

SAN GABRIEL/POMONA REGIONAL CENTER

A GUIDE TO

**AFFORDABLE
HOUSING**

A hand is shown holding a small, three-dimensional house. The house is constructed from Euro banknotes, with a 10 Euro note forming the roof and another 10 Euro note forming the front facade. The background is a soft, warm glow.

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www.sgprc.org**



“Every American has the right to affordable and fair housing. The right to live where you choose, to raise a family, to own a home - in dignity and without fear of discrimination is a fundamental right guaranteed to all. It cannot be denied to anyone because of race, color, national origin, religion, sex, familial status, or handicap.”

Andrew Cuomo, Secretary of the U.S. Department of Housing and Urban Development



BUYING VS. RENTING

The question to buy a home or rent a home (i.e., apartment) is a big decision that everyone has to make at sometime in their life.

One of the first tasks a person who is faced with this decision must do, is to consider the personal advantages and disadvantages of each option.

Some of the things that should be considered about either owning or renting are :

- ✓ Stability of Residence
- ✓ Stability of Payments
- ✓ Control of Activities, exterior and interior design
- ✓ Entry cost for housing (i.e., down payment and closing costs vs. First and last months rent plus deposit)
- ✓ Flexibility to move
- ✓ Unexpected costs (i.e., repairs or replacements)
- ✓ Property upkeep
- ✓ Equity

Low Rent and Subsidized Housing

The Section 8 Housing Choice voucher program is a very effective and successful tool that provides low-income people with disabilities the opportunity to rent decent, safe, and affordable housing.

This program is funded by the U.S. Department of Housing and Urban Development (HUD). A Section 8 program participant pays a limited percentage of his or her income as rent, with the balance of the rent being paid to the owner by HUD.

In order to receive Section 8, it is necessary to be placed on a waiting list. This is done by calling your local Housing Authority of the County of Los Angeles (HACoLA) at (562) 347-4663 and your local housing authority office. Local Housing Authority telephone numbers can be found in the "City/Government" section of any phone book. It is ideal to be placed on multiple lists. To check if you are still on the Section 8 waiting list, call the outreach line at (562) 347-4663.

Housing Developments

To apply to live in city or county housing development, either apply by using the on-line registration for at www.lacdc.org or call HACoLA at (562) 347-4663.

Los Angeles County Housing Authority Special Programs

If you meet the requirements of county special programs, you may not have to wait years to receive a Section 8 voucher. The special programs are:

- ✓ Section 8 Family Unification Program
- ✓ Section 8 Homeless Program
- ✓ Shelter Plus Care Program
- ✓ Housing Opportunities for Persons with AIDS (HOPWA)

For further information regarding these special programs go to the HACoLA website at www.lacdc.org or call (562) 347-4663 or (800) 731-4663.

Los Angeles County Housing Resource Center - Web Site
housing.lacounty.org

BUYING A HOME

There are home buying opportunities for low and moderate income first-time home buyers available through many counties and cities. Contact your local City Hall for their participation in these home buyer programs or contact your regional center service coordinator for information.

Home Ownership Programs:

The following cities participate in the Community Development Commission of the L.A. County:

Arcadia	La Verne
Azusa	Monrovia
Bradbury	San Dimas
Claremont	Sierra Madre
Covina	So. El Monte
Diamond Bar	So. Pasadena
Duarte	Temple City
Irwindale	Walnut
La Puente	

City/Government Housing Authorities Serving the SG/PRC Area

Baldwin Park	(626) 869-7500
El Monte	(626) 580-2070
Irwindale	(626) 430-2294
Pasadena	(626) 744-8316
Pomona	(909) 620-3630
Temple City	(626) 285-2171
Whittier	(562) 464-3380
Los Angeles County Housing Authority	(562) 347-4663

COUNTY COMMUNITY DEVELOPMENT COMMISSION

The County Community Development Commission can provide help with first time home buying or loans to repair your home.

For more information you can call the Commission at (323) 890-7001 or (323) 890-7248 or the L.A. City Housing Department at (213) 252-2675.