

Innovations in Housing!

- ▶ Housing and Services Partnership Academy

Welcome and Introduction

- ▶ New Braunfels Community Resources –
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 - ▶ Community for Permanent Supported
Housing –
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New Braunfels Housing Authority Tenant-Based Rental Assistance

TBRA Reservation System
Program

NEED

- ▣ New Braunfels is in Comal County which is one of the fastest growing counties in the country.
- ▣ Housing is at the forefront of the issues facing the community.
- ▣ The NB Housing Authority is faced with the following issues:
 - Limited funds and cuts in HUD funding to existing programs.
 - Privately owned and NBHA HUD funded units of 540 and 292 housing vouchers for a total of 832 units of federally assisted housing.
 - No homeless shelter, no transitional facility, 50 bed crisis/violence shelter
 - No group homes in Comal County.
 - Housing Authority is the only agency with short and long term housing for low-income, elderly, disabled and homeless population.
 - Increase in disabled population needing housing.
 - High turn-back rate of issued vouchers because clients did not possess the funds to pay deposits up-front.
 - No existing agency helped with deposits, federal, state, or local (except TBRA program from TDHCA)

PARTNERS

- ▣ In 1994 NBHA formed a 501 c 3 non-profit affordable housing corporation which presently owns 65 privately financed rental units. This forms a privately generated financial foundation NBHA utilizes as seed funds and start-up funds for new programs. (We partner with ourselves)
- ▣ The non-profit is known as New Braunfels Community Resources, Inc. It has administered a down payment and closing cost assistance grant from TDHCA, 203(k) housing rehabilitation, flipping HUD homes, ESGP grant for one-time emergency assistance, a community wide prescription assistance program pre-dating Medicare Part D, created a fund for security and utility deposit loans (SUDAP) raised from the private sector, churches, voucher program landlords, the Board of Realtors, the City of New Braunfels, our bank, clubs and civic organizations. We leave no stone unturned when we are looking for funding.
- ▣ We are very interested in tapping into the un-tapped financial and other resources from churches. Churches are a great source of donations; financial, clothes, appliances, furniture, and people who are motivated to help others. We in turn have donated our SUDAP and prescription program to a church and another organization to administer for the community.

TBRA FUNDING HISTORY

Both our non-profit and NBHA had been utilizing TBRA funding from the TDHCA HOME Program since 1995. These grants were limited to about 30 clients per grant. The grants typically lasted for 24 to 36 months. We had obtained the grants using both agencies, running two at a time, assisting different special needs groups such as the homeless and disabled. We used them rurally and within the city limits. They were successful. They paid deposits. TBRA assistance uses coupons instead of “vouchers.” The programs function in the same way.

The NBHA voucher program remained closed to new applicants for most of the year. We would take applications once a year for a few weeks. The program typically experienced approximately 50 openings a year. TBRA provided some relief but we still had over 200 applicants waiting for a voucher or coupon. Most TBRA clients became homeless again after the 24 or 36 months of assistance.

In 2011 when TDHCA converted the TBRA grant program to the Reservation System of open ended funding we were already an existing client. We realized we could use the new TBRA program as a precursor to the voucher program. We seized the opportunity to initially set-up clients on TBRA with the intent to roll clients onto the voucher program when the 24 month TBRA funding expired. Instead of assisting 30 families every month for two years we now assist 200 families every month with TBRA, increasing our monthly unit count by 45%. We tailored the monthly unit count to closely match our 292 voucher program count.

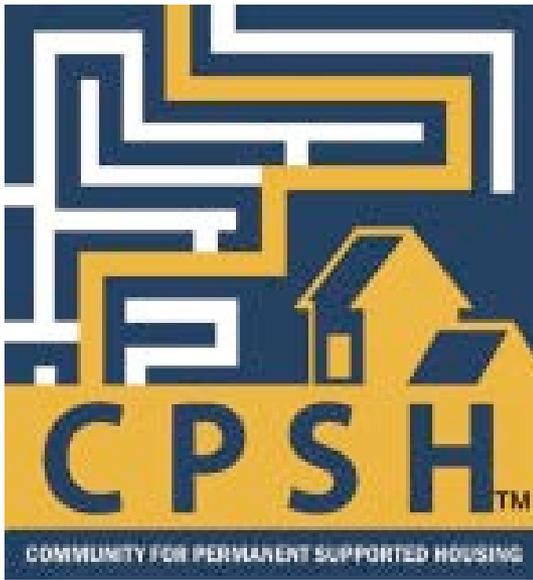


CHALLENGES and ADMINISTRATION

- ▣ 1. Fill the new TBRA program with 200 clients. Mainstream the program.
- ▣ 2. Hire and train staff. Establish system to monitor staff performance.
- ▣ 3. Coordinate with TDHCA and work with them to make changes to the program to accommodate the growth of this idea.
- ▣ 4. Establish an internal system to track administrative funds and housing funds of approximately 1.2 million annually.
- ▣ 5. Establish an internal system to move the applicants through a system that funds the landlord within four weeks from lease-up.
- ▣ 6. We rented a separate office space and moved the program two blocks from the main office of NBHA. Clients responded well to this.
- ▣ 7. Linking the TBRA program with the voucher program and tracking the clients as they exit TBRA to ensure they do not become homeless again. TDHCA has graciously increased program participation from 24 months maximum to 5 years if the client is on the waiting list for a voucher. We have regularly scheduled opening of the voucher program waiting list to ensure the clients have applied.

Success: How to Measure It

- ▣ We have been able to measure the success of this program one client at a time. Some are able to secure permanent assistance on the voucher program and some are able to move on and re-establish their housing on their own. Every client has a story to tell. A total of 400 clients have been assisted with these funds.
 - ▣ The program is in its third year and has managed to overcome every obstacle and challenge it faced.
 - ▣ Success is being able to not turn clients away because we have no funding with which to help them.
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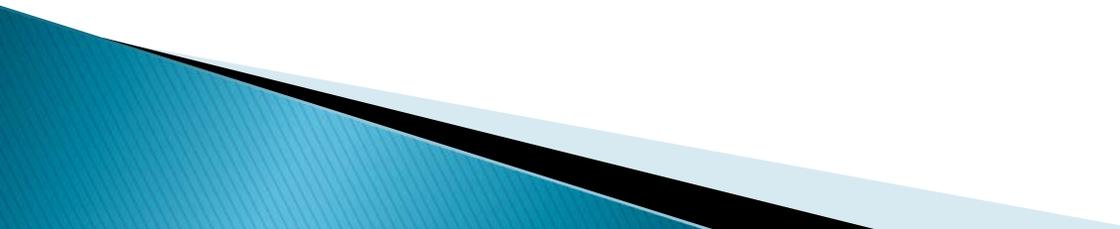
**COMMUNITY FOR
PERMANENT
SUPPORTED HOUSING**

**North Texas
Housing for Adults Living with
Intellectual and Developmental
Disabilities**

August 26, 2013



Background

- ▶ Two parents of adult children with IDD.
 - ▶ Couldn't find places for children to live.
 - ▶ 50 years combined experience in For Profit.
 - ▶ 25 years combined experience in Not For Profit.
 - ▶ Reliable, ethical, honest, tenacious, humble, respectful, patient.
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Housing **Need** in North Texas

▶ 24 months of research to determine why and where the housing is (isn't)

- ▶ There are over 97,000 adults in North Texas that have an intellectual/developmental disability (such as Autism, Down Syndrome and Fragile X) and have at least one independent living difficulty.
- ▶ The North Texas area has the most concentrated population of people with disabilities in the State of Texas.
- ▶ In the State of Texas there are enough beds for less than 3% of this population.
- ▶ The caregivers (mostly parents) are aging. Twenty percent are 60+ years old. Thirty-five percent are 41–59 years old.
- ▶ It is virtually impossible for people with disabilities receiving Federal and State funding to obtain decent, safe, affordable, and accessible housing in the community.
- ▶ The likelihood for potential homelessness of these adults as their parents are no longer able to care for them increases daily.

▶ Ongoing effort to determine what families want in housing options

- ▶ Four question survey; over 1300 responses across Texas
 - ▶ 35% neighborhood homes, 35% apartments/assisted living
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Tenants of CPSH

- ▶ Neutral to government, service providers
 - ▶ Focus on future homelessness
 - ▶ Affordable \neq low quality of life
 - ▶ Housing must be clean and safe
 - ▶ Respect housing preferences; they are unique to each individual
 - ▶ Respect cultures and current living environments
 - ▶ People with IDD want friends more than money
 - ▶ Speak the truth: future homeless
 - ▶ Educate
 - ▶ Patience
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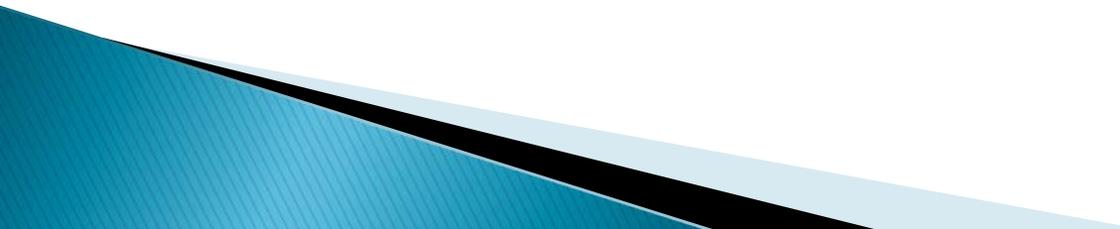
Partners (ongoing)

- Dallas Housing Authority
 - Apartment Association of Greater Dallas
 - Medicaid Waiver Service Providers
 - Tulipwood Foundation
 - Vickie McClurg, Private Label Realty
 - Texas Department of Aging and Disability Services
 - North Texas Fair Housing Center
 - Faith Inclusion Network of Dallas (FIND)
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Process to Address Need

- ▶ *Lack of housing is community issue and will require the community to come together to solve.*
 - ▶ Increase awareness of housing need.
 - ▶ Give families what they want.
 - ▶ Create strategy for mission: what, why, who, when, where, how.
 - ▶ Where and How: focus on partners that will fill our experience gaps. Use networks to identify potential partners. Build relationships and learn their priorities, strengths and worries. Negotiate partnerships. highlighting their emotional, financial, and control needs. Always work toward “yes.” Be patient. □Be flexible.
 - ▶ Communicate. Respond. Meet commitments. Ask for feedback.
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Challenges in meeting goals

- ▶ Many families are not planning for the housing needs of their family member with IDD.
 - ▶ Community not aware of housing needs of this population. Discrimination still exists.
 - ▶ IDD population is not considered in North Texas planning.
 - ▶ Insufficient funds are available to address supported housing needs for people with IDD as their caregivers age and are no longer able to care for them.
 - ▶ Huge private donations made to national charities. Very little money comes back to Texas.
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Successes in providing housing

- ▶ Define what is needed: safe, clean, affordable, permanent, enriched housing.
 - ▶ Engage families and communities.
 - ▶ 1st RPF HUD 811 awarded 15 PBVs 2Q13.
 - ▶ 2nd RPF HUD 811 to award 35 PBVs 4Q13.
 - ▶ 1st Shared Housing RFP 4Q13.
 - ▶ Home renovation collaboration announced.
 - ▶ Grant submitted for renovation funding for one home.
 - ▶ Announced Continue the Care.
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In Summary...

- The **challenge** creating housing is not just the challenge of CPSH; it **belongs to all of us**. The solution requires action on many fronts by many players.
 - This **social problem** is rooted in **behaviors, norms, social structures, and policies** that no one organization can hope to change working alone.
 - **What will you do to bring about change? CPSH needs you, your talents and resources to meet this Mission.**
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Thank you for your time!
Please get involved.

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