

Radiant Health Centers

Housing Department

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The purpose of this Housing Program Information sheet is to provide you with a listing of the HOPWA (Housing Opportunities for Persons with AIDS) funded housing resources, as well as other housing programs for people living with HIV/AIDS, in Orange County. Also included is information about other permanent housing programs. For further information about HOPWA housing resources, please feel free to contact the Housing Department staff at Radiant Health Centers.

HOUSING RESOURCES

Emergency Financial Assistance

The following programs (Financial Assistance for Rent & Mortgage, Utility Assistance, and Move-In Assistance) are available to any Ryan White eligible client in Orange County. To qualify, the client must be HIV+ and able to demonstrate that there is a financial gap with no other resources available. Household income must be under 80% of the Area Median Income for Orange County. (See the last page for the list of HIV Service Agencies in Orange County and the breakdown of the financial requirements.) **If case managed, the client must be referred by your case manager.**

Financial Assistance for Rent & Mortgage

Radiant Health Centers can assist with up to \$1,000 per year with rent. Must have a valid lease from the landlord and landlord must submit a W-9 IRS form and provide proof of ownership. The client cannot be receiving any other rental assistance, such as Section 8, RAP, Continuum of Care Program (was Shelter Plus Care), STAR, etc.

Utility Assistance

Radiant Health Centers can assist with up to \$100 per year with utilities. The client cannot be receiving any other rental assistance, such as Section 8, RAP, or Shelter Plus Care.

Move-In Assistance

Radiant Health Centers can assist with up to \$1,500 toward rental deposit and/or utility deposit, a limit that can renew every 5 years.

Housing Plus Project

The Housing Plus Project (HPP) is a Short Term Rent Assistance program that assists eligible clients with a portion of their rent (up to 50% of rent until March 2018, then 30% of rent as of April 2018). Income must be under 80% Area Median Income. The client must be in temporary or unstable housing including being at risk of homelessness. The client must be Ryan White case managed and must be referred by their case manager. Must have a valid lease from the landlord and landlord must submit a W-9 IRS form and provide proof of ownership. The client cannot be receiving any other rental assistance, such as Section 8, RAP, Shelter Plus Care, STAR, etc.

Short Term Supportive Housing (used to be Transitional Housing)

In order to qualify for the Short Term Supportive Housing program, you must be HIV+ and either homeless, or at risk of becoming homeless. Short Term Supportive Housing is funded by HOPWA and Ryan White. **The client must be referred by the case manager.**

Radiant Health Centers' Short Term Supportive Housing - Treatment Facility/Motel

The Director of Housing and Benefits will assess the client to determine which placement, treatment facility (sober living) or motel, is most appropriate. If there is a history of substance abuse the client will be placed in a treatment facility/sober living facility. The assistance is currently limited to 6 months within a 2 year period.

- The Director of Housing and Benefits will work with the client to develop a plan to move into permanent, stable housing within a reasonable period of time.
- The client must be willing to actively participate in a housing plan, which may include obtaining employment, or some other form of income, a savings plan, attending workshops, and/or aggressive apartment or roommate search.
- The client's income must be less than 50% of the Area Median Income for Orange County. The client may also be required to save a portion of their income while in the program.

STRAIGHT Talk

- START HOUSE** is a Short Term Supportive Housing program for people with HIV/AIDS, substance abuse and are homeless or about to become homeless. Residents are required to attend AA or NA meetings. The assistance is currently limited to 6 months within a 2 year period.
- GERRY HOUSE** is a 3 month recovery program with 6 beds set aside for people with HIV/AIDS. You must go through your case manager and the Treatment Program Gatekeeper to get on a wait list for this program or another drug treatment program in Orange County. To get on the wait list, you can call OC Links at (855) 625-4657.

Accessing HIV Housing Resources in O.C.

Any HIV+ Orange County resident can receive housing information on and referrals to an array of housing options including: emergency shelters; transitional housing; permanent, independent housing; sober living and treatment facilities; and rental assistance programs.

Radiant Health Centers' Housing Department has resources available, including an affordable housing list. For assistance with referrals to drug/alcohol detox facilities, you can call the Gatekeeper at OC Links at (855) 625-4657, or speak to your case manager. For Housing Resource services call your case manager or call the Radiant Health Centers Housing Staff directly.

Short-Term Assistance for Rent (STAR)

STAR is an emergency rental assistance program that pays a rental subsidy directly to the client's landlord on a quarterly basis. The assistance is up to \$300 every three months for a household of one or two, and up to \$500 every three months for a household of three or more.

- The client must be HIV+ and have an income at or below 80% of the area median income of Orange County.
- The client must also have lived in the residence for at least 60 days.

-To apply, the client can contact their case manager or the Radiant Health Centers Housing Department for an application to get on the wait list.

PERMANENT HOUSING PROGRAMS

Rental Assistance Program (RAP)

RAP is sponsored by Radiant Health Centers and the City of Anaheim to provide ongoing monthly rental assistance to persons who are permanently disabled due to HIV and have an income at or below 50% of the area median income of Orange County.

-To apply, the client can contact their case manager or the Radiant Health Centers Housing Department for an application to get on the wait list.

Shelter Plus Care (Now Continuum of Care Program)

Continuum of Care (CoC) is a permanent supportive housing program that provides rental assistance to low-income, homeless individuals with specific disabilities (HIV/AIDS, chronic substance abuse, serious and persistent mental illness, dual diagnosis). Applicants are referred by their case manager.

Hagan Place

Independent living one-bedroom apartments in Laguna Beach for men and women permanently disabled due to HIV/AIDS. Hagan Place is managed by Solari Enterprises, Inc.

-The client must have an income at or below 50% of the area median income of Orange County, and have a letter of diagnosis indicating disabled. Credit/criminal/rental history will be checked.

-To apply, the client can call the manager at Hagan Place at (949) 376-3033 to request an application to get on the wait list. You can also get an application from the Radiant Health Centers Housing Department.

Casa Alegre Apartments

Studio apartments in Anaheim for homeless individuals with HIV/AIDS who are also disabled due to any condition.

-Income must be at or below 35% Area Median Income for Orange County.

-Contact the Director of Housing and Benefits at Radiant Health Centers for more information.

-Applicants must either be a U.S. citizen or a legal resident.

- Half of the units are Project Based and the applicant must be homeless in or work in Anaheim to qualify, and the other half of the units the applicant would need to have their own voucher to use for the unit (an income at or below 35% of the Area Median Income would not be able to afford the full rent).

Emmanuel Residence (Mercy House Project)

Emmanuel Residence is a 21-bed permanent housing program owned and run by Mercy House, for persons with HIV or AIDS who are homeless or at risk of becoming homeless.

-Income must be at or below 50% of the Area Median Income in Orange County.

-The rent is \$500 per month (for rooms with a private bath) and \$400 a month (for rooms that share a bathroom).

San Miguel Residence (Mercy House Project)

Permanent housing with supportive services for Mercy House program graduates. Two houses - one with 4 bedrooms in a shared living setting; the other house has 4 one-bedroom apartments and 1 two-bedroom apartment. San Miguel Residence has 5 set-aside units for people with HIV/AIDS. HUD vouchers are accepted.

Louis Martin Residence (Mercy House Project)

Permanent housing facility located in Anaheim serving four homeless, disabled adults. Single rooms with shared bathroom and common areas and on-site management. Applicants must be homeless. Two rooms are designated for individuals with HIV/AIDS. Clients must apply through the Coordinated Entry system.

Stable Ground (STRAIGHT Talk)

Permanent independent living for people who want a sober atmosphere. Priority is given to HIV+ individuals. For more information, please call (714) 554 1237.

Pathways House (STRAIGHT Talk)

Permanent independent living for people who want a sober atmosphere. Priority is given to HIV+ individuals. For more information, please call (714) 554 1237.

Kairos House (STRAIGHT Talk)

Permanent independent living for people who want a sober atmosphere. Priority is given to HIV+ individuals. For more information, please call (714) 619-2516.

OTHER PERMANENT HOUSING

Section 8

Section 8 is a rental subsidy program funded by HUD and administered by local housing authorities. This program does not require HIV or disability. Income must be at or below 50% Area Median Income for Orange County. Apply directly with the individual Housing Authorities. None of the 4 Housing Authorities in Orange County are accepting applications to get on their wait list at this time.

OTHER RESOURCES

Public Law Center

If you are experiencing difficulty with your housing, and need advocacy and legal assistance, your case manager can refer you to the Public Law Center. Must be referred by your case manager.

Fair Housing Council of Orange County

Provides counseling concerning housing rights and the law for landlords and tenants, with some free legal services available to assist in landlord/tenant disputes and litigation. Provides mediation as an alternative to courts for dispute resolution.

211oc

For current listing of shelters and financial assistance programs, other than HIV/AIDS related, contact InfoLink at 211 or go on-line to www.211oc.org

GENERAL INFORMATION

Very Low Income

Area Median Income for Orange County changes each year. Please check with your case manager or with the Housing Department at Radiant Health Centers for the current Area Median Income.

2017 Area Median Income	Very Low	Income
	80% Annually	80% Monthly
1 Person	\$58,450	\$4,870.83
2 Persons	\$66,800	\$5,566.67
3 Persons	\$75,150	\$6,262.50
4 Persons	\$83,450	\$6,954.17
5 Persons	\$90,150	\$7,512.50
6 Persons	\$96,850	\$8,070.83
7 Persons	\$103,500	\$8,625.00
8 + Persons	\$110,200	\$9,183.33
	50% Annually	50% Monthly
1 Person	\$36,550	\$3,045.83
2 Persons	\$41,750	\$3,479.17
3 Persons	\$46,950	\$3,912.50
4 Persons	\$52,150	\$4,345.83
5 Persons	\$56,350	\$4,695.83
6 Persons	\$60,500	\$5,041.67
7 Persons	\$64,700	\$5,391.67
8 + Persons	\$68,850	\$5,737.50

Phone Numbers

Radiant Health Centers

Main Office(949) 809 5700

Housing Office(949) 809 5783

APAIT (714) 636-1349

Emmanuel Residence (714) 836 7188

Info Link Orange County Call 211 or www.211oc.org

SHANTI OC(949) 452 0888

LGBT Center OC(714) 953-5428

Delhi (714) 481 9600

STRAIGHT Talk

Gerry House(714) 972 1402

START House (714) 554 1237

17th Street Clinic - OCHCA(714) 834 7991

Public Law Center (PLC) (714) 541 1010

Fair Housing Council

of Orange County (714) 569 0823 or (800) 698 FAIR