

Get Out of the Box

Team #26

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Homeless in Seattle #Vic

Income \$700/mo.

Lives in Angeline's center for homeless

Seattle housing is expensive

Waitlist priority #1 but moved down;

Wait time 1.5 years;

Doesn't have access to technology



Senior tenant #Mat Afalava

67 year old, disabled veteran
Langdon & Anne Simons Senior Apt

Supported by onsite medical
case manager

Renews lease every year

Used to live in the streets

Property owner says #Mat has a tendency to go back to streets



The median wait for a voucher was more than 2 years.

National Low Income Housing Coalition & U.S Interagency Council

“For every 100 extremely low income (ELI) renter households, there are just 30 affordable and

available units. To close the gap, we would need to add 4.5 million units”

2013 National Low Income Housing Coalition

Only 69 percent of voucher recipients succeeded in finding such apartments and using the subsidy

Property owner #Kunjako

Runs a convenience store in FL

Likes the guaranteed income
and tax credits

3 weeks - avg. 4hrs/day! \$1125

To find information, forms
Get inspection and approval

Took one month to find a tenant!

Had to create posters and listing on multiple section 8 sites



Post a Rental For Free

ENTER THE ADDRESS FOR YOUR LISTING

Street address

Unit# (Optional)

City

Zip

Continue to Postlets



POSTlets

a Zillow company

Your tool for posting rental listings on Zillow

☒ I'm interested in listing this as a Housing Choice Voucher Property



Why post on Zillow?



Distribute listings to the [Zillow Rental Network](#) and all the top rental websites.



Manage your listing from your computer or mobile device.



Quickly share on Facebook and Twitter. Create Craigslist ads in just a few clicks.

Get “Out of the Box”

Submit listings for rent

1 LISTING INFORMATION

2 PHOTOS & DETAILS

3 REVIEW & POST

Address

e.g. 123 Peachtree St #102, Anytown, CA

Info

Bedrooms

Select One ▼

Bathrooms

Select One ▼

Monthly rent

\$

Square feet (optional)

0-30,000 sq ft

Property type (optional)

Apartment ▼

Title

[use address](#)

Description (optional)

☐ I'm interested in listing as [Housing Assistance Property](#)

Save & Continue »

[Cancel](#)

Get “Out of the Box”



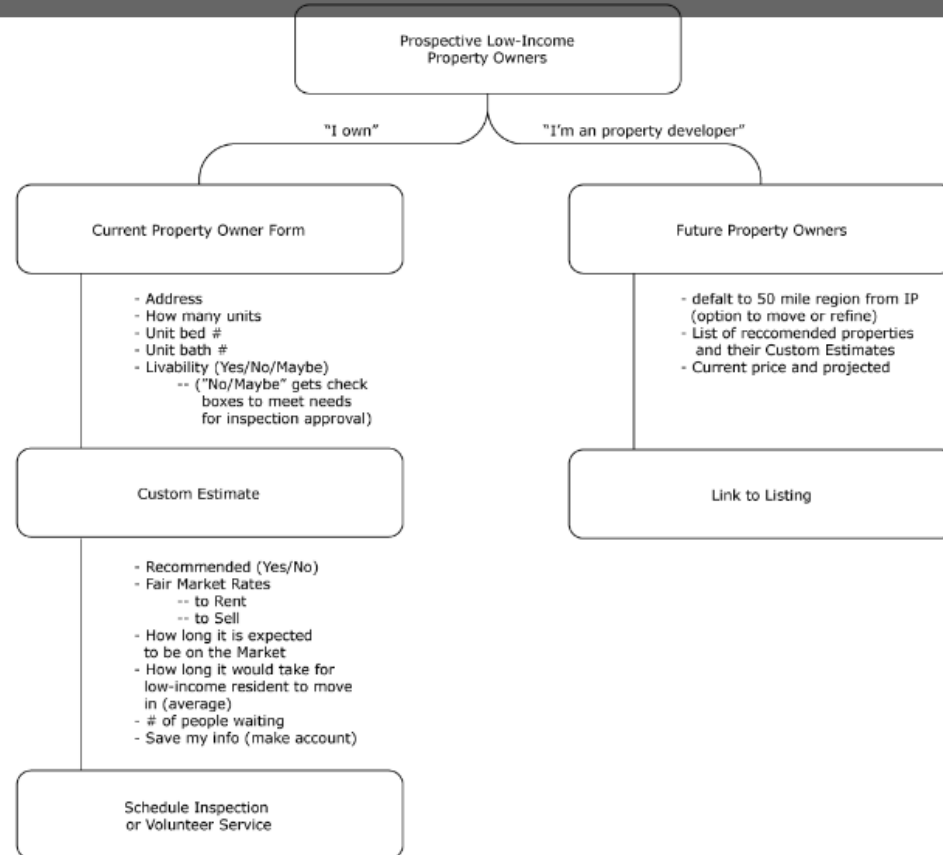
Demo –

how do you get out of the box

What's next?

- * Onboard volunteers
- * Investors section – refurbished spaces
- * Marketing partnership with Zillow, Redfin, etc.,
 - * API to expose our data to property portals
- * Tech partners – Amazon, Microsoft

Appendix – Info architecture



Appendix – Proposed theme

Rate/Value Estimate 1234 Main Street, Seattle WA 98103

Estimate:
\$892.90

Zillow®
\$973.88/month

Recommended for low-income housing: YES
Eligibility for volunteer clean-up assistance: APPROVED

Does your property meet
inspection standards?

- ☐ Yes
- ☐ No
- ☐ Unsure
 - ☐ Walls/Ceilings
 - ☐ Floors
 - ☐ Windows
 - ☐ Outlets
 - ☐ Stove/Oven
 - ☐ Refrigerator
 - ☐ Sinks
 - ☐ Food Areas
 - ☐ Toilets
 - ☐ Bathtub/Shower
 - ☐ Ventilation
 - ☐ Unspoiled

Submit to LHA

ZillowUser1

Appendix - 1

Affordable Rental Supply Gaps: 2003–9

Thousands

| | 2003 | 2005 | 2007 | 2009 |
|---|--------|--------|--------|--------|
| Extremely Low-Income Renters | | | | |
| Households | 9,403 | 10,429 | 9,249 | 10,442 |
| Affordable Units | 7,298 | 7,221 | 7,218 | 6,567 |
| Affordable and Available Units | 3,984 | 4,230 | 4,117 | 3,749 |
| Affordable, Available, and Adequate Units | 3,834 | 4,083 | 3,992 | 3,643 |
| Supply Gap | 5,569 | 6,346 | 5,258 | 6,799 |
| Very Low-Income Renters | | | | |
| Households | 16,262 | 17,113 | 15,872 | 18,004 |
| Affordable Units | 19,881 | 19,705 | 17,616 | 17,914 |
| Affordable and Available Units | 12,425 | 12,825 | 11,361 | 11,935 |
| Affordable, Available, and Adequate Units | 12,005 | 12,357 | 11,011 | 11,587 |
| Supply Gap | 4,257 | 4,756 | 4,861 | 6,418 |

Notes: The supply gap is the difference between the number of renter households and the number of affordable, available, and adequate rental units. Extremely (very) low-income households have incomes up to 30% (up to 50%) of HUD-adjusted area median family income. Gross rent includes rent and tenant-paid utilities. Affordable units have gross rents up to 30% of the household income threshold for the category. Available units are vacant or rented by households with incomes no more than the threshold for the category. Adequate units exclude occupied units that the American Housing Survey defines as severely inadequate and vacant units that lack full plumbing. Gross rent for vacant units is estimated at 1.15 times the asking rent. Units rented but not yet occupied are excluded.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2003–9 American Housing Surveys, using JCHS-adjusted weights.

Appendix - 2

Out of Reach study - NHILC

Landlord Liaison project

NHTF – Home owner features

Appendix -3

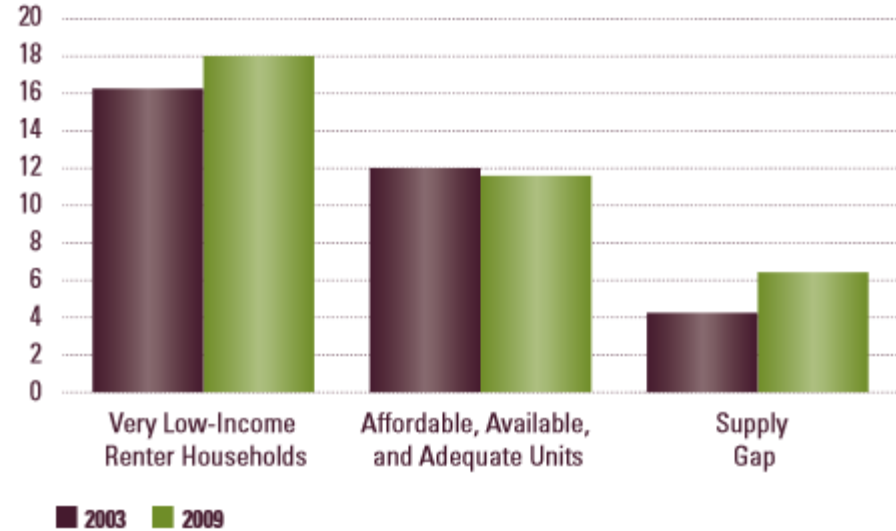
Low-Income Renters Far Outnumber Affordable, Available, and Adequate Units

Millions



With the Number of Very Low-Income Renters Rising and the Affordable Stock Shrinking, the Supply Gap Has Widened

Millions



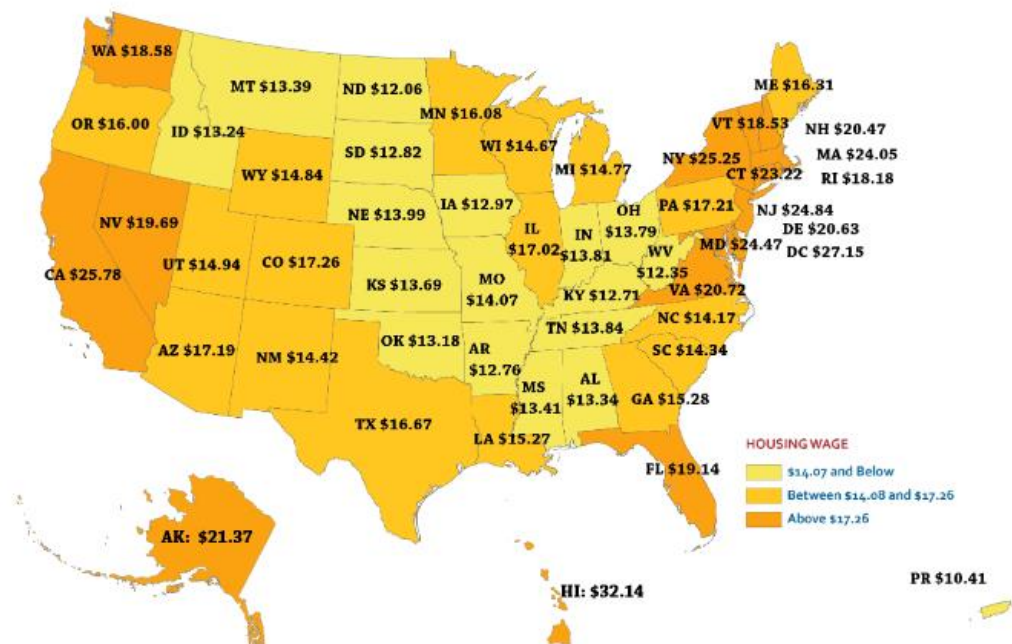
Notes: Affordable units have gross rents that are no more than 30% of the very low-income threshold (50% of HUD-adjusted area median family income). Gross rent includes rent and tenant-paid utilities. Available units are vacant or rented by households with incomes up to the very low-income threshold. Adequate units exclude occupied units that the AHS defines as severely inadequate and vacant units that lack full plumbing. Gross rent for vacant units is estimated at 1.15 times the asking rent. Units rented but not yet occupied are excluded.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2009 American Housing Survey, using JCHS-adjusted weights.

Appendix 4

2013 TWO-BEDROOM RENTAL UNIT HOUSING WAGE

Represents the hourly wage that a household must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a two-bedroom unit, without paying more than 30% of their income.



Appendix - 5

2013 - More than 1.5 million people were on waiting lists just for 134 PHAs

According to the 2009 American Housing Survey, 6.0 million (16 percent) of the nation's 38.6 million occupied rentals were subsidized, assisted through the Low Income Housing Tax Credit program, or occupied by tenants using vouchers to make up the difference between a fixed fraction of their incomes and the fair market rents.

!25% of low income renters receive assistance

The two major types of housing programs are property-based (subsidies or tax incentives directed to properties that are reserved for eligible low-income tenants) and tenant-based (vouchers that renters can use for any unit that meets program quality standards and accepts vouchers as a form of rent payment)

The research team was unable to locate 15 percent of new admits and 23 percent of applicants still on a waiting list. Rental assistance applicants are likely to be living in tenuous or transient living arrangements and, not surprisingly, many were no longer living at the address listed on the PHA's waiting list. - Get the housing quickly

Misc.

Only 69 percent of voucher recipients succeeded in finding such apartments and using the subsidy

A more recent HUD study also found that the voucher success rate related to whether local laws prohibited landlords from discriminating against tenants based on the source of income they relied on to make rental payments.