

Navigating Subsidized Housing Opportunities

CMHA
and
HUD-Sponsored
Project-Based Section 8

CMHA

- Public Housing Authority in Cuyahoga County
- www.cmha.net
- Programs:
 - Low Income Public Housing
 - Housing Choice Voucher Program
 - Money Follows the Person



LIPH

- 10,000 units
- CMHA is the Landlord
 - Senior-designated properties
 - Accessible units
- Rent = about 30% of the adjusted income
 - \$25 minimum rent



LIPH

- Open waiting list
- Carl B. Stokes Social Services Mall, 6001 Woodland Avenue
- 9:30 am – 3:30 pm M - F
- Pre-app accepted for all
- Full app accepted for those 62 years old +
- 216 361-3700
- Keep contact info updated

LIPH

- Qualifications for Housing
 - Adjusted income below 80% AMI
 - Clear criminal background check
 - Going back 3 years
 - Clear credit check
 - No outstanding rent balance from subsidized housing
- CMHA will offer available unit
 - Up to 3 opportunities

LIPH

- Tenancy governed by terms of lease
- Annual re-certification is required
- Resident has right to informal meetings and hearings to resolve issues
- Address issues with property manager first

LIPH

- Transfer requests
 - Submitted to property manager
 - Approved by property manager (or Section 504/ADA Committee or Appeals Committee for reasonable accommodation transfer requests)
- Placement on transfer waiting list
- Transfers can take time
 - High occupancy
 - Transfers placed along with new residents

CMHA / Accessible Housing

- Voluntary Compliance Agreement
 - Signed with HUD July 2008
 - About 500 units to be reconfigured for full accessibility over 7 years
 - Programs to be made fully accessible
- For a Reasonable Accommodation
 - Request from staff (Applications or at Property)
 - Document existence of a disability
 - Requested accommodation must relate to disability
 - Forms offered at application, annual recertification and upon request

HCVP



- 14,000 vouchers
- CMHA administers subsidy
- Privately-owned properties
- Participant chooses where to live
- Rent = about 30% of the adjusted income
 - \$50 minimum rent

HCVP

- Closed waiting list
- Will not open for 3 – 5 years
- Check status on waiting list: 216 431-1471
- Keep contact info updated



HCVP

- Qualifications for Voucher
 - Adjusted income below 50% AMI
 - Clear criminal background check
 - No outstanding rent balance from other subsidized housing
- Identify unit – www.housingcleveland.org
 - Use voucher within 60 days
 - 60-day extension
- CMHA will check for foreclosure

HCVP

- Tenancy governed by lease with landlord
- Program participation by voucher rules with HCVP
 - Annual re-certification
 - Annual unit inspection
- Call 216 431-1471

HCVP

● Moving

- Allowed after 1 year in current unit
- Attend movers session
- Clear criminal background check
- Provide notice to landlord
- New unit must pass inspection



HCVP

● Reasonable Accommodation Requests

- Document existence of a disability
- Requested accommodation must relate to disability

● Examples

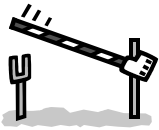
- Extra time to find a unit
- Alternative to coming to the HCVP office
- Extra bedroom for live-in aid/equipment
- Approval to rent from immediate relative



Money Follows the Person

- Vouchers through Ohio Home Choice
- Voucher provides rental assistance only
- Program qualifications, rules and annual requirements apply
- HCVP will do interviews at nursing homes

Gateway Partnership



- 1,308 vouchers for households with special needs
- Agencies refer households to EDEN, Inc.
- EDEN qualifies client
- Voucher issued and administered by CMHA

HUD-Sponsored Project-Based Section 8

- Link:
http://www.hud.gov/apps/section8/results.cfm?city_name_text=&county_name_text=&property_name_text=&client_group_type=&maxrec=20&state_code=OH&state_name=Ohio
- Subsidy attached to property to ensure housing for low-income households

HUD-Sponsored Project-Based Section 8

- Apply at the individual properties
- Eligibility based on income and age or existence of disability
- If an owner “opts-out”, HUD issues new vouchers for tenants
- Households involved in opt-outs must qualify under HCVP rules

CMHA Section 8 New Construction

- 3 Properties
 - Ambleside
 - Quarrytown
 - Severance
- Wait-lists are maintained at these sites
 - Currently only Ambleside's list is open
