

Cindy Chan

From: cindy cornell <cindycornell_2000@yahoo.com>
Sent: Monday, March 9, 2020 11:04 AM
To: Cindy Chan
Subject: Comment re Moving to Work Plan

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Dear Ms. Chan:

We are writing to support the people with developmental disabilities who so desperately need housing in San Mateo County. There is very little housing available to most of these adults who live with very elderly parents. We are losing more and more of the licensed care facilities that used to be an option. A disaster looms for many of these vulnerable people.

Here are some of the facts we have become aware of that show the dire necessity to provide housing for this overlooked population:

- People with fixed monthly incomes of under \$1,400/month are unable to meet minimum qualifying incomes to secure tax-credit financed apartments, 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 waiting 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 directed to their own children.

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.

Cynthia Cornell
Housing for All Burlingame