

Application for Shelter Allowance Supplement

Local District: Ontario County

Contact Person: Eileen Tiberio, Commissioner

Telephone: 585-396-4015

Email: eileen.tiberio@co.ontario.ny.us

Implementation Date: 12/1/2019

Number of individuals to be served: 100

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

TA Household Size	Ontario Fair Market Rent	Bedrooms	Current Shelter Allowance	Shelter Supplement	Proposed Total
1	\$650	0	\$207	\$350	\$557
1	\$760	1	\$207	\$350	\$557
2	\$760	1	\$240	\$350	\$590

Types of Cases Covered by Supplement/Targeted Population:

- Single Safety Net individuals and Childless Couples who are homeless, living in motels, domestic violence shelters, or temporary/transitional housing.
- 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 household can be on sanction.
- The recipient must be tenant or co-tenant of record. Leases and/or written agreements with the landlord will be a requirement.
- The recipient's shelter allowance will be restricted and paid directly to the landlord. The recipient's full share of the rent may be restricted with their permission.
- The supplement is not available to those currently living in Section 8 or public housing, or those who lost Section 8 within the last 2 years without good cause.

Justification for Application:

There is a significant lack of affordable housing in Ontario County while our homeless population and the associated costs have grown considerably since 2016. Ontario County does not have homeless shelters and utilizes a number of hotels and motels scattered across the county. During the summer tourist season hotel/motel vacancy rates drop, making it harder to locate acceptable emergency housing in the county.

The median rent in Ontario County is \$837 while the average median rent of the contiguous rural counties is \$750. In addition, we estimate that 14% of our homeless individuals have a criminal history for sexual offenses. Another 21% have other criminal charges that make it difficult for them to find housing.

There is a substantial waiting list for HUD vouchers in the county and most of the individuals likely to be served under this proposal are ineligible for a HUD subsidy due to criminal convictions, previous evictions, or poor credit history.

As of Ontario County's 2018 Annual Report, 77% of our Safety Net recipients were exempt from work requirements. We do not anticipate the shelter supplement will have any meaningful impact on work incentives.

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

1. How much will non-legally responsible Non- Temporary (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% of income, the lesser of these two variables, etc.)?

All non-SNA household members must contribute either their pro-rated share of rent or 30% of their gross income, whichever is less.

Will SSI recipients or ineligible non-citizens residing in the household be expected to contribute towards the rent costs?

Yes, SSI recipients and ineligible non-citizens will be expected to contribute towards rent.

If so, how will this amount be determined?

SSI recipients and ineligible non-citizens will be required to contribute either their prorated share of the rent or 30% of their income, whichever is less. All adults living in the dwelling will be required to verify their income. When considering an illegible non-citizen who is part of the household, a determination of required contribution will be made based on reported income. If there is no reported income, no contribution will be required. Failure of a non-SNA household member to verify 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 can be sustained in the future?

To determine sustainability of payments made from individuals outside of the household, they will be asked to provide proof of income along with a signed statement of intent specifically stating the amount and frequency of payments.

The statement will be signed by both the recipient and the contributor and copies will be given to both as well as entered into the permanent record.

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

Eligible Safety Net individuals will have already had legal lines of responsibility established and reviewed.

3. Will the district require that there be a court proceeding concerning the nonpayment of shelter costs prior to the eligibility determination for supplemental shelter payments?

No. We don't plan to address issues of back rent with this proposal. In situations where a client applying initially has arrears, public assistance rules applicable to addressing those arrears will be followed.

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 to be considered for the rent supplement. Households consisting of both Safety Net and Family Assistance or SN MOE individuals will be budgeted as appropriate using TA regulations for co-op budgeting.

Will leases be required of tenants of record?

Proof of tenancy will be required.

5. Will shelter arrears for shelter supplementation cases be limited in monetary amount or to a specific time-period?

Not applicable

6. How will the district handle modifications (e.g., moves, rent increases, etc.)?

All modifications will require a reassessment of the situation, shelter supplement plan and review of household composition. Adjustments will be made as appropriate and based in regulation.

What will determine whether supplementation will continue?

Continued TA eligibility and compliance with all regulatory requirements. Any health or safety issues beyond control requiring a move to a different living space must be a cost neutral or cost savings move.

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?

All changes must be reported in a timely manner.

7. Will any local forms be used to facilitate the supplementation process?

Not at this time.

8. Will there be any health and safety standards regarding the housing that must be met prior to paying supplemental allowances or arrears?

Applicants for the shelter supplement will be required to provide the address of the proposed rental unit. DSS staff will contact local code enforcement to verify there are no outstanding health or safety complaints on the property.

9. Will the supplemental allowance be time limited in any way?

The supplement will be limited to 24 months dependent on compliance and eligibility.

10. Will supplementation process include a one-time 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 that provision of the shelter supplement will adversely affect non-TA recipient or low income working individuals or childless couples as the benefit remains lower than HUD standards. Also, these individuals remain eligible for HUD vouchers when many recipients of the shelter supplement do not.

Length of time Supplement offered to Individual Cases: (e.g. 3 months, 6 months, indefinitely, etc.)

In general, cases will be allowed 24 months of shelter supplement. Situations will be considered on a case by case basis, and extenuating circumstances may warrant an extension. All extensions will be approved with a projected deadline attached.

Costs savings are documented using the information below, which reflects data collected in 2018 and year to date 2019.

Proposed supplement:	
Current Shelter maximum	\$207
Proposed Supplement	\$350
New Shelter Amount	\$557
Annual Shelter Cost Increase (per case)	\$4200
Total Annual Shelter Cost (per case)	\$6684
Total Annual Cost for 100 supplement cases	\$668,400
Cost savings:	
Current monthly cost of temporary housing (per case)	\$1400
Current annual cost of temporary housing (per case)	\$16,800
Current Emergency Shelter Cost/Year for 100 individuals	\$1,680,000
Gross Savings for 100 shelter supplements	\$1,011,600