

Lassen County Permanent Supportive Housing

FREQUENTLY ASKED QUESTIONS 3/14/2023

Affordable Housing

The generally accepted measure for housing affordability is spending less than 30% of one's gross household income on housing costs (including utilities, rent or mortgage principal and interest).

- Example: A single individual who has SSI receives \$1,133.73/month. Affordable housing (rent and utilities) for this person would be \$339/month.
- Example: A single parent who has a full-time job making minimum wage has a gross income of about \$2,687/month. Affordable housing (rent and utilities) for this household would be \$807/month.

Homeless Definitions

- Unsheltered homelessness refers to people sleeping outdoors or in places not designed as a regular sleeping location, such as the street, a park, under an overpass, tent encampments, abandoned buildings, or vehicles.
- Sheltered homelessness refers to people staying in emergency shelters, transitional housing programs, safe-havens, or motels paid for by a government entity or charitable organization.
- Imminent Risk of Homelessness refers to people whose primary nighttime residence will be lost within 14 days and who have nowhere else to go.
- There are many other people who don't fall under one of the previous definitions have other housing instabilities, such as having trouble paying rent, overcrowding, substandard housing, or spending the bulk of their household income on housing.

What is Permanent Supportive Housing?

The Permanent Supportive Housing model is based on research regarding how those with significant challenges who have experienced homelessness can avoid future episodes of homelessness. Permanent Supportive Housing, also referred to as Supportive Housing, combines affordable housing with best-practice services for individuals and families with disabilities and a lengthy history of homelessness. This model has been demonstrated to permanently keep the majority of persons who enter the program from ever becoming homeless again. Communities, utilizing this approach, realize better than 80% success rate in avoiding a return to homelessness.

[Study Finds Permanent Supportive Housing is Effective for Highest Risk Chronically Homeless People / UC San Francisco \(ucsf.edu\)](https://www.jamboreehousing.com/pages/what-we-do-resident-services-permanent-supportive-housing-stats-and-studies)

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How will the site be funded?

Rents do not cover the full costs of owning and managing a subsidized rental property. The developer works to secure funding to cover the difference. Funding needs cover procurement, construction, maintenance, and operations for the life of the project. Possible funding sources include:

- Debt (Mortgages and Bonds)
- Equity (Tax Credits)
- State and Federal Grants or Subsidies

How is a permanent supportive housing developer selected?

The County issues a Request for Qualifications or Request for Proposals to select a developer that has experience delivering affordable and supportive housing in rural communities. The developers often subcontract with local businesses. The developer makes a 30-60 year commitment and provides ongoing management. The developer makes a significant financial investment for the development of the property and ongoing management costs.

Do Permanent Supportive Housing developments have a property manager live onsite?

Yes, as part of the agreement, the permanent supportive housing developer/property manager would be required to have onsite staff that includes a community manager and maintenance technician hired by the owner. Community managers are hired with expertise in working with this specific population of residents.

Do residents have a lease?

Residents sign a lease and must abide by the lease terms and house rules, which are part of the lease.

Do residents pay rent?

Yes, a typical resident pays 30% of their income in rent. Currently, disability income is approximately \$900 a month. Therefore, the resident pays around \$300 a month for rent.

Depending on the financing for the community, utilities are often included in the rent. This generally includes water, gas and electricity.

Does permanent supportive housing affect neighborhood property values?

There is no evidence that any community where experienced permanent supportive housing communities such as those developed by Jamboree or Danco, have seen that their developments have negatively affected neighborhood property values.

Does the presence of permanent supportive housing increase loitering in the neighborhood or attract more homeless individuals?

Lassen County would require the management company to have 24-hour onsite security. The safety and comfort of the tenants is of great importance and would be required as part of the agreement between Lassen County and the managing developer. There is no evidence that permanent supportive housing developments attract more homeless people to a city, a specific neighborhood, or to the property itself.

Are residents able to be evicted?

Residents can be evicted if they do not pay rent or are in violation of their lease. Violations of a lease include actions that threaten the health and safety of other persons. However, one of the benefits of supportive housing is that onsite staff work closely with managers and service providers to make every effort to ensure the stability of the residents so that they do not return to homelessness.

Are criminals allowed to live in the units?

Criminal background checks are run on household members ages 18 and over to verify eligibility for residency. The Danco Group rental application may be viewed and downloaded from their website at <https://www.danco-group.com/>

Are illegal substances allowed onsite?

No, illegal substances are not permitted on the properties and usage is grounds for criminal prosecution and eviction.

Do sex offenders live in permanent supportive housing developments?

Individuals can legally be denied housing if their recent criminal record makes them dangerous and a risk to other tenants or neighbors. Tenant selection policies are specific to city and county requirements for the development. For example, Lassen County Health and Social Services Housing and Grants Division would pursue a Board of Supervisors resolution to require criminal background check for all eligible tenants applying for housing at all permanent supportive housing developments within the County jurisdiction, as authorized by funding, State, and Federal law.

What happens if someone commits a sexual crime after they are already a participant in the Housing Choice Voucher (HCV) or Public Housing programs (PHA) and they are then required to register as a sex offender?

A sex offender (lifetime or otherwise) may be terminated under current HCV regulations if the offender engaged in violent criminal activity or other criminal activity that threatens the health, safety, or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. The PHA may pursue termination of sex offenders based on a preponderance of evidence that a member of the household has engaged in one of the above activities, regardless of whether the member of the household has been arrested or convicted of the offense. However, as outlined in Notice PIH 2015-19, should not rely on an arrest record alone to pursue termination under this regulation. In general, PHAs may terminate assistance for anyone who threatens the health and safety of another resident or PHA staff. When the threat involves an individual with a disability, PHAs may terminate assistance if the individual poses a direct threat to the health or safety of others that cannot be mitigated by a reasonable accommodation. Please note that sex offender status is not a protected class under the Fair Housing Act. If any voucher holders or public housing tenants pose such a threat, the PHA may terminate their assistance (See 24 CFR §982.551(l); §982.553(b)(2) and §966.4(l)(5)).

For more information contact: Grace Poor at (530) 251-8336 or via email at housing@co.lassen.ca.us

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