



**Housing and Services**  
Resource Center

**Identifying and Building Partnerships with  
Your Local Housing Sector**  
**Workshop 1 - Introductory Housing Concepts**

**2023**

# Virtual Workshop Series

- **Workshop #1**      **Introductory housing concepts**
- Workshop #2      Public housing and private HUD assisted housing
- Workshop #3      Engaging local housing officials





# Housing and Services Resource Center

Coordinating access to affordable,  
accessible housing and critical community services



[acl.gov/HousingAndServices](https://acl.gov/HousingAndServices) #HousingResources

# Connecting

the housing sector and the  
community living networks



1. Coordinate Technical Assistance
2. Facilitate Partnerships
3. Recognize and Share Innovations
4. Leverage and Align Resources

Learn more at: [acl.gov/HousingAndServices](https://acl.gov/HousingAndServices)

## Advancing Community Living Through Coordination Between Housing and Voluntary Community Services

The purpose of the Americans with Disabilities Act (ADA) is to provide equal opportunities, full community participation, independent living, and economic self-sufficiency. It prohibits discrimination against people with disabilities and provides them with the right to receive services in the most integrated community-based setting appropriate to their needs. Community living is fundamental to fulfilling the promise of the ADA.

For many people with disabilities of all ages, community living requires that they have access to affordable, accessible housing and voluntary services<sup>1</sup> to assist with long-term service and support needs. These services include community services like [Medicaid-funded home and community-based services](#) (HCBS), mental health and substance use services, tenancy supports, and more.

Without access to appropriate housing and services, many people with disabilities end up in an institution or experience homelessness. Data from the Department of Housing and Urban Development (HUD)'s [Annual Homeless Assessment Report](#) indicates that as many as 48.5% (approximately 550,000) single adults and heads of households who used homeless shelters over the course of a year report having a disability. A combination of affordable housing and access to community services is vital to help them obtain housing and remain housed.

Ensuring community living has taken on even greater urgency due to COVID-19. While most Americans sought safety from the COVID-19 pandemic by staying in their homes, people in congregate settings like institutions and homeless shelters faced high risk of COVID-19 transmission, illness, and even death. Providing people with housing and services is critical to protecting people with disabilities and older adults from COVID-19 and other infectious diseases.

In order for people with disabilities of all ages to have access to both the housing and the services and supports they need to live in the community, there must be collaboration and coordination between housing and service systems at all levels of government. That's why the Department of Health and Human Services (HHS) and HUD are announcing a federal partnership to coordinate and align each Department's respective resources and to work together to build and strengthen partnerships between our networks and grantees at the state and local levels.

1. The term "voluntary services" means that people choose the services they want and are not required to use services provided by the housing provider.

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Administration for Community Living  
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# What's Possible

When we work together to align and leverage our work to coordinate affordable, accessible housing with increased access to health and social services, we create the infrastructure to fully meet the needs of the people we serve.

*“Partnerships don’t just happen, however. They need ‘connective tissue’—an infrastructure supporting frequent and systemic level collaborations—to help form the partnership and hold it together over time.”*

[Building connective tissue for effective housing-health initiatives \(brookings.edu\)](https://www.brookings.edu/)

# Income-based rent

- Tenant pays 30% of their monthly adjusted income for rent
- Government agency pays the balance of the total rent

Income = \$914

30% of \$914 = \$274

Rent = \$950

Tenant Share = -\$274

Subsidy = \$676

# Types of Assistance

- **Tenant based rental assistance (TBRA)**
  - Subsidy is connected to the person
  - Subsidy is portable and can move with the person to any private apartment that meets program guidelines
- **Project based rental assistance (PBRA)**
  - Subsidy is connected to a specific building/unit
  - Person must live in the building/unit in order to receive assistance with rent

# Owners and Administrators

- **Public Housing Agencies (PHA)**
  - Tenant and/or project-based programs
  - “One-stop” shopping
- **Private Developers/Owners**
  - Single sites
  - Rental assistance is project-based, attached to the property



**QUIZZES!!!**

# Quiz #1: True or False?

- PHAs only administer tenant-based affordable housing programs.

# Quiz #1: True or False?

- PHAs only administer tenant-based affordable housing programs.
- **False!** PHAs can administer tenant-based programs like the Section 8 Housing Choice Voucher program and project-based programs like the public housing program.

## Quiz #2: True or False?

- A rental subsidy is equal to 30% of the rent for a unit.

## Quiz #2: True or False?

- A rental subsidy is equal to 30% of the rent for a unit.
- **False!** A rental subsidy is equal to the difference between 30% of the tenant's income and the rent for the unit.

Income = \$914

30% of \$914 = \$274

Rent = \$950

Tenant Share = -\$274

Subsidy = \$676

## Quiz #3: True or False?

- If a tenant moves into an affordable housing project with a tenant-based voucher, they can take the voucher with them to their next rental unit.

## Quiz #3: True or False?

- If a tenant moves into an affordable housing project with a tenant-based voucher, they can take the voucher with them to their next rental unit.
- **True!** If a tenant moves into an affordable housing project **with** a tenant-based voucher, and wants or needs to move to another part of the community or a different city or county, they **can** take the voucher with them to their next rental unit. Tenant-based vouchers are associated with the tenant and can go with the tenant to their next rental unit.



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**Was this workshop helpful to you? What are other areas of interest?**

Please email us at [hsrc@acl.hhs.gov](mailto:hsrc@acl.hhs.gov)

Check us out

[www.acl.gov/housingandservices](http://www.acl.gov/housingandservices)



# Proceed to the Next Virtual Workshop

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#1

Foundational  
housing concepts

#2

**Public housing and  
private assisted housing  
resources**

#3

Engaging local  
housing officials

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# About These Virtual Workshops

The following organizations contributed to this product: Technical Assistance Collaborative and USAging. The National Council on Independent Living, and Independent Living Research Utilization provided reviews.



**Housing and Services  
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**MISSION  
ANALYTICS  
GROUP, INC.**



**USAging**  
Leaders in Aging Well at Home



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