## Rental Housing Search Clinic

## Fill out Pre-Self Evaluation for this class. See link in the Chat.

#### Agenda

- Introduction to HCS
- Fair Housing
- Housing Continuum
- Tools for searching for housing
- Overcoming housing obstacles
- Questions & Answers

# Housing Counseling Services (HCS)

HCS is a non-profit housing, training, advocacy and referral center.

#### WHAT WE DO

- Provide Free Services to the Community (since 1972)
- Help Clients Resolve and Prevent Housing Obstacles

#### WHAT WE DON'T DO

- Provide Housing
- Place people in housing
- Assist individuals in finding housing

Please complete a poll before we start...

#### Fair Housing

Used by HUD, the D.C. Office of Human Rights and other civil rights organizations to address discrimination in the D.C. housing market on the basis of:

- Race
- Color
- National origin
- Religion
- Sex (including gender, gender identity, sexual orientation, and sexual harassment)
- Disability
- Familial status

- Age
- Sexual orientation
- Gender identity
- Marital status
- Political affiliation
- Personal appearance
- Family responsibilities
- Matriculation
- Source of income
- Place of residence or business
- Victim of intra-familial violence
- Homelessness
- Sealed Eviction Record

#### Housing Continuum

- Emergency Housing
- Housing First Programs
- Transitional Housing & Transitional Shelter
- Single Room Occupancy (SRO)
- Housing Authority Vouchers/Public Housing
- Subsidized Housing/In-House Section 8
- "Affordable Housing"
- Room Rental
- Apartment Rental Private Market

## Emergency Housing Call 311

- Immediate Shelter
- No Income Needed

#### **Coordinated Entry**

- Individuals: Shelter Hotline 1 (800) 535-7252
- Families: Virginia Williams Family Resource Center 202-526-0017
- Veterans: CRRC 202-636-7660
  - ► (Community Resource and Referral Center)

#### "Housing First" Programs

- Candidates ID'd by Virginia Williams, CRRC, Support Worker, through SPDAT test
  - (Service Prioritization Decision Assistance Tool)
- Rapid Rehousing
  - Individuals: Case Management
  - ► Families: Limited Rental Assistance + Case Management
- Permanent Supportive Housing
  - For those unable to live independently
- Specialized Voucher Programs

#### Transitional Housing

Not Immediate Housing

Temporary housing with "wrap around services."

Eligibility & Income Requirements

Different Application Processes

## Single Room Occupancy (SRO)

- Not immediate housing
- Room rental programs for single individuals who are homeless
- Shared living space (kitchen, bathroom, etc.)
- Usually non-profit landlords
- Specific eligibility requirements
- Income Required

#### Subsidized Housing— "In-House S8"

- Not immediate housing
- Privately owned; HUD-subsidized
- Income-based rent
- Age and/or disability requirements in some buildings
- Background Checks
- First-come first-serve waiting lists
- Bread for the City (HAP program)

#### DC Housing Authority

- Not Immediate Housing
- Public Housing & Vouchers
  - Income Based Housing
  - Housing Choice Vouchers can pay for rent, mortgage
  - Tenant-Based Subsidy Vs. Property-Based Subsidy
- Update your information if you are already on the list
  - dchousing.org ("Housing Info", "Applying FAQ," "Update Current Application"
  - **202-525-1000**
  - ▶ 1133 N. Capitol St. NE (Closed to the public)
  - Walk-in Services
    - Frederick Douglass Family Self-Sufficiency Center 2000 Alabama Ave. SE
    - Headquarters Customer Service Center 625 D Street SW

#### "Affordable" Housing

- Income Restricted; NOT income-based rent
- ► ADU, IZ, "Tax-Credit" properties (See resources packet)
- Can be found online (dchousingsearch.org)
- Income minimums and maximums

#### Room Rentals

- Room in house from private LL
- Income required
- ► Talk to family, friends, people in community
- Look on craigslist.org, padmapper.com, etc...

#### Apartment Rental/Private Market

Rent usually > \$1000 for studio in DC

Search online and/or contact management companies, hire a realtor.

- Shared housing
  - Consider Pros and Cons

Please complete a knowledge-check before we continue...

#### **Housing Search**

- Where to look
  - Friends and Family
  - Community and Social Networks
  - Online Tools
  - Management Companies

- What to look for
  - Identify price range and specific housing needs

#### Housing Obstacles

- Affordability
  - ► Financial Assistance, Financial Analysis/Budgeting, Counseling
- Credit/Background Checks
  - Improve credit, Expungement, Sealing your record (Bread for the City; Public Defender Service)
- Discrimination
  - Report fair housing violations

### Financial Management

- Financial Analysis/Expense Tracking/Budget
- Look for ways to increase income/reduce expenses
- Counseling

#### **HCS** Financial Assistance

Emergency Rental Assistance Program (ERAP)

https://erap.dhs.dc.gov/. Residents with no or limited access to technology (computer, tablet, or Smart Phone) can call the ERAP Hotline at 202-507-6666 to get support in submitting applications or to follow-up on submissions. To serve residents effectively and efficiently throughout the year, DHS will open the ERAP application portal on October 1, 2023, January 1, 2024, April 1, 2024, and July 1, 2024. DHS will close the portal once 3,500 applications are received in each quarter.

- Metropolitan Housing Access Program (MHAP)
- Supportive Services for Veteran Families (SSVF)

#### Credit/Background Checks

#### Credit

- Check Your Credit—annualcreditreport.com
- Dispute Credit Errors and get current on missed payments
- Protect your Credit Score
- Prepare explanations
- "Alternative Credit"
- ► HUD Approved Credit Counseling

#### Background Checks

- Sealing Your Record/Expungement
- Prepare Explanations

Please complete a knowledge-check before we continue...

## **Housing Applications**

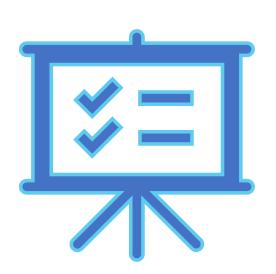
- Prepare a Renter's Resume/Portfolio
- Prepare an application "Worksheet"
- Keep Records!

## **Tenant Rights**

- Leases
- Evictions
- Housing Code/Repairs

Fill out Post-Self Evaluation for this class.

See link in the Chat.



Please complete our final quiz!

#### Questions?

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