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# Housing Vouchers & Other Sources of Rental Assistance

— Neuro-Inclusive Housing Summit —  
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# Housing Vouchers 101

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# What is a Housing Voucher?

- Rental assistance that helps low-income people afford to rent a home, including utilities
- Pays the landlord the difference between:
  - The payment standard for the area & size of unit
  - What the tenant can afford (30-40% of their income, adjusted)
- Ongoing - so long as you remain qualified & stay in compliance with program regulations, you keep your voucher
- Tenant-based
- Project-based

# Who Provides Housing Vouchers?

- Local housing authorities (HAs) -
  - some have their own contracts with HUD,
  - some contract with the State DOLA/DOH
- Vast majority are funded by HUD - called “Housing Choice Vouchers” (formerly known as “Section 8”)
- State General Fund supports some of DOLA/DOH’s programs
- DOLA/DOH’s Community Access Team vouchers are a hybrid
  - HCPF manages referrals
  - DOLA/DOH manages applications
  - Local contractors manage day-to-day operations after DOLA/DOH approves the application

# How Do I get a Voucher? Part 1, Pre-Application

- Apply at every housing authority (HA) that is close to where you would be willing to live
- HUD publishes a list of HAs here:  
<https://www.hud.gov/states/colorado/renting/hawebsites>
- Ask DOLA/DOH for a list of the agencies they contract with in your area
- HAs usually only accept applications at certain times - keep checking their websites to find out when
- In your pre-application, check off as many “preferences” as you can justify. HAs often give preference to people with disabilities, but you will need to be able to supply a “Verification of Disability” form (signed by a licensed professional) to complete your application.

## How Do I get a Voucher? Part 2, Full Application

- If your contact information changes, update all of your pre-applications
- When a HA reaches out to offer you a voucher, respond ASAP
- Complete a more detailed application form with current information on everyone in your entire household - name & age, income & assets.
- Show documentation for everything - identification, birth certificates, paystubs, bank statements, plus support for any preferences (i.e. Verification of Disability)

# How Do I get a Voucher? Part 3, Approved Application!

- When a HA approves your full application, they will invite you to a “Briefing” or “Orientation” meeting - You must attend this before you get your voucher
- Your voucher will specify your payment standard (the total of rent + utilities that the voucher will support)
- Utility costs are based on a schedule that your HA provides (find DOLA/DOH's here: <https://doh.colorado.gov/schedules>)
- Start your search - if you have access to a Housing Navigator, use them!

# How Do I get a Voucher? Part 4, Find a Qualified Home

- FIND A HOME within the amount of time on your voucher - If your disability necessitates a longer search, ask for a Reasonable Accommodation for more time.
- Colorado's laws against housing discrimination not only protect people with disabilities, they also protect you based on the source of your income - so landlords cannot reject you just because you have a voucher
- Homes must:
  - Be within the jurisdiction of the HA that approved your voucher
  - Have a rent + utility payment under the Payment Standard (or ask for a Reasonable Accommodation)
  - Pass an inspection



# How Do I get a Voucher? Part 5, Final Approvals

- There is plenty of paperwork left to approve the unit...
  - “Request for Tenancy Approval” (RaFTA) - the Landlord fills this out & the HA reviews it to confirm that it meets the payment standard
  - Inspection - the HA will inspect & let the Landlord know if anything needs to be fixed
  - Lease between you and the Landlord - DO NOT SIGN until the HA gives you a clear go-ahead
- Move in!
- Housing Assistance Payment (HAP) Contract -
  - must be signed by the HA & the landlord before the HA can pay the Landlord
  - If signed more than 60 days after the lease is signed, you & your Landlord may need to re-do all of the paperwork, and the HA may not be able to pay the landlord back to when the first lease was signed.

# How Do I Keep My Voucher?

- Be a good tenant & neighbor
- If your income changes or you have any issues, contact your HA - you should have a specific housing coordinator assigned to you
- Make sure your HA always has good contact information for you
- If your HA reaches out to you, respond ASAP
- Expect to resubmit most of your application paperwork annually, to re-certify your income, etc.
- Your share of the rent payment may change - watch for letters from your HA notifying you of a change

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# Questions?

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# Colorado Division of Housing S811 Project Rental Assistance(PRA) Program

Supporting Housing for Coloradans with Disabilities



**COLORADO**

Department of Local Affairs

**Courtney Thomason, MHA, MCJ**  
**CAT/S811/HOPWA Administrator**  
**October 28, 2024**

# Where did S811 come from and Why was it created?

- The Section 811 Project Rental Assistance (PRA) Program, authorized by the Frank Melville Supportive Housing Investment Act of 2010 and
- First implemented as a demonstration program in FY 2012, seeks to expand the supply of supportive housing.
  - Promotes community integration for low-income people with disabilities by leveraging mainstream affordable housing, Medicaid, and other community-based supportive service resources



The S811PRA program is designed to provide affordable rental housing with supportive services attached to the property for low-income individuals with disabilities. It aims to help participants live independently while accessing the necessary support services to thrive in their communities

# Key Components of S811

- Provides Project-based Rental Assistance to qualifying properties
- Ensures individuals pay no more than 30% of their household income toward rent.
- Encourages partnerships with on-site services providers who offer resources such as:
  - Job training
  - Case Management
  - Life skills coaching
  - Healthcare access
- Supports residents in achieving greater independence and improving their quality of life.



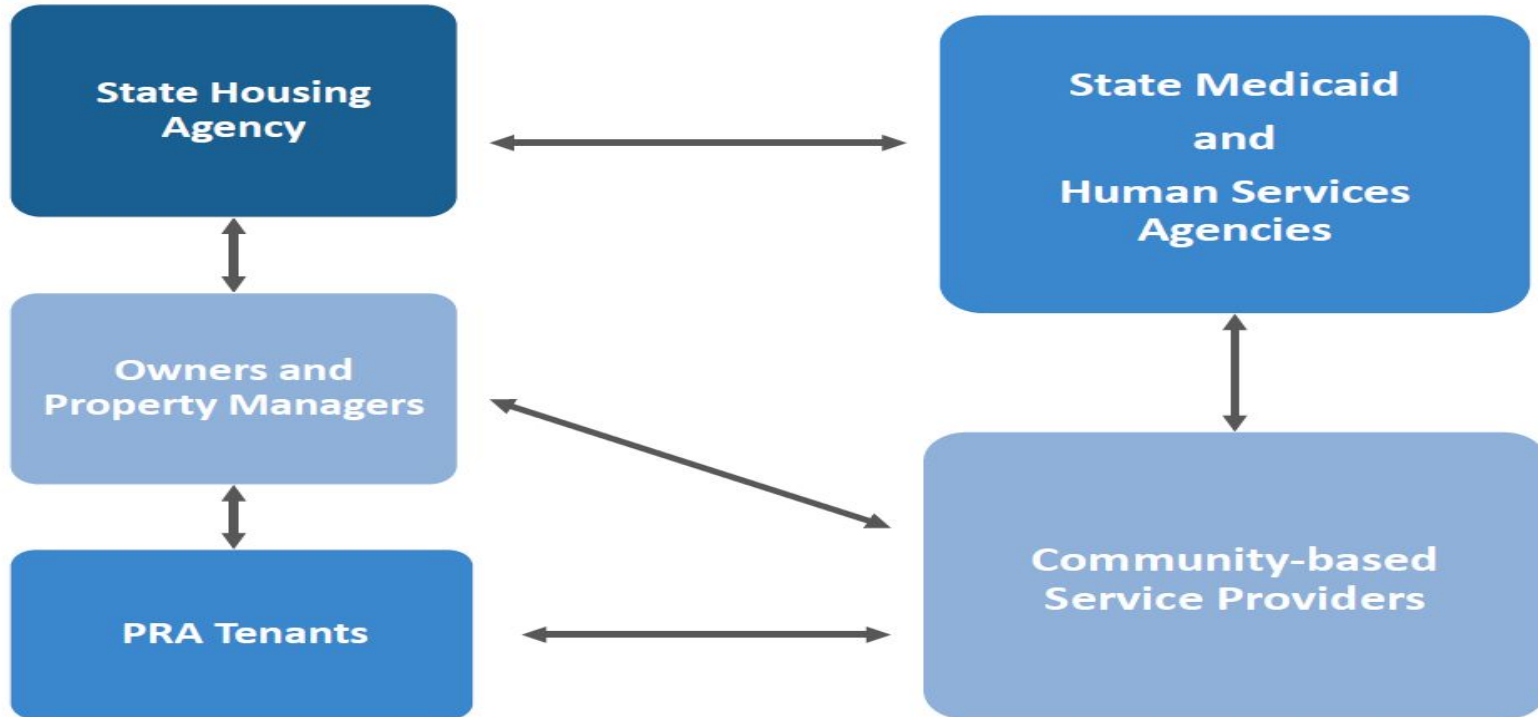
# Funding and Community Integration Limitations

Funded through annual appropriations from Congress, with local housing authorities or non-profit organizations often administering the program.

- Funding awarded to State Housing Agencies
  - State agencies can apply for funding under the DOH Request for Funding Availability(RFA)
- Community Integration Limitations on Allocation of Units
  - No more than 25% of units can
    - Receive S811 PRA Funding
    - Be used for supportive housing for persons with disabilities
    - Have occupancy preferences for persons with disabilities



# PRA Program Relationships





# Target Populations and Referral Sources

## Target Population-Individuals exiting institutions

Waivers include:

- Housing and Community Based Services
- Developmental Disabilities Waiver
- Supportive Living Services (SLS) or DD Waiver
- Referral Sources:
- Health Care Policy and Finance Referrals
  - Access through Options Counseling with DrCog
  - Emergency Enrollment(SLS/DD Waiver)
- Coordinated Entry System maintained by Metro Denver Homeless Initiative
  - Coordinated Entry Assessment(formally VI-SPDAT)
  - Homeless Management Information System(HMIS)



Focuses on extremely low-income households, prioritizing those with the greatest need

# Eligibility Criteria for S811 PRA Assistance?

- HCBS or SLS/I/DD Eligible
- Verified Disability
- MDHI Referral
- Extremely Low Income
  - 1 Person HH: \$0-\$24,450
  - 2 Person HH: \$27,950
- Over 18, but under 62 at time of lease up
- Birth Certificate
- Social Security Card
- Government Issued ID
- Pass Background, Debts Owed, and Sex Offender Checks.



# Process Once Referred to DOH

- 1) **Meet with Landlord and Support Team to complete apartment application**
- 2) ***IF* approved, LL will complete a move-in inspection with checklist**
- 3) **Lease is signed and MOVE IN!!!!**



# What to Expect after Move In

- **Maintain good tenancy**
  - Pay rental portion on time
  - Address any notices posted
  - Report any changes in income or household immediately
  - Do not cause any issues within the property
- **Annual or Interim Recertification yearly**
  - This will be due the 1st of the month of your original move in date.
    - Ex: Move in 11/20/2024, AR- 11/1/2025



# What is the Role of the Property Manager?

1. Complete lease signing with tenant
2. Complete Move-in Inspection
3. Calculate Tenant Portion in accordance with their income
4. Complete Annual/Interim Recertifications
5. Maintain decent, safe and sanitary conditions for the property and units
6. Ensure tenant compliance with the lease
7. Conduct Tenant Conferences regarding any posted notices
8. Contact DOH in the event of a vacancy to fill



# What Role do Supportive Services and Community Partners Play?

1. Assist tenants with obtaining Medicaid/Medicare and connect with service providers
2. Assist tenants with completing their Annual and Interim Recertifications
3. Assist tenants with obtaining funds should they be unable to pay their portion of rent
4. Assist tenants with any conflicts between them and the landlord or other tenants



# What is the difference between S811, Housing Choice and CAT Vouchers

- Project Based Units
- Utilizes Fair Market Rate instead of Payment Standard
- Housing assistance does not follow the tenant-attached to units
- Does not require HQS or NSPIRE Inspection
- Unable to utilize an In-State Transfer
- Housing Coordinator is their Landlord and Support Team
- Federally funded(CAT is State)
- Stricter eligibility requirements
- No direct contact between tenants and Division of Housing



Thank you



**COLORADO**

**Department of Local Affairs**



# Vouchers at The Grove at Cottonwood



**Neuro-diverse  
independent-living  
community offering  
opportunities for  
self-determined  
participation and  
involvement.**

# Vision for the Grove at Cottonwood



- Affordable neuro-inclusive, independent housing community
- 40 rental units offering 1 and 2 bedrooms
- Consumer-Directed Services Model
- Common House with Onsite Property Management & Resident Concierge (Service Navigation and Social Supports)
- Transportation connections including a community van
- Design Drivers: Safety, Support, Connection, & Comfort

# Understanding Lived Experience

- Parents and Families
- Self-Advocates
- Service-providers and Professionals with Expertise working with persons with I/DD



# Grove at Cottonwood Partners



- **Parents, FRIENDS of Broomfield, Imagine!, many families and future residents**
- Broomfield Housing Alliance (Co-Owner, Co-Developer)
- Blueline Development (Co-Owner, Co-Developer)
- Caddis Collaborative (Architect)
- RCH Jones Consulting (Financial Consultant)
- Deneuve (General Contractor)
- Neuro-Inclusive Housing Solutions (Consultant)



# Why S811 Vouchers?

- Designed to work with people with disabilities
- Provides significant subsidy
- Aids in the underwriting process
- Available to BHA



# Owner Responsibilities with S811 Vouchers

- Ensure that properties are maintained according to HUD standards.
- Screen household for eligibility
- Determine Participant rental amount
- Execute S811 PRA lease with Applicant
- Move-In Inspection
- Annual Recertifications and Inspections
- Maintain accurate tenant records.
- Notify Grantee of any material changes
- Continuous Compliance



Broomfield Housing Alliance



# Next Steps with S811 Vouchers

- Formalize tenant selection plan
- Hold information sessions on S811 voucher access
- Continue advocacy
- Spread the model





# Thank you and Questions!

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