

Orange County Department of Social Services Proposal for Revised Shelter Supplement

The rising cost of housing in Orange County has made it extremely difficult for low - income TA clients to retain or secure affordable housing. Therefore, Orange County is requesting approval for a revised Shelter Supplement Program to meet the needs of families that are homeless or facing homelessness. Implementation of this plan will take effect as soon as approved by OTDA.

New York State of Housing and Community Renewal Fair Market Rents in Orange County

Year	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom
2004	\$538	\$697	\$855	\$1084	\$1237
2005	\$674	\$767	\$954	\$1143	\$1231

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 eff. 11/03	New Shelter amount including proposed supplement
1	292	584
2	298	596
3	421	842
4	473	946
5	527	1054
6	551	1102
7	574	1148
8+	574	1148

This proposed Shelter Supplement would be available to families with children under 18 (or under 19 and a full time student) with a legitimate verifiable threat of eviction or families who are homeless, living in a hotel/motel or shelter (including Domestic Violence shelters) for 30 days or more due to an emergency situation. The 30-day requirement may be waived by the Director of Economic Independence or her designee.

Terms:

- Recipients must be TA eligible based on the New York State standard of need *without* the supplement and in compliance with all eligibility requirements.
- No member of the filing unit can be on sanction
- For the shelter supplement to retain housing the family must have resided in the residence for one year prior to application for the supplement.
- The client must be tenant or co-tenant of record and have a lease or written agreement with the landlord assuring housing for a minimum of one year.
- Any arrears paid to prevent eviction will follow 18NYCRR 352.7(g)(3) and (4) and Orange County’s policy (attached).
- Inspections are required for the cities of Port Jervis, Middletown and Newburgh.
- The full actual rent must be restricted and paid directly to the landlord.
- Households must apply for Section 8 and accept it if offered.

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- All non-TA household members must contribute either their pro-rated share of the rent or 30% of their gross income, whichever is less. Household members who are not eligible for TA due to immigration status, without income, will not be expected to contribute.
- If a family relocates or if there is a change in household composition or income the supplement will be re-evaluated and adjusted accordingly.
- Any contributions towards rent made by individuals outside the household (non-legally responsible) will be evaluated and verified when considering the ability of the household to pay future rent .
- The Supplement will not be time limited as long as the client meets the criteria.

Justification:

The new Shelter allowance, including the Supplement is still below the Fair Market Rent and will be available to a small number of clients, thus, it will not adversely affect low income working families finding and retaining affordable housing.

52 families were placed in hotels/motel for the period 1/1/05 –6/30/05 in Orange County. Approximately 25% of these families were not financial eligible for TA based on the Standard of need without Temporary Housing Assistance. Another 25% had a sanctioned member, leaving 26 families that may be eligible for the Shelter Supplement.

The average family size is 3.

A hotel/motel for a family of 3 @ \$75.00 per night for 30 days costs \$2250.00 (not including a restaurant allowance).

The monthly Supplement for a family of 3 is \$421.00

Estimated annual cost for the Shelter Supplement: \$421.00 X 12mos. = \$5052.00 X 52 families = \$262,704.00

Orange County family cases are 72% FA(11) and 28% SNA (17)

	GROSS	FEDERAL	STATE	LOCAL
37 Families FA	\$186,924.00	\$93,462.00	\$46,731.00	\$46,731.75
15 Families SNA	\$ 75,780.00		\$37,890.00	\$37,890.00

The inability to afford housing results in placing families or extending the length of stay in hotel/motels or shelters. Additionally, the Supplement may be an incentive for clients to comply with employment requirements and become self-sufficient.