

Cindy Chan

From: Jan Stokley <jan@housingchoices.org>
Sent: Monday, March 9, 2020 8:31 AM
To: Cindy Chan
Subject: Public Comment Moving to Work plan

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Dear Ms. Chan:

Housing Choices addresses the housing needs of San Mateo County adults with developmental disabilities from our office in Burlingame. We are finding that the county has very few housing doors open to these adults. More than 60% of San Mateo County adults with developmental disabilities are living at home with parents in their 60s, 70s, and 80s. They are unable to transition from the home of aging parents because of the lack of deeply affordable housing. And licensed care facilities are closing faster than new ones are opening.

Here are the facts that show the doors that are closed to those we serve:

- People with fixed monthly income of under \$1,400/month are unable to meet minimum qualifying income to secure a tax-credit financed apartment, even one priced to be affordable to those at 30% of Area Median Income because of San Mateo County's dramatic year-over-year increases in Area Median Income.
- The Moving to Work Housing Choice Voucher program also excludes these San Mateo County residents because the current Tiered Subsidy Table would require most of the income of people with incomes under \$1400/month to go towards rent and utilities, which private landlords are unlikely to approve.
- The best option, an affordable apartment with a Project-Based Voucher which limits the tenant's share of rent to 30% of household income, is not available. There are currently no open wait lists for apartments with Project-Based Vouchers in all of San Mateo County.
- Mainstream Vouchers are available for people with disabilities who have received a written notice terminating their housing within fourteen days. However, most parents of adults with developmental disabilities are unwilling to write such notices.

We recommend that the Moving to Work Plan address these concerns as follows:

1. Increase the amount of Housing Authority funds dedicated to the award of Project-Based Vouchers which limit the tenant's share of rent to 30% of household income. .
2. Create a written policy that allows the Housing Authority to award Project-Based Vouchers to apartments with a preference for people with disabilities who need specific coordinated on-site services to live successfully in community rental housing, including but not limited to people with developmental disabilities, who need coordinated services from the Golden Gate Regional Center. This is allowed under 24 CFR 983.251(d) but should be documented in policies of the Housing Authority so that developers can receive clear guidance.
3. Revise the Tenant Contribution Table for the portable Housing Choice Voucher so that the tenant rent portion of households with incomes under \$1400/month is less than 50% of the lowest income in the specific tier.

Finally, we strongly recommend that the Moving to Work plan include the Housing Authority's proposal to implement landlord education regarding California's new state law prohibiting discrimination based on having a Section 8 voucher, and also to educate both tenants and landlords about how the tenant protections of California's new Tenant Protection Act apply to landlords renting apartments to Section 8 voucher holders.

Thank you.
Jan Stokley

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