

Application for Shelter Allowance Supplement

Local District : Greene County

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Implementation Date : October 1, 2011

Amount of supplement (for example: Case Size, Shelter Maximum, and Supplement Amount):

The proposed Shelter Supplement will be an amount up to the actual rent obligation, but not to exceed the shelter maximum for that household size.

TA Household Size	Shelter Allowance Effective 11/03	Shelter Supplement	New Shelter Maximum Allowance	Bedrooms	*Greene County Fair Market Rental Amount
1	\$197.00	\$203.00	\$400.00	0	\$619.00
1	\$197.00	\$203.00	\$400.00	1	\$668.00
2	\$229.00	\$203.00	\$432.00	2	\$814.00

*HUD-established Fair Market Rents for Greene County

Type of Cases Covered by Supplement/Targeted Population:

This proposed Shelter Supplement would be available to single Safety Net consumers or childless Couples who are homeless, living in motels, domestic violence shelter, or temporary housing.

Terms:

- Recipients must be Safety Net eligible based on the New York State standard of need without the supplement and in compliance with all eligibility requirements.
- No member of the family unit can be on sanction.
- The recipient must be tenant or co-tenant of record. Leases and/or written agreements with the landlord will not be a requirement.
- The recipient's full actual share of rent must be restricted and paid directly to the landlord

Greene County Shelter Supplement – Estimate of Cost Savings/Neutrality

Year	Average # of People	Total Yearly Expense
2008	15	\$107,882.00
2009	27	\$511,144.00
2010	28	\$512,700.00

Since January 1, 2011 the Agency has housed an average of 29 people per night. Of the 29 people an average of 24 are single individuals/childless couples.

Cost of Motel rooms per month for Single individual/childless couples

24 rooms x \$65.00 per night = \$1,560 per night
\$1,560.00 x 30 nights = \$46,800 per month

10 rooms x \$65.00 per night = \$650.00 per night
\$650.00 x 30 nights = \$19,500 per month

Cost of Shelter Supplement per month for Single individual/childless couples

10 shelter supplements x \$203.00 per month = \$2,030

Cost of motel rooms = \$19,500 per month
Cost of Supplement = \$2030 per month
Monthly Savings = \$17,470 x12 = \$209,640

Purpose/Justification

The rising cost of housing Greene County and the economic decline has made it increasingly Difficult to meet the housing needs for a significant part of our Safety net population. Our homeless Population has increased by 48.27% since 2008. Over the past several years, Greene County lost a Considerable amount of “affordable housing”. Apartment building that once served to house many Temporary Assistance clientele have been sold, rehabbed and are now utilized as one family dwelling for the owners. This transition has contributed to the increased homelessness within the County.

The maximum total grant for a single childless Safety Net recipient is \$363.00 per month. According to HUD the fair market rental rate for a one bedroom apartment in Greene County is \$668.00. The fair market value is significantly higher that the \$197.00 Temporary Assistance shelter allowance. An individuals entire Temporary Assistance grant \$363.00 would not even cover half of the monthly rental expense of \$668.00. These figures make it increasingly difficult for Safety Net individuals to find and retain housing.

Greene County does not have a homeless shelter or any official Emergency Housing. The homeless clientele are placed in the local motels which is not a desirable solution. Utilizing motels for Emergency Housing creates a variety of challenges such as those listed below:

1. Extensive financial cost.
2. Most locations are rural with no public transportation making difficult for the individuals to look for employment or affordable housing, to access treatment providers and to go grocery shopping.
3. The environment of a motel is not conducive for long term housing.
4. Some local motels will not accept registered sex offenders

The approval of this Shelter Allowance supplement would allow Greene County to avoid the costly Motel placements and would result in a potential gross savings of approximately \$209,640 annually.

In addition to the potential cost savings, the supplement will also allow single recipients to access permanent housing within a reasonable timeframe and reduce the length of stay in a motel. Homeless recipients that are placed in a motel, struggle to achieve stability. It is difficult to find employment when you are not sure where you will be sleeping each night and it is difficult to find permanent housing when you don't have a job to pay for it. Homelessness creates a significant barrier to becoming self-sufficient. Providing a shelter supplement will allow recipients the stability of permanent housing and in turn allow them to overcome various barriers and gain self-sufficiency.

List eligibility criteria and how determined and documented including the following:

1. How much will non-legally responsible Non- Temporary Assistance (NTA) persons residing in the Same dwelling be required to contribute towards the excess shelter costs (e.g., a prorated share of rent costs, 30 Percent of income, the lesser of these two variable, etc.)?
all non-SNA household members must contribute either their pro-rated share of rent or 30 percent of their gross income, whichever is less.

Will SSI recipients or ineligible aliens residing in the household be expected to contribute towards Rent cost? SSI recipients and ineligible aliens will be expected to contribute towards the rent .

If so, how will this amount be determined? SSI recipients and ineligible aliens will be expected to contribute either their prorated share of the rent or 30 percent of their income, whichever is less. All adults living in the dwelling will be required to verify their income. Failure of a non – SNA household member to verify their income will result in possible denial or loss of eligibility for a shelter supplement.

2. How will contributions towards rent from individuals outside the household be verified and what standards will be applied in determining whether such contributions and be sustained in the future?
Contributions towards rent from members outside the household will be verified by a statement from the recipient and from the individual making the contribution. The statement must include whether it is a onetime payment or the anticipated frequency.

How will the district assure that third party contributors are not legally responsible relatives?

The recipient must be eligible for safety net assistance in order to receive a rent supplement. Therefore, legal lines of responsibility will be reviewed during the initial eligibility.

3. Will the district require that there be a court proceeding concerning the nonpayment of shelter costs prior to the individual being determined eligible for supplemental shelter payments?

Not applicable as Greene County is not planning to utilize rent supplements to address back rent issues.

If not, how will the district determine that the shelter arrears are legitimate and the responsibility of the TA recipient? N/A

4. How will co – tenant of record lease arrangements be handled? The recipient must be tenant or co-tenant of record designated by the landlord in order to be considered for the rent supplement program. Households that include both Safety Net and Family Assistance or SN MOE individuals will be budgeted as appropriate in regard to Temporary Assistance regulations for co-op budgeting.

Will leases be required of all tenants of record? Leases will not be required.

5. Will shelter arrears for shelter supplementation cases be limited in monetary amount (e.g., \$3,000?) or to a specific time period (e.g., six months of arrears)? Not applicable as Greene county is not planning to utilize the rent supplement program to address back rent issues.

If yes, please detail: N/A

6. How will the district handle modifications (e.g., moves, rent increases, etc)? Any modification (such as increase in rent, moves, change in income or household composition, etc) will require a Reassessment and the shelter supplement will be adjusted accordingly.

What will be followed in determining whether supplementation will continue?

Following a move? Continued supplementation will be contingent on affordability, compliance with the program requirements and continued Temporary Assistance eligibility. Individuals choosing to move for any other than health and safety or issues outside of their control must be moving into a less expensive shelter situation.

Will the district require the recipient of the supplemental shelter allowance to report changes related to the supplemental allowance timely, as a condition of eligibility for the allowance?

Yes, all changes must be reported in a timely manner.

7. Will any local forms be used to facilitate the supplementation process? Yes, see attached.

If so, copies must be provided with the plan.

8. Will there be any health and safety standards regarding the housing that must be met prior to paying supplemental allowances or arrears? The housing must meet the appropriate city/town building codes.

9. Will the supplemental allowance be time limited in any way? The supplemental allowance will be limited to three (3) years as long as the recipient meets the eligibility requirements.

10. Will supplementation process include a onetime incentive payment to the landlord? No.

11. How will the district ensure that the existence of the supplement does not adversely affect the Ability of non-TA recipient individuals or childless couples (i.e. low income working individuals or childless couples) to find and retain affordable housing? The district does not anticipate the shelter supplement having an adverse affect on Non-TA recipient or low income working individuals or childless couples as the benefit provided will be lower than the HUD standards.

Length of time Supplement Offered to Individual Cases: (e.g. 3 months, 6 months, indefinitely etc) The shelter supplement will be limited for three (3) years as long as the recipient meets the eligibility requirements. Extension of the supplement will be handled on a case by case basis. Situations that would warrant an extension are when the following circumstances have occurred, and the client still cannot obtain affordable housing.

- The client has proven their ongoing search for affordable housing
- The client has complied with all requirements of the Employment Unit
- The client, if required, has applied for and followed through on the application for Social Security Disability or Supplemental Security Income

Estimate of Cost Savings/Neutrality (Show all calculations):

See Attached

**Greene County Department of Social Services
Safety Net Shelter Allowance Supplement Form**

Application/Recipient must be Safety Net eligible based on the New York State standard of Need without the Supplement and in compliance with all eligibility requirements.

Name: _____

Case #: _____

1. Is it a one person or single childless couple household?
2. Is the supplement being used to establish housing for a single or childless couple who has been determined homeless by the Agency?
3. Has the Applicant/Recipient agreed and signed forms to have the full actual share of rent restricted and paid directly to the landlord?
4. Are all non-SNA household members, including SSI recipients or ineligible aliens, contributing either pro-rated share of the rent or 30 percent of their gross income, whichever is less?
5. Will the Applicant/recipient be tenant or co-tenant of record?
6. Is the individual or childless couple in full compliance with the Safety Net eligibility Requirements and sanction free?

If all answers above are yes and the applicant/recipient is determined eligible for Safety Net

Assistance, a shelter supplement may be authorized. Shelter supplements may be authorized up to the actual rent obligation, but not to exceed the shelter maximum whichever is less. The shelter supplement amounts are as follows:

Household Size	Rent allowance	Rent supplement	Total Shelter Maximum
1	\$197.00	\$203.00	\$400.00
2	\$229.00	\$203.00	\$432.00

Shelter supplements are entered on the budget under, Other PA Allowances. The code is 42-“Supplemental Shelter Allowance.”

The shelter supplement will be limited for three (3) years as long as the recipient meets the eligibility requirements. Extension of the supplement will be handled on a case by case basis. Situations that would warrant an extension are when the following circumstances have occurred, and the client still cannot obtain affordable housing.

- The client has proven their ongoing search for affordable housing
- The client has complied with all requirements of the Employment Unit
- The client, if required, has applied for and followed through on the application for Social Security Disability or Supplemental Security Income

Worker Signature: _____

Date: _____

10/01/11