Three populations make up the Subsidized Affordable Special Needs (SASN) Housing World

Applicants & Advocates

Managers of SASN Housing

Providers

Planners, Developers, and Funders (mostly Government)

Oversights

Each population has problems that feel insurmountable - and some of the solutions each sector has tried so far to address its _own_ problems are causing _additional_ problems for the other two populations. HousingWorks wanted to help all three sectors at once by making reports and data a side effect of increased service delivery and financial savings

The Underlying Problem, page 1

Many any government agencies build subsidized and affordable housing (including the US Dept of Agriculture!) and each type of housing may require knowledge of a unique set of terms. We count at least 39 different kinds of subsidized, affordable, and special needs housing; <u>most clients may be eligible for 80% of these housing options</u>.

1. Affordable Homeownership (via voucher or other)
2. AHVP project-based vouchers
3. **AHVP mobile vouchers** (State trans. rental assistance program for disabled non-elderly individuals)
4. Assisted Living Facilities
5. Chapter 200 housing
6. Chapter 667 housing
7. Chapter 705 housing
8. Congregate housing systems – various populations
9. Cooperatives - generally affordable home ownership, some rentals
10. Deaf or Blind Modified apartment units (fairly consistent modifications)
11. Disabled: sometimes means "wheelchair only" sometimes means "any handicap"
12. Elderly - but could mean a minimum age of 55, 60, or 62!
13. ESU – Housing for those with Environmental Sensitivities
14. Ex-Offender Housing options - can mean "Halfway Houses" or private landlords who work with *Corrections Departments*
15. Federal subsidized – Private Subsidy 1300+ Developments (State overlap)
16. For-Profit affordable housing (generally private landlords)
17. HIV specific housing – can be transitional or permanent
18. Homeownership options for First-Time or Local Residents
19. Private Housing, federally-funded non-profits
20. Private Housing, state-funded non-profits - (some overlap with Federally funded)
21. Public Housing, federally-funded - usually Housing Authorities, Federal subsidized
22. Public Housing, state-funded - usually Housing Authorities (some overlap with Federally funded)
23. Inventory in bordering states
24. Mobile Home Parks (an affordable option)
25. **MRVP mobile vouchers** (State rental assistance program for non-disabled)
26. MRVP project-based vouchers
27. Non-profit subsidized
28. Nursing Home Elderly / Nursing Home Non-Elderly
29. Permanent sober housing (based on the Oxford House model)
30. Rural Housing - USDA funds many subsidized apartments in 'rural' areas.
31. Private small landlords with less than market rate units
32. Section 8 *Designated* Housing Programs (individual with disability, under 62)
33. Section 8 *Mainstream* Housing Programs (family with disability)
34. **Section 8 mobile voucher**
35. Shelters State/Federal, City, Non-Profit)
36. State Subsidized – Private Subsidy 1300+ Developments
37. Temporary Assistance – "HomeBase, RAFT" etc.
38. **VASH vouchers** (Veterans)
39. Veterans Housing

1. Locating all one's options is an impossible task. In response, Housing Advocates apply EVERYWHERE for every client, regardless of whether a client is eligible or interested for the type of housing.

2. This then causes long vacancy times and extra cost for those who manage the housing; they have long list of applicants but can't locate a viable, interested, and eligible applicant in a short time, which results in empty vacant units, and wasted money as 90% of all wait-list updating ends up providing no positive outcome for the applicant OR the landlord.

3. The same situation means that oversight agencies have no real time data on SUPPLY/DEMAND, i.e. "How many unduplicated applicants are seeking a 2BR in zip code 02119, and how many units are there that might satisfy that demand, across all 39 types of housing?

These are the main problems that HousingWorks solves.

What's Out There
Why is there no 'universal' or 'standard' application?

There is no standard/universal application *and there never will be, because:

1. Too many landlords operate across state lines, so don't have to follow one state's wishes.
2. Too many government agencies, including Dept. of Agriculture and Dept. of Public Health operate housing and do not have same data collection needs.
3. It is illegal and / or too costly for different government agencies to share client data.
4. You cannot require all the housing providers to use the same wait-list software.

Planning and Prevention
How does the government figure out (in 'real time') where there is unmet need?   **It can't.**