



AFFORDABLE HOUSING

Random Facts, Tidbits, and Information

TYPES OF AFFORDABLE HOUSING

Housing Choice Voucher (HCV) Program - allows a family to move into a unit of their choice if the property owner chooses to participate in the HCV Program. It is commonly referred to as a Section 8 Voucher.

Project Based Voucher (PBV) Program - provides rental assistance at select apartment complexes within the city. The voucher is tied to the apartment complex, so the individual does not have to have a Section 8 voucher.

Low Income Housing Tax Credit (LIHTC) Properties - the LIHTC program gives State and local LIHTC-allocating agencies the authority to issue tax credits for the purchase, rehabilitation, or new construction of rental housing targeted to lower-income households. The apartment complex receives the tax credit, which is passed onto the tenant in the form of subsidized rent.

Section 811 Supportive Housing for Persons with Disabilities program - HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities.

Section 202 Supportive Housing for the Elderly Program – provides very low-income elderly with options that allow them to live independently, but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

HOUSING AUTHORITIES IN ORANGE COUNTY

The following housing authorities offer rental subsidies for low-income families and adults through their Section 8 Housing Choice Voucher Program and other project-based voucher programs. Each operates on a waiting list and it can take three to seven years, or longer, to receive a Section 8 Voucher. Project-based vouchers may operate on a shorter waiting list.

Anaheim Housing Authority

201 South Anaheim Blvd., Suite 200
Anaheim, California 92705
Phone: (714)765-4320

<http://www.anaheim.net/668/Housing-Authority>

Garden Grove Housing Authority

11277 Garden Grove Blvd., Suite 101-C
Garden Grove, California 92843
Phone: (714)741-5150

<http://www.ci.garden-grove.ca.us/commdev/housing>

Orange County Housing Authority

1770 North Broadway
Santa Ana, California 92706
Phone: (714)480-2700

<http://ochousing.org/>

Santa Ana Housing Authority

20 Civic Center Plaza
Santa Ana, California 92702
Phone: (714)667-2200

<http://www.ci.santa-ana.ca.us/cda/HousingAuthority.asp>

To find affordable housing in your area:

<http://www.hud.gov/apps/section8/step2.cfm?state=CA%2CCalifornia>

Orange County Community Services webpage –
<http://occommunityservices.org/hcd>

Or go to your city's Community Development Department webpage for information on their affordable housing development.

AFFORDABLE HOUSING INCOME AND VOUCHERS DID YOU KNOW?

IHSS income is excludable for parent providers

If you are an IHSS parent provider and have a Section 8 Housing Choice Voucher, the Public Housing Authority excludes the IHSS income you receive for taking care of your child with a developmental disability at home for the purposes of calculating your rent.

(Housing Choice Voucher Program Guidebook (7420.10g) – Exhibit 5-2 – Income Inclusions & Exclusions)

Properties receiving Low-Income Housing Tax Credits (LIHTC) to reduce rents is also subject to the same income exclusion.

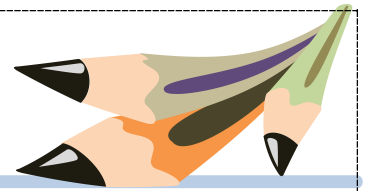
The Low-Income Housing Tax Credit (LIHTC) program gives States and local housing agencies money to acquire, develop, or rehabilitate rental housing/apartments that in turn offer reduced rent to tenants. Low-income households do not need a Section 8 Housing Choice Voucher to reside in one of the LIHTC properties, as the building itself receives the tax credit to make it affordable to the tenant. LIHTC properties also exclude IHSS income for parent providers when the child (or adult child) lives in the same home. Food stamps are also not included in income determination.

(California Tax Credit Allocation Committee (TCAC), Compliance Manual – Chapter 4, p.21)



**State Council on Developmental
Disabilities, Orange County Office**
2000 East Fourth Street, Suite 115
Santa Ana, California 92705
Phone: (714) 558-4404

<http://www.scdd.ca.gov/orangecounty/>



Other income exclusions for Section 8 Housing Choice Voucher recipients

The Housing Authority also does not include the following as income when calculating your rent (aka total tenant payment):

- Income from employment of children under the age of 18 years;
- Payments received for the care of foster children or foster adults
- Lump-sum additions to family assets, such as inheritances, insurance payments;
- Income of a live-in aide (as defined in Section 5.403);
- Amounts received from a State or local employment training program

(24 CFR 5.609)

The Housing Authority will also deduct the following when determining your adjusted income for Section 8 and other public housing programs:

- Unreimbursed childcare expenses
- Unreimbursed medical expenses for persons with disabilities and elderly
- Unreimbursed disability expenses

(24 CFR 5.611)

Non-Elderly Disabled (NED) Vouchers

The Orange County Housing Authority and Dayle McIntosh Center, as the Lead Organizer, have a limited number of Section 8 Housing Choice Vouchers available to assist non-elderly persons with disabilities who are currently receiving long-term care in institutional settings. This program is intended to allow persons with disabilities to live productive independent lives in their communities rather than in institutions. For information, call the Dayle McIntosh Center CCT Department at (714) 621-3300.