordable housing in Cook County.

Eviction

Unaffordable housing leads to housing instability. The fragile finances described above can lead to missed rent payments which can lead to eviction.



What to do to Avoid Eviction

- ▶ Re-budget to maintain ability to pay rent
- ▶ Search for local emergency rental assistance programs
- ▶ Consider mediation between tenant/landlord
- ▶ Ask utility companies for assistance
- ▶ Contact 2-1-1

If Eviction is Inevitable

Every state is different!

1. Contact Legal Aid
2. Housing Choice Voucher Program (Section 8 housing)
3. Move in with family/friends
4. Emergency/transitional shelters
5. Develop Action Plan
6. Time is of the essence!



Affordable Housing

- ▶ Like homeownership programs, rental assistance programs vary by region. Federal government funding for affordable rental housing programs is administered by local nonprofits and government agencies, which adhere to certain program and eligibility requirements.

Hud.gov

- ▶ To become familiar with local rental assistance programs we would direct clients to visits HUD.gov and then enter “Rental Help” and the name of your state in the search bar.
- ▶ HUD maintains a listing of housing resources for each state. On the state page, you will find information from the main resources

 [INNOVATIVE HOUSING SHOWCASE](#)[Home](#) / [State Information](#) / [Oklahoma](#) / [Rental Help](#)

RENTAL HELP: OKLAHOMA

Subsidized Apartments

HUD helps apartment owners offer reduced rents to low-income tenants. To apply, contact or visit the management office of each apartment building that interests you.

› [Search for a subsidized apartment](#) 

Public Housing and Housing Choice Vouchers (Section 8)

To apply for either type of help, visit your local Public Housing Agency (PHA).

› [PHAs in Oklahoma](#) 

› Questions? [Email](#) or call our Public and Indian Housing Information Resource Center toll-free at (800) 955-2232.

Some PHAs have long waiting lists, so you may want to apply at more than one PHA. Your PHA can also give you a list of locations at which your voucher can be used.

Need advice?

› [Contact a housing counseling agency](#)

More From HUD

- › [What is Public Housing?](#)
- › [What are Housing Choice Vouchers?](#)
- › [Fair housing](#)
- › [More rental assistance](#)
- › [Income limits](#)
- › [Landlords](#)
- › [Tenants](#)
- › [Senior citizens](#)
- › [People with disabilities](#)

SUBSIDIZED HOUSING VS. HOUSING CHOICE VOUCHER



HUD Subsidized Housing Website Resources

- ▶ Subsidized Apartment Search
 - ▶ What is it?
 - ▶ A directory, maintained by HUD, listing privately owned subsidized housing units for low-income residents to search for affordable apartments by location. Housing can range from scattered single-family houses to high-rise apartments.
 - ▶ How does it work?
 - ▶ HUD helps apartment owners offer reduced rents to low-income tenants. Families receive housing assistance as long as they live in the subsidized property.
 - ▶ HUD administers funds to PHAs, who manage affordable housing units and housing assistance programs for residents.



- ▶ How do I apply?
 - ▶ Residents can search for an apartment on the HUD website and apply directly at the property management office.
 - ▶ Public Housing Agency, or PHA



- ▶ This project-based rental assistance differs from the location flexibility of the Housing Choice Voucher Program. If the family moves out of the unit, the contract with the owner ends and the family loses the subsidized assistance.

Total Tenant Payment

- ▶ Under the Total Tenant Payment calculation, families will pay the highest of the following amounts:
- ▶ 30% of monthly adjusted income (deductions calculated based on family size, elderly and/or disabled residents, and other factors)
- ▶ 10% of monthly gross income
- ▶ Welfare rent (in states where applicable)
- ▶ \$25 minimum rent (determined by PHA)



There is an insufficient supply of affordable housing in the County.

The Housing Authority of Cook County serves most of the suburbs with federally funded subsidized housing programs. HACC owns 2,100 public housing units and 13,000 slots for Housing Choice Voucher Program. With the ability to house more than 15,000 households, Housing Authority of Cook County is a large-scale housing authority. However, this only scratches the surface of about 200,000 households with low incomes in Suburban Cook County. The vast majority of people with low incomes will never have the benefit of subsidized housing. Some have been on housing wait lists for years. Most households with low incomes have to find affordable housing on the open market, but in Suburban Cook County, that is a nearly impossible dream.



The Housing Authority of Cook County
175 W. Jackson Blvd., Suite 350
Chicago IL 60604
312-663-5447
www.thehacc.org

Project Based Voucher Wait List Opening

Housing Opportunity Development Corporation (HODC) Scattered Site

Housing in Skokie and Evanston

The Housing Authority of Cook County (HACC) will be re-opening its site-based wait list for one and two bedroom project-based voucher (PBV) units for HODC scattered site housing located in Skokie and Evanston. The PBV Program is a rental assistance program where the resident pays 30% of his/her income towards the rent to the owner and the HACC subsidizes the remainder.

To be eligible for the HODC PBV units, the head of household, co-head, or spouse must have a verifiable disability. Applicant's income may not exceed the very low income limit (50% AMI), which is \$31,200 for a 1 person household; \$35,650 for a 2 person household; \$40,100 for a 3 person household; and \$44,550 for a 4 person household.

Priority preference will be given to applicants who are currently on the HACC's Housing Choice Voucher (HCV) wait list. Preferences may also be given to families who are literally homeless; who are Veterans; or who are victims of domestic violence, dating violence, sexual assault, or stalking (referred to as VAWA collectively). Applicants claiming a preference must be able to demonstrate they qualify for the preference. Those claiming to be literally homeless, as defined on the Homeless Verification Form, must submit the HACC's Homeless Verification Form along with supporting documentation at the time of application. Those claiming VAWA must submit the VAWA Certification, Form HUD-5382, along with supporting documentation at the time of application. Preferences are assigned a point value and applied cumulatively before the time/date of application.

Applications will be available beginning on Tuesday, February 18, 2020 at 10:00am. To apply, applicants need to log onto the HACC's website at www.thehacc.org and then click on the link "See Our Open Wait Lists" on the HACC's home page. Applications must be submitted electronically through the website; no other form of application will be accepted. The wait list will close at 4:00pm on Monday, February 24, 2020.

If you need assistance or require a reasonable accommodation, please send an email to pbvwaitlist@thehacc.org, with HODC Reasonable Accommodation as the subject.

Housing Choice Vouchers



Federal Housing Choice Voucher Program (Section 8)

- ▶ **Housing Choice Voucher Program**, which is commonly referred to as Section 8. This is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing choice vouchers are distributed locally by PHAs, which receive federal funding from HUD for program administration.

- ▶ Participants are free to choose any housing that meets program requirements and are not limited to units located in subsidized housing projects. As factors like family size and job location change housing needs over time, the program is designed to allow families to move without losing assistance. Families moving to a new PHA jurisdiction will need to consult with the current PHA to verify procedures.
- ▶ These housing choice vouchers are sometimes referred to as tenant-based vouchers, to distinguish them from another component of the program. The Project-Based Voucher Program allows PHAs to allocate up to 20% of its housing choice vouchers for project-based vouchers attached to specific housing units. PHAs contract property owners and agree to subsidize housing units, provided that the owner of the property agrees to construct units, rehabilitate units, or set aside a portion of units in an existing development.

Rental Resources:

- ▶ Tenants' Rights by State -
http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance/tenantrights
- ▶ •Section 8 income limits by state -
<https://www.huduser.gov/portal/datasets/il/il17/Section8-IncomeLimits-FY17.pdf>
- ▶ •Catholic Charities shelters by state -
<https://www.catholiccharitiesusa.org/find-help/>
- ▶ •Emergency rental assistance by city -
http://www.needhelppayingbills.com/html/emergency_rent_assistance.html
- ▶ •Rental assistance by state -
http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance/local

Homelessness in Chicago



- ▶ Chicago Coalition for the Homeless (CCH) provides an annual estimate of the homeless population in Chicago throughout the course of the year. CCH uses a definition of homelessness which includes all those considered homeless under the U.S. Department of Housing and Urban Development's (HUD) definition, and also includes portions of the U.S. Department of Education (DOE) McKinney-Vento definition of homelessness.
- ▶ The DOE definition includes people who are living “doubled-up,” which means staying with others due to loss of housing or economic hardship. CCH includes doubled-up households because that is the way that most people, particularly families and youth, experience homelessness.

Homelessness in Suburban Cook County

- ▶ Homelessness is a persistent issue in Suburban Cook. In recent years there have been increased counts of school children in Suburban Cook County.
- ▶ In 2019 the Alliance to End Homelessness in Suburban Cook County reported 897 homeless persons were counted in suburban Cook County, with 792 of them sheltered and 105 unsheltered. Fifteen percent of those were classified as chronically homeless, while 43 of those people were veterans.
- ▶ In west Cook County in 2019, 39 homeless people were unsheltered while 153 were sheltered.

CEDA RESOURCES/PROGRAMS

- ▶ FAScE
- ▶ LiHeap
- ▶ Weatherization
- ▶ WIC

**2020
CENSUS**

What's at stake for Illinois?

- ▶ How nearly \$700 billion in federal funding is doled out to individual states is at stake. More people equals more money. Also on the line are the number of seats a state has in the House of Representatives. Experts have warned that Illinois, which has declined in population in recent years, could lose one or two congressional seats as a result of the census.

Why has so much emphasis been put on ensuring minority groups from low-income neighborhoods participate?

- ▶ There are an estimated 1.3 million people in Chicago who Census Bureau officials categorize as “hard-to-count” due to concern they will rebuff knocks on their door and therefore won’t be tallied. The people are concentrated in low-income communities like Austin, Humboldt Park, South Shore, Chicago Lawn, Little Village, North Lawndale and West Englewood.
- ▶ There is no one reason it’s difficult to get an accurate count, but language barriers and a distrust of the federal government rank high on the list.

CEDA has taken on the task of informing the public of CENSUS 2020 Awareness. Therefore, it is important that we delivery this message to each and every client/customer. We want you to know that being counted COUNTS! This helps in where Federal dollars are distributed and the continuation of funding for CEDA and its' program and resources.



Don't forget to complete the Census Survey. The money follows the numbers and we depend on it!!



Questions????



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