

Application for Shelter Allowance Supplement

Local District: Schoharie County

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Implementation Date: June 1, 2017

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	* Schoharie County Fair Market Rental
1	\$199.00	\$301.00	\$500.00	0	\$690.00
1	\$199.00	\$301.00	\$500.00	1	\$817.00
2	\$231.00	\$301.00	\$532.00	2	\$1006.00

*HUD-established Fair Market Rents for Schoharie 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

Purpose/Justification

The rising cost of housing in Schoharie County has continued to make it difficult to meet the housing needs of our Safety Net clients. Our average homeless population has increased by 63.7% since 2013. Since the flood of 2011, Schoharie County has lost a considerable amount of affordable housing.

Schoharie County does not have a homeless shelter or any emergency housing. The homeless clientele are placed in the local motels which are not a desirable solution. Utilizing motels for emergency housing creates a variety of challenges such as:

1. Extensive financial cost
2. Motels are not conducive for long term housing
3. Motels are mostly in rural areas making it difficult to look for employment and housing, and to access grocery shopping.

The approval of this Shelter Allowance supplement will allow Schoharie County to avoid the costly motel placements.

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% 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 aliens residing in the household be expected to contribute towards the rent costs?

Yes, SSI recipients and ineligible aliens will be expected to contribute towards 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% 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 can 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 one-time 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 eligibility determination for supplemental shelter payments?**

Not applicable. Schoharie County is not planning to utilize rent supplements for back rent.

- 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 TA regulations for co-op budgeting.

Will leases be required of tenants of record?

No, leases will not be required.

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

Not applicable. Schoharie County is not planning to utilize rent supplements for back rent.

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

Any modification will require a reassessment and the shelter supplement will be adjusted accordingly.

What will determine whether supplementation will continue?

The supplementation will continue as long as compliance with the program requirements and continued TA eligibility. Individuals choosing to move for any other health and safety issues outside of their control must move 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.

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 village/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 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 the shelter supplement having an adverse effect 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 on-going 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):

Year	Average # of People	Total Yearly Expense
2013	7	\$ 110,298.00
2014	10	\$ 140,913.00
2015	11	\$ 149,555.00
2016	16	\$ 241,420.00

Since January 1, 2016, Schoharie County Social Services has housed an average of 16 people per night. Of the average 16 people, 11 were single individuals or childless couples.

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

11 rooms x \$50.00 per night = \$550.00 per night

\$550.00 x 30 nights = \$16,500 per month

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

11 Shelter Supplements for singles x \$500.00 per month = \$5,500.00

11 Shelter Supplements for childless couples x \$532.00 per month = \$5,852.00

Cost of motel rooms = \$16,500 per month

Monthly savings for singles = \$11,000

Monthly savings for childless couples = \$10,648.00

Potential Yearly savings for singles = \$132,000.00

Potential Yearly savings for childless couples = \$127,776.00