



**MEETING THE NEEDS OF OLDER  
ADULTS & ADULTS WITH DISABILITIES:**

*A Forum for the Grantees of the Home Safe, Community Care Expansion,  
Project Roomkey, and Housing and Disability Advocacy Programs*

**CHANGEWELLPROJECT**  
PARTNERING TO STRENGTHEN COMMUNITY SYSTEMS



# Session 2: Identifying Affordable Housing Options for Individuals with Fixed Incomes

*Moderator:* LaCheryl Porter, Sr. Consultant, Change Well  
Project



# Senior Advocacy Network

Alexis Martin - Lead Housing Caseworker

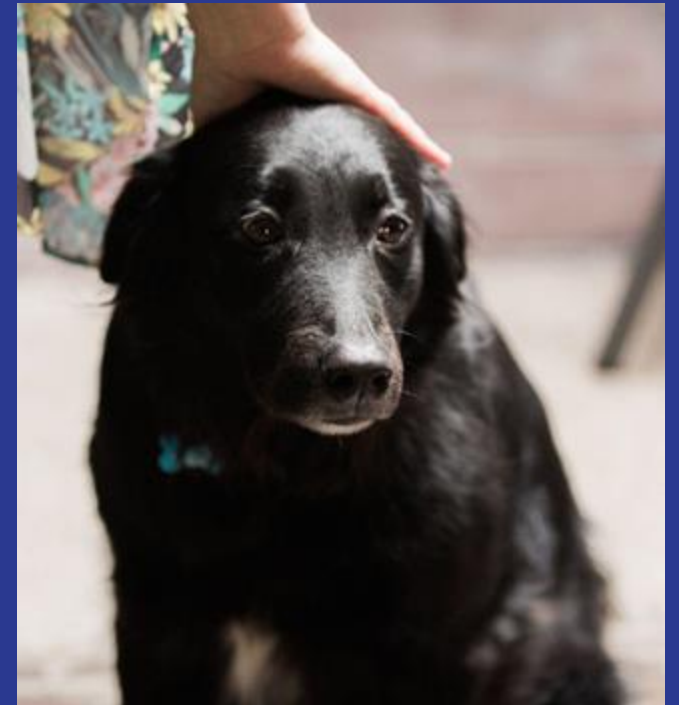
- ❖ **Over 10 years serving the Older Adults of Stanislaus County.**
- ❖ **We began with the Senior Law Project**
- ❖ **Our mission is to advocate for the health, social, and legal needs of seniors**
- ❖ **A legal aid that expanded into housing support services in 2021**





# Legal Services

- A. *Foreclosure Prevention*
- B. *Consumer Debt*
- C. *Tenant Rights*
- D. *Public Benefits*
- E. *Other services*



## Who do we serve?

- ❖ Older Adults age 60 and above
- ❖ No income requirements
- ❖ All immigration statuses
- ❖ Stanislaus County: All legal services
- ❖ Merced County: ONLY Foreclosure Prevention and Consumer Debt
  - Consumer Debt Program focuses on Bankruptcy and Debt Counseling





## Foreclosure Prevention

- Foreclosure Avoidance\*
- Lien Removal\*
- Homeowner Title Restoration\*
- CA Mortgage Relief Program\*



## Consumer Debt

- Bankruptcy\*
- Small Claims\*
- Debt Counseling\*
- Contracts\*
- Credit Discrimination\*
- Financial Abuse Scams\*



## Tenant Rights

- Notices to Quit
- Reasonable Accommodation
- Eviction Defense
- Rental Increases
- Habitability

**Our  
services  
are FREE**

## Public Benefits



Advice, Counseling, Referrals:

- Veterans' Benefits
- CalFresh
- Housing Choice Voucher

\*Also available to residents of Merced County

\*\*Available in limited Merced County zip codes

\*\*\*Open to all ages

## Other Services



- Wills
- Powers of Attorney
- Advanced Healthcare Directives
- Elder Abuse/Restraining Orders
- Guardianship
- Age Discrimination

# *Legal on the Move*



- ❖ Free Housing Education Workshops
  - For your staff
  - For your clients
  - All across Stanislaus and Merced County
- ❖ Pop-up Mobile Legal Housing Clinics
  - Last week we were at the DRAIL Disability Awareness Event at Modesto Centre Plaza and in Merced at Healthy House (17 appointments!)



# Housing Services

- A. *Housing Application Assistance*
- B. *Rental Subsidy*
- C. *HomeShare*
- D. *HomeSafe*
- E. *CalAIM Community Supports*



## *Housing Application Assistance*

- ❖ Provide personalized 1-on-1 Housing Consultations for low income seniors
- ❖ Gather eligibility and waitlist information on 50+ properties in Stanislaus County
- ❖ Maintain a database of 30+ applications in our office
- ❖ Assist clients in completing, submitted and verifying application waitlist status

## B. Rental Subsidy

- ❖ Direct-to-landlord rental payments of \$200\* per month per eligible tenant
- ❖ Short term: tenants can remain eligible for up to 24 months
- ❖ Current funding will allow us to continue the program through June 2024

More than  
\$207,000  
subsidy  
payments



Rent for 127  
tenants since  
November 2021



## B. Rental Subsidy: SUCSESSES

### 63 Program Exits

HCV or other subsidy secured	36	57%
Moved into Permanent Housing	8	13%
Deceased	5	8%
Other	14	22%

## Housing Stabilization Cost Benefit

**Average  
Participation**

**11 months**

**Average Per  
Tenant  
Investment**

**\$2,200**



## C. HomeShare

- ❖ Match Home Providers with Home Seekers based on shared interests, lifestyles and needs
- ❖ Screen all participants with interview, background checks and reference checks
- ❖ Housing focused approach
  - Case management
  - Connection to resources



## D. HomeSafe

- ❖ County-wide program for seniors at-risk of homelessness
- ❖ MUST qualify for APS services
- ❖ Long-term case management, housing navigation, financial support available to help clients secure units



Call APS: 209-558-2637

\*Specify that it is for HomeSafe\*

## *E. CalAIM - Community Support*

Effective July 1, 2023, SAN will provide 2 services for HealthNet members:

1. Housing Transition Navigation Services
2. Housing Tenancy and Sustaining Services

Target population: individuals experiencing or at risk of homelessness; individuals with serious health barriers to housing; individuals in Enhanced Care Management



**Thank you!**

**Questions?**

Hannah Brady, Deputy Executive Director  
[hannah.brady@senioradvocacynetwork.org](mailto:hannah.brady@senioradvocacynetwork.org)

Direct line: 209-497-6225

# Housing Disability and Advocacy Program



Rowena Concepcion

Deputy Director

Administrative Management and Support Branch



## Landscape of Riverside County

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- 4<sup>th</sup> most populous county in California and 10<sup>th</sup> most populous in the US
- 2.46 million residents
- 11% population growth since 2010, surpassing the growth rates of both the United States (7.3%) and California (5.1%)
- Covers 7,303 square miles in Southern California, spanning from the greater LA area to the Arizona border
- The county's demographic diversity poses unique challenges for delivering comprehensive human services.





Median Household income:  
\$76,066

Number of rental housing units  
848,549 total  
90% occupied

Monthly Cost of living

One person

 Rent & Utilities	\$1724
 Food	\$638
 Transport	\$86.7

<https://livingcost.org/cost/united-states/ca/riverside>



# Homeless in Riverside County

## 2023 POINT-IN-TIME COUNT

**3,725** total

12% Increase from 3,316 (2022 PIT Count)

Unsheltered 2,441

23% Increase from 1,980 (2022 PIT Count)

Sheltered 1,284

4% decrease from 1,336 (2022 PIT Count)

### SUB-POPULATION TOTALS



256

Veterans

31% Increase



143

Households with Children

12% Increase



229

Transition Age Youth (18-24)

27% Decrease



257

Seniors 62+

6% Increase



### **Mission**

DPSS is dedicated to supporting and improving the health, safety, independence and well-being of individuals and families.

### **Vision**

DPSS is an innovative organization where caring professionals collaborate to provide the most effective solutions to customers.

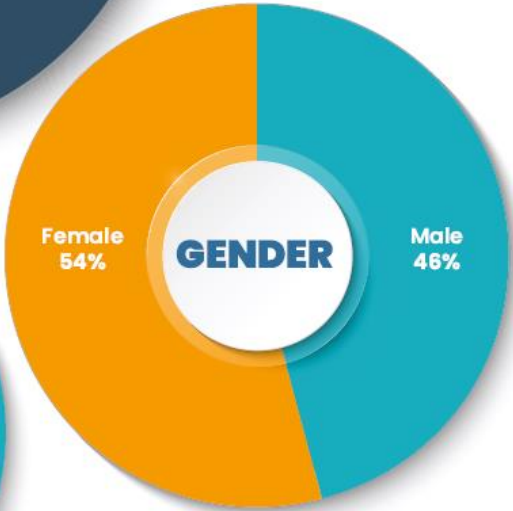
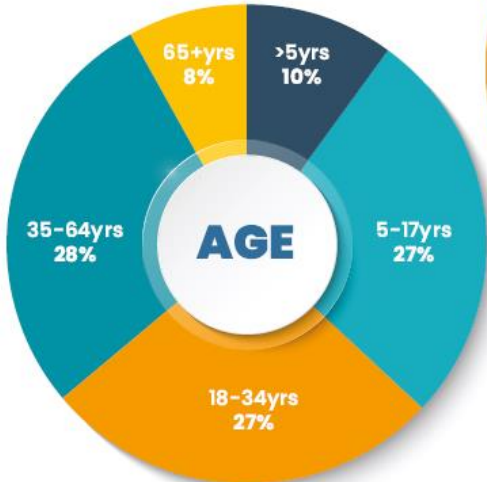
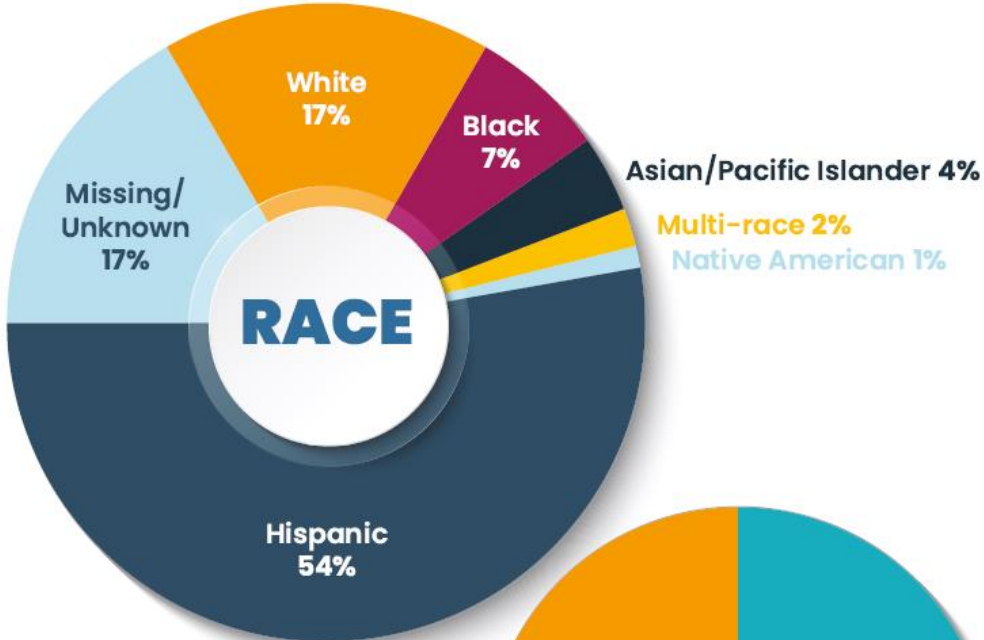
### **Values**

- Accountability
- Collaboration
- Respect
- Diversity
- Integrity
- Customer Focus
- Learning

# DEPARTMENT OVERVIEW



# Client Demographics



ADULT PROTECTIVE SERVICES: HIGHLIGHTS



IN-HOME SUPPORTIVE SERVICES: HIGHLIGHTS



FY22/23	CalFresh	Medi-Cal	CalWORKs	GA
Jul 2022	222,108	876,946	46,782	2,587
Aug 2022	229,838	883,206	48,120	2,658
Sep 2022	230,729	885,353	48,542	2,622
Oct 2022	239,289	891,583	49,342	2,932
Nov 2022	243,661	896,948	49,626	3,067
Dec 2022	244,152	902,638	50,161	3,038
Jan 2023	243,429	910,000	50,588	3,018
Feb 2023	240,704	913,889	50,348	2,850
Mar 2023	247,777	921,792	50,944	3,078
Apr 2023	246,342	927,300	51,173	3,041
May 2023	231,639	913,424	46,853	2,984
Jun 2023	254,988	938,402	52,312	3,268

**Adult Services**

- APS
- IHSS
- PA
- Homeless Programs (HomeSafe, HHAP, ESG, CESH, Encampment Resolution funding)

**Children Services**

- CPS
- Foster Care and Adoption
- Quality Parenting Initiative
- Bringing Families Home
- Family Unification Program

**Self Sufficiency**

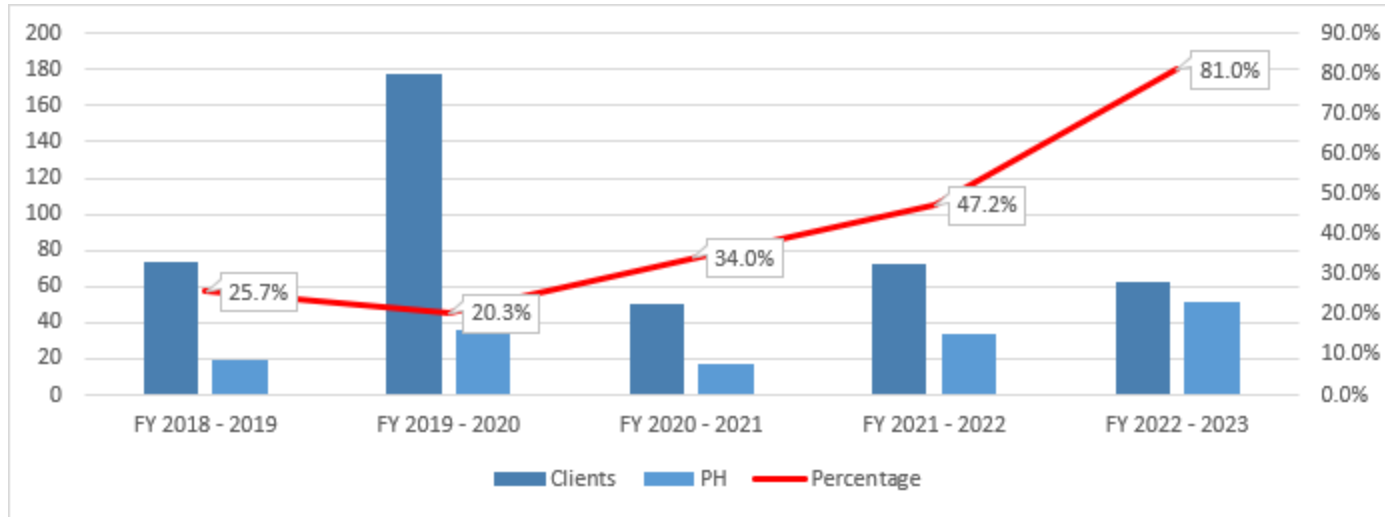
- CalFresh
- CalWORKs
- Medi-Cal
- GA
- Welfare to work
- HSP

# HDAP in Riverside County

- Department of Public Social Services began administering HDAP in 2018, targeting individuals who are experiencing homelessness or at risk of homelessness and who are likely eligible for disability benefits.
  - ✓ Clients served: 436 since program inception (universe)
  - ✓ 168 received interim housing
  - ✓ 157 obtained permanent housing
  - ✓ Currently serving 80 Clients annually



# Permanent Housing Placement



Fiscal Year	Clients	PH	Percentage
FY 2018 - 2019	74	19	25.7%
FY 2019 - 2020	177	36	20.3%
FY 2020 - 2021	50	17	34.0%
FY 2021 - 2022	72	34	47.2%
FY 2022 - 2023	63	51	81.0%

# HDAP TEAM

## HOUSING TEAM

- Housing Program Manager
- Housing Coordinator (2 FTEs)
- Housing Specialist

## CASE MANAGEMENT TEAM

- Program Manager
- Case Manager (5 FTEs)

# Referral Sources

Housing Choice Voucher (Section 8)

Emergency Housing Vouchers

No Place Like Home (Project-Based Vouchers)

Veterans Affairs Supportive Housing (VASH)

Continuum of Care (COC) Projects

MOU with local Housing Authority to prioritize 60+ for vouchers



# Key Partners

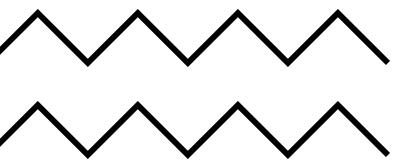
- Housing and Workforce Solutions (HWS)
  - Housing Authority
  - Continuum of Care
  - Homeless Management Information System (HMIS)
- Adult Protective Services
- Coordinated Entry System (CES)
- Emergency Food and Shelter Program (EFSP)
- Riverside University Health System – Behavioral Health

These strong partnerships are vital in our effort to maximize the affordable housing options available to our clients.



IDENTIFYING  
AFFORDABLE  
HOUSING  
OPTIONS FOR  
INDIVIDUALS  
WITH FIXED  
INCOMES

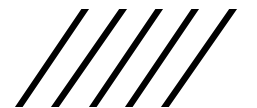
MORIAH MCGILL  
GRANTS ANALYST  
NORTHERN CIRCLE INDIAN  
HOUSING AUTHORITY

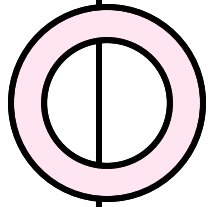


# About Me



- Moriah McGill
- Nearly 10 years of Affordable Housing Experience
- Board of Directors
- Advisory Board
- Lived Experience
- Family is everything!





# Grants Analyst



Seek and Secure Funding



Federal, State, Local and Philanthropic



Reporting and Administration



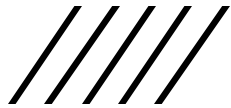
Contract Administration



Pre-Development



# About Northern Circle Indian Housing Authority

- Tribal Designated Housing Entity (TDHE)
  - Established in 1979
  - 8 Federally Recognized Tribes
  - Housing and Community Development
  - Property Management
  - Technical Assistance Provider
  - *"Hope, Healing, Housing"*
- 



# ○ Programs and Services

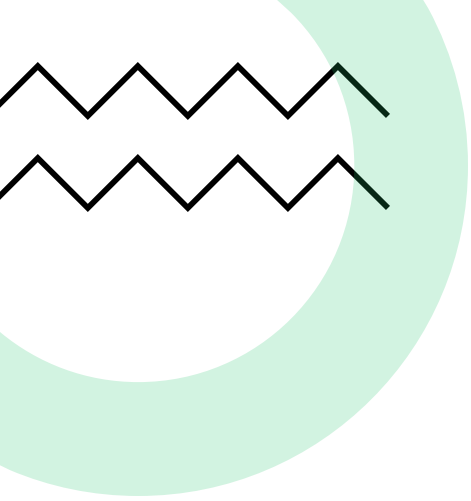
## **Empowerment and Supportive Services**

- Case Management
- Homelessness
- First Time Homebuyers
- Financial Literacy
- Resource Coordination

## **Resident Services**

- Housing Navigation
- Tenant Based Rental Assistance
- Property Management
- Eviction Prevention





# Homelessness Programs

- Housing and Disability Advocacy
- Bringing Families Home
- Home Safe
- Emergency Solutions Grant
- Day 1 Families





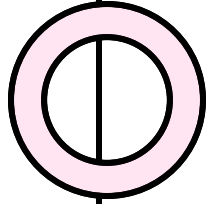
# **H O M E L E S S N E S S I N O U R C O M M U N I T I E S**

EXAMPLES

BARRIERS







# Barriers for Tribal Nations

Coordination

Systematic Exclusion

Housing Market

Requirements

Location



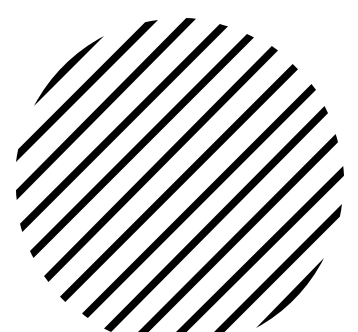
# **H O U S I N G I N O U R C O M M U N I T I E S**

CURRENT HOUSING LANDSCAPE  
POSSIBILITIES



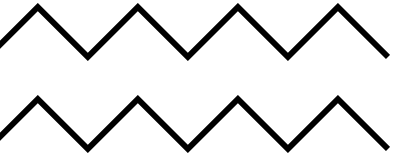


# Housing Landscape



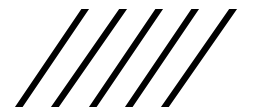
- 180 Managed Units
- 115 TBRA Clients
- 4 Under Construction
- 6 In Escrow
- 24 Under Review
- 668 Tribal Members





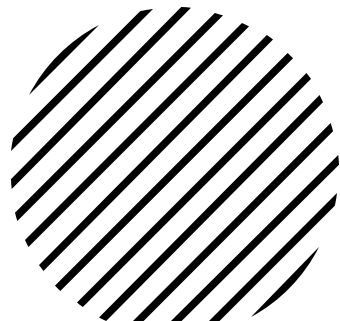
# Housing Needs

- Elder Housing
- Single Occupants
- Close to Amenities
- Transportation
- Supportive Services





# Barriers to Housing Development



Funding



Land





Resources



Capacity



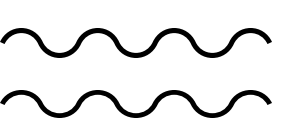




# PARTNERSHIPS IN DEVELOPMENT

WORKING CREATIVELY  
MAXIMIZE RESOURCES





# Benefits of Partnerships



ADVOCACY  
EFFORTS



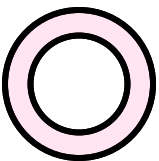
MAXIMIZE  
CAPITAL

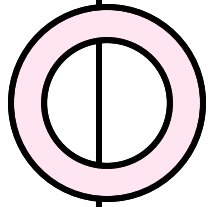


CAPACITY  
BUILDING



COMMON  
GOAL





# Tribal Partners



Federal Funds



Tribal Set Asides / Targets



Experience



Indigenized Approach



Strengthening Relationships



**QUESTIONS**



THANK YOU FOR  
YOUR TIME



*HOPE, HEALING, HOUSING*





*Hope - Healing - Housing*

**THANK YOU!**

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