

HEADING
HOME OF SOUTH
CENTRAL INDIANA

Landlord Appreciation Luncheon

Brought to you by the Lawrence County Housing Task Force



Agenda

01 WELCOME

02 LANDLORD APPRECIATION

03 SOCIAL SERVICES IN LAWRENCE COUNTY

04 DISCUSSION

Heading Home of South Central Indiana

Mary Morgan & Tatiana Wheeler were hired to implement the Heading Home Plan.

We work to drive long-term, systemic change that will increase housing security for those who call our communities home.

We envision a region where housing is accessible and affordable for all and homelessness is rare, brief, and non-repeating.



Key Initiatives

Build a Homeless Response System that's "Built for Zero"

Implement innovative solutions to address housing insecurity

Coordinate funding to alleviate systemic barriers

Support service providers to increase staff retention in this field

Engage landlords to increase rental units available for tenants with vouchers

Collaborate with regional partners

.



Landlord Appreciation

Thank you for strengthening housing security!



Social Services

Agencies in Lawrence County





Becky's Place

Presented by Ginny Fullen

Services Offered by Becky's Place

- Becky's Place is an emergency shelter in Bedford, IN designed to provide shelter and create hope for homeless women and children who are moving toward a life of self-sufficiency.
- Services provided include case management, counseling, vocational training, life skills, shelter, support services, educational resources, budgeting classes and meals.
- Each resident works with a case manager to develop a life plan and must commit to seeking employment and permanent housing



Stone City Alliance for Recovery and Hope

Presented by Heather Flynn

The Stone City Alliance for Recovery and Hope

- The Stone City Alliance for Recovery and Hope (SARAH) is a local non-profit organization dedicated to reducing hunger, poverty, addiction, sickness and homelessness
- The Men's Warming Shelter is a low-barrier, cold weather, overnight shelter for men experiencing homelessness. It is open Nov 1st through March 31st annually.
- Supporting People In Need (SPIN) is a daytime community support program focused on serving those in need 9-11am Monday through Friday. SPIN offers a hot breakfast and access to basic needs such as showers, laundry facilities, household goods and food supplies, transportation, financial resources, life skills training, and housing.





Bedford Housing Authority

Presented by Bobbie Ames

Bedford Housing Authority



Own & Operate Two, Income-Based Housing Developments

- Hauck House and Hamilton Courts

Administrator for Housing Choice Voucher Program (HCV/ Section 8)

- The housing choice voucher (HCV) program is the federal government's primary program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market.

How it Works

- The PHA determines a payment standard that is between 90% and 110% of the Fair Market Rents representing the cost to rent a moderately-priced dwelling unit in the local housing market. The housing voucher tenant must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard, the tenant required to pay the additional amount
- [Lawrence County; ~172 vouchers]

Housing Choice Voucher Program

Role of the Public Housing Authority

- The PHA must examine the tenant's income, household composition and ensure that their housing unit meets minimum housing quality standards. The PHA enters into a contract with the landlord to provide housing assistance payments on behalf of the family.

Role of the Landlord

- The role of the landlord in the HCV program is to provide decent, safe, and sanitary housing to a tenant at a reasonable rent. The dwelling unit must pass the program's housing quality standards and be maintained up to those standards as long as the owner receives housing assistance payments. The Landlord enters into a lease agreement with the tenant

Role of the Tenant

- When a tenant selects a housing unit, they are expected to comply with the lease and the program requirements, pay their share of rent on time, maintain the unit in good condition and notify the PHA of any changes in income or family composition

Housing Choice Vouchers (Section 8)

- **What is it?**
Income-Based Subsidy provided by HUD that covers cost of rent + utilities (limiting the expense to 30% of household income). Voucher holder uses the voucher to rent a unit in the private rental market with agreeable landlord.
 - **Example:** *A senior receives \$841/mo in Social Security Income. They rent a 1-bedroom for \$900/mo, the tenant's rent will be capped at \$242 (30% of income), with the remaining amount (\$658), being covered by their Section 8 Voucher Housing Assistance Payment (HAP). Support is adjusted in the event of income loss (or gain).*
- **Who Qualifies?**
 - Households at or below 50% AMI, based on household size

FY 2023 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits (\$)	31,650	36,150	40,650	45,150	48,800	52,400	56,000	59,600



IHC

INDIANA HEALTH CENTERS

Presented by Avery Anderson

Services Offered by Indiana Health Center

- IHC currently has two providers and we offer adult wellness care, preventative health services, chronic disease management, patient education, referrals for specialty care including mental health, sick and well child care, immunizations, flu shots, and case management.
- We accept Medicaid, Medicare and most private insurances; we also offer sliding fee scale discounts with proof of income.
- We are also currently accepting new patients.



Hoosier Uplands Economic Development Corporation
People helping people since 1966



Hoosier Uplands

Presented by Amy Alcorn

Mission of Hoosier Uplands

- Hoosier Uplands is a local non-profit agency based in Southern Indiana that serves as an Area Agency on Aging, Community Action Agency, licensed Home Health Care and Hospice agency, and Community Housing Development Organization!
- The mission of Hoosier Uplands, is to plan, implement or cause to be implemented, and provide comprehensive services to the poor, elderly, and disabled. The corporation strives to alleviate poverty, improve living conditions, and provide access to health care and social services to those families and individuals in need within our service area.

Stonecutters Place Apartments



- Senior Property (55+), Affordable Housing (meaning income/rent restrictions, not subsidized).
- 3 Floors with an elevator, community room, back patio/seating area.
- Funded with Low Income Housing Tax Credits in 2014.
- Maintains a waiting List (Occupancy rate 97-100%)
- Website www.stonecuttersapts.com
- Office open Monday, Wednesday, Friday
- 812-275-5205

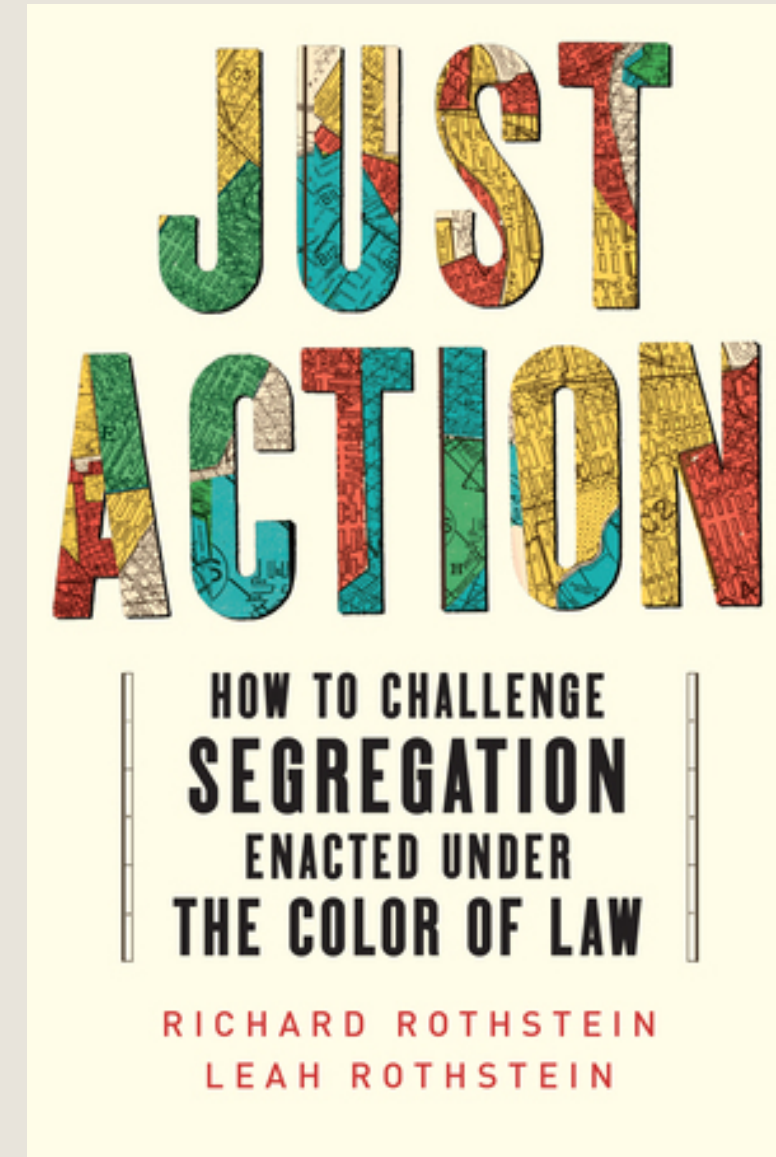
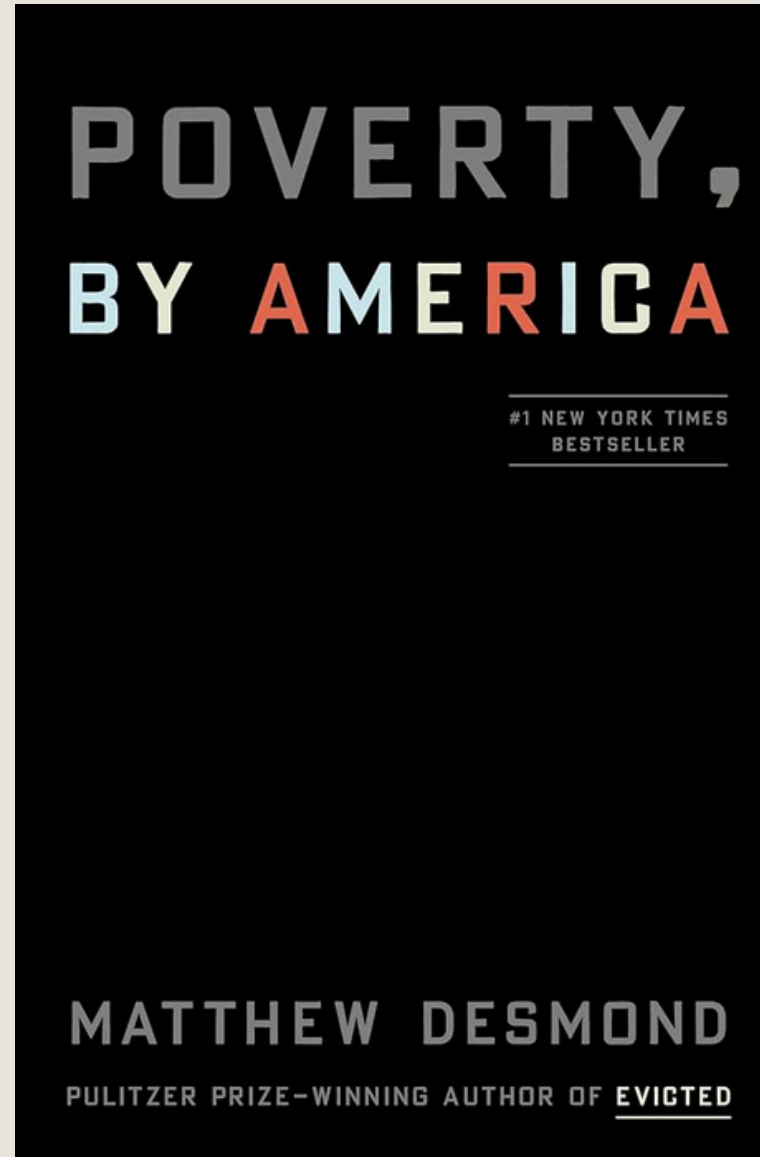
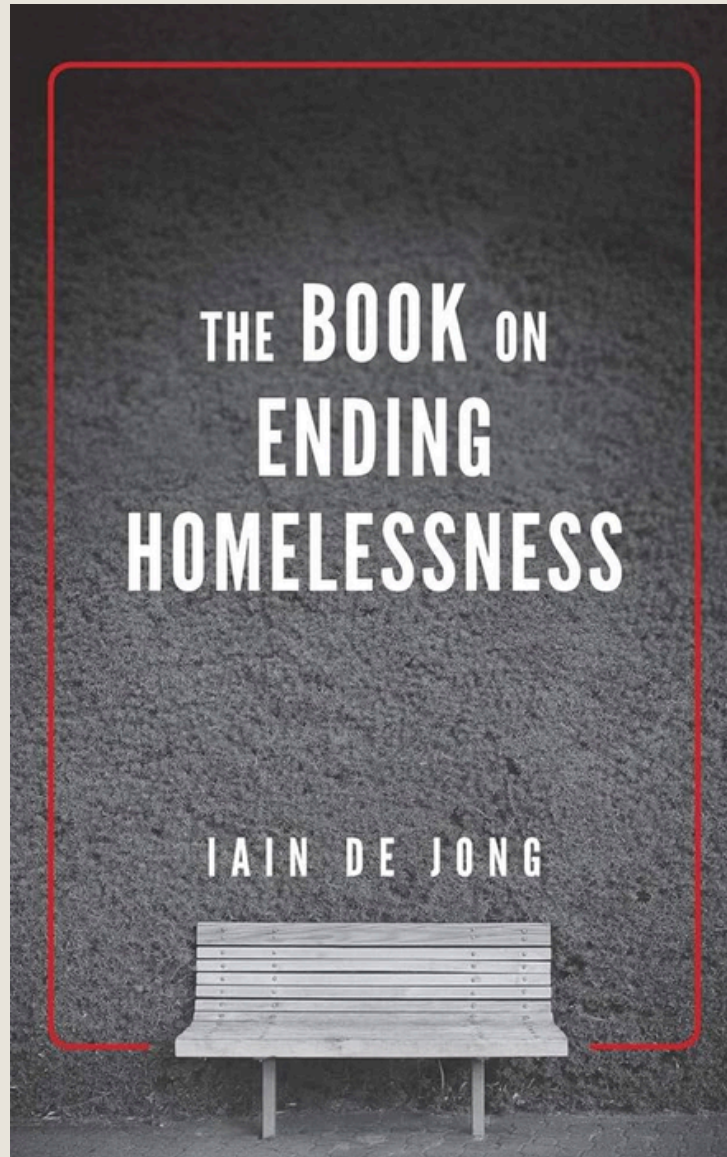
Stalker School Apartments



- Family Property, Affordable Housing
- 3 Floors No Elevator, Playground Area, Green Space
- Funded with Low Income Housing Tax Credits & HOME Funds in 2012
- Maintains a Waiting List: Occupancy rate at 94%
- (1 vacant unit)-100% consistently
- Website www.stalkerapartments.com
- Office open Tuesday/Thursday 812-277-8569

Discussion

Suggested Reading



Questions?

Now is your opportunity to ask today's speakers questions about the topics they've covered!

Thank you for helping
strengthen housing security
together!



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