**SPECIAL HOUSING SUBSIDY PROGRAMS**

**Single room occupancy** (more commonly SRO, sometimes called a single resident occupancy) is an American term (primarily in its bigger cities, and especially New York City) that refers to a multiple-tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom), or the single room dwelling itself. SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Although many are former hotels, SROs are primarily rented as permanent residence.

SROs are a viable housing option for students, single tenants, seasonal or other traveling workers, empty nester widows/widowers, or others who do not desire or require large dwellings or private domestic appliances. The smaller size and limited amenities in SROs generally makes them a more affordable housing option, especially in gentrifying neighborhoods or urban areas with high land values.

The rents of many disadvantaged tenants may be paid in full or in part by charitable, state and federal programs, giving incentive to landlords to accept such tenants.

**Conditions**

Depending on the sensibilities of the landlords and the quality of the properties, SRO conditions can range from squalor to something like an extended-stay hotel.

From the [www.HUD.gov](http://www.HUD.gov): The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

The Single Room Occupancy (SRO) program is authorized by [Section 441 of the McKinney-Vento Homeless Assistance Act](http://www.HUD.gov). Under the program, HUD enters into Annual Contributions Contracts with public housing agencies. These PHAs make Section 8 rental assistance payments to participating owners (i.e., landlords) on behalf of homeless individuals who rent the rehabilitated dwellings. The rental assistance payments cover the difference between a portion of the tenant's income (normally 30%) and the unit's rent, which must be within the fair market rent (FMR) established by HUD. Owners are compensated for the cost of some of the rehabilitation (as well as the other costs of owning and maintaining the property) through the rental assistance payments.

Assistance provided under the SRO program is designed to bring more standard SRO units into the local housing supply and to use those units to assist homeless persons. The SRO units might be in a rundown hotel, a Y, an old school, or even in a large abandoned home.
SRO Tenants: Know Your Rights

WHAT IS A SINGLE ROOM OCCUPANCY BUILDING?
A single-room-occupancy (SRO) building is usually a hotel or rooming house with rooms that do not have both a kitchen and a bathroom within the room.

MOST SRO HOTELS ARE RENT-STABILIZED
• Rent increases are regulated by law
• Services (maid service, cleaning) may not be reduced

NEW RESIDENTS CAN BECOME PERMANENT, RENT-STABILIZED
New residents can become permanent tenants protected by the Rent Stabilization Law by living in the hotel for 6 months or more OR by asking for a lease in writing.
You do NOT have to get an actual lease to become a Permanent Tenant -- you only have to ask for one.
Permanent Tenants or anyone who has lived there more than 30 days in a row CANNOT be evicted without a Court order and warrant.

WHAT NEW RESIDENTS SHOULD KNOW
• You do NOT have to leave the hotel after 21 days.
• You will be protected by the Rent Stabilization Law IF you ask for a lease for 6 months or more.
• You may ask for a lease at any time (even after living at the hotel for only 1 day).
• MFY Legal Services has easy-to-use forms and can help you ask for a lease if you have not already done so.
• Once you have lived in the hotel for 30 days in a row or have asked for a lease, you CANNOT be evicted without a Court order and warrant.

WHAT PERMANENT TENANTS SHOULD KNOW
• Permanent tenants have a right to stay in their rooms at the rent-stabilized rate without being charged more than the legal rent.
• The hotel CANNOT reduce services under the Rent Stabilization Law
• You CANNOT be evicted without a Court order and a warrant

All tenants are entitled to a clean, safe place to live—whether or not you have paid all your rent.
Shelter Plus Care Program

The Alameda County Shelter Plus Care Program (S + C) provides affordable housing and support services to homeless people living on the street. To qualify for assistance, participants must be homeless and disabled by chronic alcohol or drug problems, serious mental illness, or AIDS and Related Disorders. In addition to receiving a rental subsidy, Shelter Plus Care participants receive support services through a network of local service agencies. Applicants must be enrolled as a client with an organization 30 to 90 days before the waiting list opens.

Shelter Plus Care is run by the Alameda County Housing and Community Development Department in partnership with the Oakland, Alameda City, and Alameda County Housing Authorities.

Individuals or families who are homeless and would like to apply to the Shelter Plus Care program should contact the S + C program office at (510) 670-6486 for more information.

The Alameda County Shelter Plus Care Program has two-bedroom units currently available with additional vacancies for single adults and families anticipated in 2013 for People Living with HIV/AIDS (PLWHA’s) who are homeless and homeless families with a head of household living with HIV/AIDS. Applications are requested for this target population.

S+C will make immediate priority referrals for a limited number of eligible households subject to availability. Once the units are filled, successful applicants will be added to the Alameda County Shelter Plus Care Program waitlist with priority status.

Applications may only be submitted by designated S+C Outreach Agencies. If you need contact information for S+C Outreach Agencies, please call 510.670.6486.

Residing on the street or other places unfit for human habitation, in emergency shelter, or in transitional housing for homeless people with verification that the applicant was living on the street or in shelter prior entering Transitional Housing. Disabled by chronic substance abuse problems, serious mental illness, or AIDS and Related Disorders. Income at or below 50% of area median income- HUD very low income category.
The Oakland Housing Authority has agreed to partner with Oakland Veteran’s Administration to manage an extra 60 VASH vouchers bringing the total amount to 315. Our region is running at 88% leased up. It is expected that the extra vouchers will go live in October and November. The referral process is open starting on September 1. A veteran must be homeless at the time of engagement.

A VASH voucher will grant the holder a 30% deep subsidy. Each voucher holder must find a unit and landlord interested in participating in the program. The unit must pass the standard housing authority inspection and meet FMR guidelines.

The VASH voucher is permanent and will last as long as the Veteran needs it, is in compliance and does not income out of the program. Vouchers can be ported out to willing housing authorities in the Bay Area within a VASH program. The VASH Voucher CANNOT be applied to shared housing situations.

HUD representative, Martha Ruiz shared that retention is excellent but the greatest barrier is the security deposit. There is some help available but a robust savings plan remains an important piece to helping vets prepare for housing. Another VERY significant barrier is locating available units and willing landlords to participant in the program.

VA case manager will offer comprehensive, long term support to the veteran before and after receiving a VASH voucher. Support will extend to helping resolve issues with landlords and to develop self-care plans that support the veteran to remain successfully housed.

QUALIFICATIONS

Veteran’s that meet “chronic homelessness” requirements stand a much better chance of getting into the program. *Chronically Homeless: An individual who has been continually homeless for one year or has had 4 or more episodes of homelessness in 3 years Veterans who do not meet this requirement, but have strong vulnerabilities should still be encouraged to apply.*

A veteran’s income must fall below 50% below federal poverty guidelines. No minimum income is required; zero income, GA are both ok.

Each veteran must be eligible for VA Health Care, have an identified need for case management, and agree to participate in program recovery and long term case management.

The voucher will be denied to persons who are listed as a lifetime sexual offender.

REFERRAL PROCESS

1. Veterans should drop into the Veteran’s Behavioral Health Care Center at 525 21st Street, Oakland. Best hours: between 8:30 am until 3:00 pm. Ms. Cooper says this is the best way to get veterans’ into the program because they will be triaged into services and will be given an assessment that may lead to a referral to the VASH program.

2. SECOND OPTION: FOR STAFF ONLY: If you have a Veteran who meets the criteria, but cannot make it into the 21st street clinic (individual or family) please send an email to HUD-VASH Oakland Site supervisor, Lisa Cooper, LCSW – lisa.cooper4@va.gov and make sure the email contains a 3 to 4 year housing history for the Vet. Mention the OHA VASH workshop and that you received her email address through Janny Castillo, BOSS. Make sure you leave a way for the VA to contact the Veteran.

ABOUT OAKLAND VETERAN BEHAVIORAL HEALTH CENTER

Patrick Kowalski, LISW, LCSW, HUD-VASH center supervisor and staff are dedicated to creating a process that removes barriers to access. During the assessment/enrollment process - Veterans can and will be encouraged to avail themselves of services available through the Oakland’s Veteran’s Behavioral Health Care Center 525 21st Street, Oakland. Center services include benefits advocacy, treatment, case manager, rehabilitation, employment, mental and physical health, and preventive services. There is a long wait for veteran payee services but that may be something BOSS can help supplement. Access to transitional and permanent housing is also available.
Transitional Houses

Transitional Housing) Housing services that facilitate the movement of homeless individuals and families to permanent housing. A homeless individual may stay in transitional housing for a period not to exceed 24 months.

Example:

Alameda Point Collaborative located at the Alameda Naval Base provides permanent supportive housing to formerly homeless families and individuals who need additional support to maintain housing stability.

The primary goal of APC’s supportive services is to provide its residents with the tools and resources needed for long-term housing stability and personal fulfillment. Residents have access to a wide variety of learning and skill building opportunities lead by a team of highly skilled professionals, many of whom bring firsthand knowledge and insight of the challenges facing formerly homeless families to their work.

Two hundred units of housing over 34 acres at Alameda Point, the site of the former Alameda Naval Air Station. 500 individuals including more than 300 children and youth. 43% of residents are under age 12. 100% of children are eligible for free and reduced school lunch. 51% of adult residents have been victims of domestic violence.

677 W Ranger Ave  Alameda, CA 94501
(510) 898-7800 www.apcollaborative.org

McKinley Family Transition House
Berkeley, CA 94704
510-549-0778
Transitional housing for families.

Ariel Outreach Mission
Oakland, CA 94605
510-978-5844
Supportive housing for women.
View Full Listing Details

Tri-City Homeless Coalition
Freemont
Freemont, CA 94538
510-657-7409
Shelter and homeless services for single adults and families.

Sojourner House - Homeless Services
Livermore, CA 94550
925-449-2510
Provides shelter and services for homeless families, couples and
women or men with children.
View Full Listing Details

Cornerstone Community Development Corporation Dba Building Futures With Women And Children San Leandro
San Leandro, CA 94577
Transitional Housing, Non Profit Organization
View Full Listing Details

Project Ninety San Mateo
San Mateo, CA 94541
(650)579-7881
Transitional Housing, Non Profit Organization
View Full Listing Details

Fred Finch Children's Home
Oakland
Oakland, CA 94602
(510)482-2244
Transitional Housing, Non Profit Organization
View Full Listing Details

Options Recovery Services
Berkeley
Berkeley, CA 94704
(510)666-9552
Transitional Housing, Non Profit Organization
View Full Listing Details

Family Emergency Shelter Coalition Hayward
Hayward, CA 94541
(510)886-5473

Berkeley Food And Housing Project Berkeley
Berkeley, CA 94704
(510)649-4965
Transitional Housing, Non Profit Organization
View Full Listing Details

Images On The Rise Oakland Ca Oakland
Oakland, CA 94621
510-224-4647
Transitional Housing
View Full Listing Details

Womens Daytime Drop-in Center
Berkeley
Berkeley, CA 94702
(510)548-2884
Non Profit Organization that provides housing assistance

http://www.shelterlistings.org/county/ca-alameda-county.html - 27 pages of resources