Chapter 15

SPECIAL HOUSING TYPES
[24 CFR 982 Subpart M]

INTRODUCTION

Special housing types include congregate housing, shared housing, manufactured homes where the family rents the home and the space, and homeownership [24 CFR 982.601].

This chapter consists of the following four parts. Each part contains a description of the housing type and any special requirements associated with it. Except as modified by this chapter, the general requirements of the Housing Choice Voucher (HCV) program apply to special housing types.

Part I: Congregate Housing
Part II: Shared Housing
Part III: Manufactured Homes
Part IV: Homeownership

The DMMHA will allow participating households to use their housing choice voucher program assistance in four specialized housing types: Shared Housing, Congregate Housing, Manufactured Homes, and Homeownership. The DMMHA may, at its sole discretion, limit the number of participants in each of the special housing types. DMMHA will follow regulations established by the U.S. Department of Housing and Urban Development with regard to tenant and unit eligibility in the special housing types.
PART I: CONGREGATE HOUSING
[24 CFR 982.606 through 982.609]

15-I.A. OVERVIEW
Congregate housing is intended for use by elderly persons or persons with disabilities. A congregate housing facility contains a shared central kitchen and dining area and a private living area for the individual household that includes at least a living room, bedroom and bathroom. Food service for residents must be provided.
This special housing type is targeted to households with special needs, as determined by DMMHA. If approved by the DMMHA, a family member or live-in aide may reside with the elderly person or person with disabilities. The DMMHA will approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.
When providing HCV assistance in congregate housing, a separate lease and HAP contract are executed for each assisted family, and the standard form of the HAP contract is used.

15-I.B. PAYMENT STANDARD, UTILITY ALLOWANCE, AND HAP CALCULATION
The payment standard for an individual unit in a congregate housing facility is based on the number of rooms in the private living area. If there is only one room in the unit (not including the bathroom or the kitchen, if a kitchen is provided), the DMMHA will use the payment standard for a zero-bedroom unit. If the unit has two or more rooms (other than the bathroom and the kitchen), the DMMHA will use the one-bedroom payment standard.
The HAP for an assisted occupant in a congregate housing facility is the lower of the applicable payment standard minus the Total Tenant Payment (TTP) or the gross rent for the unit minus the TTP.
The gross rent for the unit for the purpose of calculating HCV assistance is the shelter portion (including utilities) of the resident’s monthly housing expense only. The residents’ costs for food service will not be included in the rent for a congregate housing unit.

15-I.C. HOUSING QUALITY STANDARDS
HQS requirements as described in Chapter 8 apply to congregate housing except for the requirements stated below.
Congregate housing must have (1) a refrigerator of appropriate size in the private living area of each resident; (2) a central kitchen and dining facilities located within the premises and accessible to the residents, and (3) food service for the residents, that is not provided by the residents themselves.
The housing quality standards applicable to lead-based paint do not apply.
PART II: SHARED HOUSING
[24 CFR 982.615 through 982.618]

15-II.A. OVERVIEW
Shared housing is a single housing unit occupied by an assisted family and another resident or residents. The shared unit consists of both common space for use by the occupants of the unit and separate private space for each assisted family.

An assisted family may share a unit with other persons assisted under the HCV program or with other unassisted persons. The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner. The resident owner may not be related by blood or marriage to the assisted family.

This special housing type is targeted to households with special needs, as determined by DMMHA.

If approved by the DMMHA, a live-in aide may reside with the family to care for a person with disabilities. The DMMHA will approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

When providing HCV assistance in shared housing, a separate lease and HAP contract are executed for each assisted family, and the standard form of the HAP contract is used.

15-II.B. PAYMENT STANDARD, UTILITY ALLOWANCE AND HAP CALCULATION
The payment standard for a family in shared housing is the lower of the payment standard for the family unit size or the prorata share of the payment standard for the shared housing unit size.

The prorata share is calculated by dividing the number of bedrooms available for occupancy by the assisted family in the private space by the total number of bedrooms in the unit.

The HAP for a family in shared housing is the lower of the payment standard minus the TTP or the gross rent minus the TTP. The utility allowance for an assisted family living in shared housing is the lower of the utility allowance for the family unit size (voucher size) or the prorata share of the utility allowance for the shared housing unit.

**Example:** A family holds a 2-bedroom voucher. The family decides to occupy 3 out of 4 bedrooms available in the unit.

- The utility allowance for a 4-bedroom unit equals $200
- The utility allowance for a 2-bedroom unit equals $100
- The prorata share of the utility allowance is $150 (3/4 of $200)
- The DMMHA will use the 2-bedroom utility allowance of $100.
The rents paid for families living in shared housing are subject to generally applicable standards for rent reasonableness. The rent paid to the owner for the assisted family must not exceed the prorata portion of the reasonable rent for the shared unit.

15-11.C. HOUSING QUALITY STANDARDS

The DMMHA may not give approval to reside in shared housing unless the entire unit, including the portion of the unit available for use by the assisted family under its lease, meets the housing quality standards.

HQS requirements described in Chapter 8 apply to shared housing including the following additional requirements.

- Facilities Available for the Family: Facilities available to the assisted family, whether shared or private, must include a living room, a bathroom, and food preparation and refuse disposal facilities.

- Space and Security: The entire unit must provide adequate space and security for all assisted and unassisted residents. The private space for each assisted family must contain at least one bedroom for each two persons in the family. The number of bedrooms in the private space of an assisted family must not be less than the family unit size. A zero-bedroom or one-bedroom unit may not be used for shared housing.
PART III: MANUFACTURED HOMES
[24 CFR 982.620 through 982.624]

15-III.A. OVERVIEW
A manufactured home is a manufactured structure, transportable in one or more parts, that is built on a permanent chassis, and designed for use as a principal place of residence. HCV-assisted families may occupy manufactured homes in one way.

(1) A family can choose to rent a manufactured home already installed on a space and the DMMHA will permit it. In this instance program rules are the same as when a family rents any other residential housing as described in Chapters 8 and 9 of this Plan, except that there are special HQS requirements as provided in 15-III.B below.

DMMHA will not provide assistance for a family that owns a manufactured home and only wishes to lease the space on which the home is placed.

15-III.B. HOUSING QUALITY STANDARDS
The manufactured home must meet all HQS performance requirements and acceptability criteria discussed in Chapter 8 of this plan. In addition, the following requirement applies:

* Manufactured Home Tie-Down

A manufactured home must be placed on the site in a stable manner, and must be free from hazards such as sliding or wind damage. The home must be securely anchored by a tie-down device that distributes and transfers the loads imposed by the unit to appropriate ground anchors to resist overturning and sliding.
PART IV: HOMEOWNERSHIP
[24 CFR 982.625 through 982.643]

15-IV.A. OVERVIEW [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family.

The Des Moines Municipal Housing Agency Section 8 Voucher Homeownership Program Administrative Plan can be found as Exhibit 15-1.