

# 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](http://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](http://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](http://craigslist.org), [padmapper.com](http://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)

Effective October 1, 2023, residents can apply for ERAP at <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](http://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?

Housing Counseling Services, Inc.

[www.housingetc.org](http://www.housingetc.org)

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202-667-7006