

# Overview of B'nai B'rith International Center for Senior Services (CSS) Affordable Senior Housing



**A Partnership between the US Department of  
Housing and Urban Development (HUD)  
and  
B'nai B'rith International CSS**




**B ' N A I B ' R I T H I N T E R N A T I O N A L**

**CENTER FOR SENIOR SERVICES**



# HUD Affordable Senior Housing



- A public-private partnership with non-profits and the Department of Housing and Urban Development (HUD)
  - Established under the Housing Act of 1959
  - Enacted to allow seniors to live with dignity and independence
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# Eligibility & Rental contribution



- Individuals must be at least 62 years old
- Residents pay 30% of their adjusted income towards a rental contribution
- The difference between this contribution and a building's market rent is made up by a subsidy from HUD

# CSS Resident Relationship Graph

- HUD
- Sponsor
- Board of Directors
- Management/Staff
- Residents



# CSS Senior Housing background



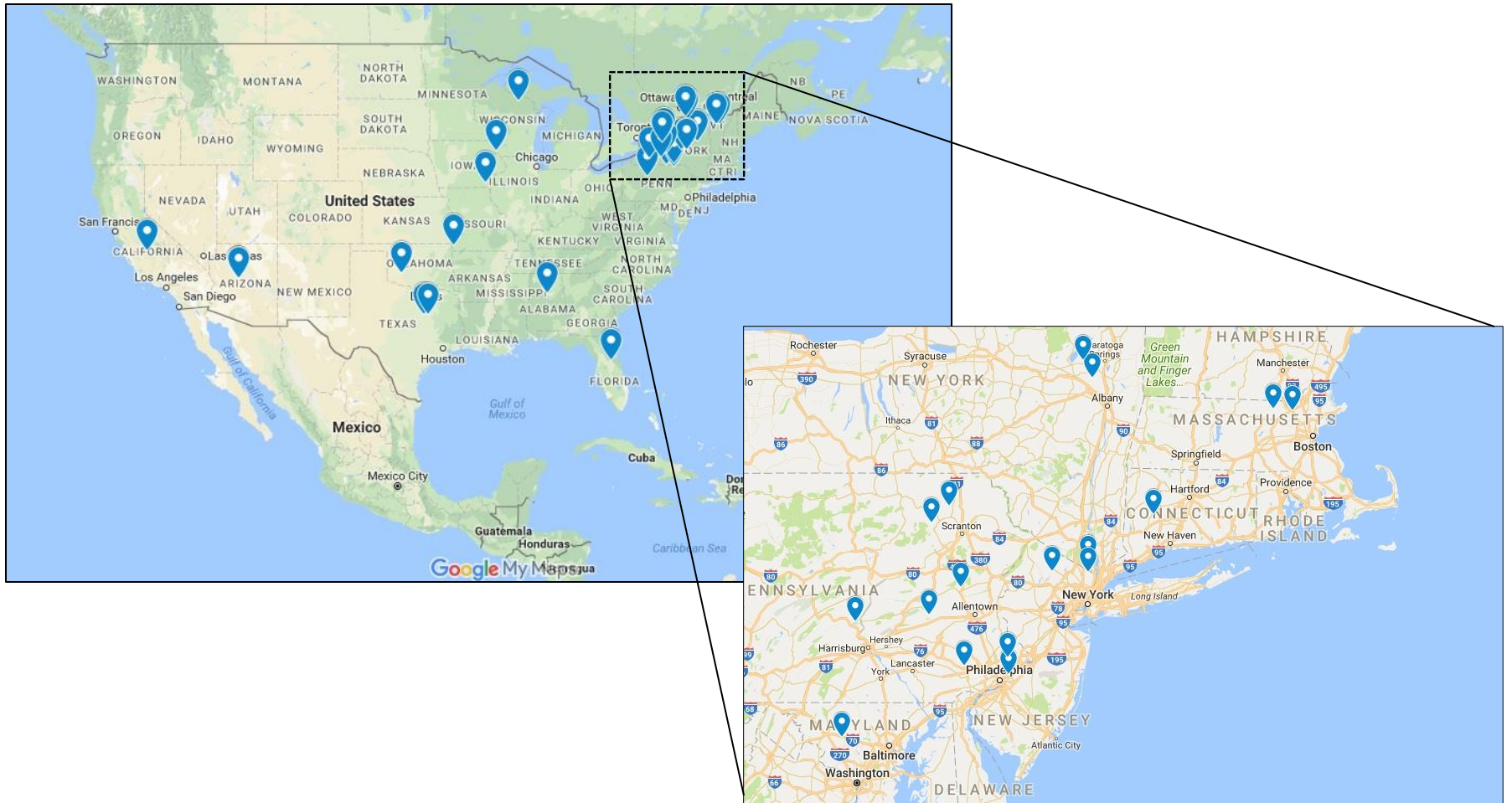
- Largest national Jewish sponsor of HUD subsidized senior housing in the U.S.
- Received 37 funding awards in 28 communities
- First building in Wilkes Barre, PA opened in 1971

# CSS Housing locations



- Allentown, PA
- Boston, MA
- Bronx, NY
- Chesilhurst, NJ
- Claymont, DE
- Deerfield Beach, FL
- Dothan, AL
- Flushing, NY
- Forth Worth, TX
- Harrisburg, PA
- Hot Springs, AR
- Houston, TX
- Marlton, NJ
- New Haven, CT
- Niskayuna, NY
- North Hollywood, CA
- Pasadena, TX
- Peoria, IL
- Reading, PA
- Scranton, PA
- Sheboygan, WI
- Silver Spring, MD
- South Orange, NJ
- St. Louis, MO
- Tucson, AZ
- Wilkes-Barre, PA

# Map of CSS Housing



B'nai B'rith CSS

sponsors

approximately

**4,500 units,**

housing more than

**5,000 residents.**



# B'nai B'rith as a sponsor



- B'nai B'rith sponsors 38 buildings in 28 communities
- Through the B'nai B'rith International CSS, we are able to utilize our mission-driven approach to provide trainings, support, and oversight.
- B'nai B'rith buildings were brought together by local B'nai B'rith lodges. Many of these individuals went on to serve on the boards of directors overseeing the buildings.
- The mission of B'nai B'rith Senior Housing is to provide seniors with quality, affordable housing in a secure, supportive community environment, without regard to religion, race or national origin in order to maximize their independent and dignified lifestyle.

# Center for Senior Services (CSS)



- Training for Management Professionals
- Training for members of Boards of Directors
- Training for residents of properties
- Federal Advocacy: Congress, HUD, other Federal Agencies
- National programs for Residents

# Board of Directors



- Each building is a 501(c)3 non-profit corporation with a volunteer Board of Directors.
- The Board of Directors oversees the management of the building and fundraises on behalf of residents.
- Boards assure that the organization's mission and purpose is being accomplished and ensure that decent, safe, and sanitary housing is provided to the residents.

# Management/Staff



- Each building is managed independently by either an Owner (Board of Directors) or Management Company.
- On-site staff is often comprised of:
  - a property manager
  - service coordinator,
  - maintenance person(s),
  - and support staff

# Management



- **Manager**
  - Responsible for collecting rent, maintaining the safety and functioning of the property, keeping waiting lists, and filling vacancies.
  - Oversees all building staff.
  - Must comply with HUD's standards for the overall condition of the building and the well-being of residents who reside there.
  - Oversees the annual eligibility recertification for each resident living in the building under program requirements. Residents must show proof of income and assets in order to maintain their rental subsidy.

# Service Coordinator



- **Service Coordinator**

- The service coordinator (SC) is a social service staff person who is part of the project's management team.
- responsible for assuring that the project's residents, especially those who are frail or "at risk" of institutionalization, are linked to the supportive services available from community agencies to enable them to continue living in the project independently.

# Residents Rights



- According to HUD, residents have the right:
  - To live in decent, safe and sanitary housing
  - To have repairs performed in a timely manner
  - To be given reasonable notice, in writing, or any non-emergency inspection or other entry into the apartment
  - To protection from eviction except for specific causes stated in the lease
  - To request that rent be recalculated if income decreases
  - To access to their own tenant file
  - To compliance with Fair Housing/nondiscrimination

# Residents Responsibilities



According to HUD, residents have the responsibility to:

- Comply with rules and guidelines that govern the lease
- Paying the correct amount of rent on time
- Providing accurate information to owner/management during the certification/recertification process
- Reporting change in income in a timely manner
- Conduct that does not disturb neighbors
- Not engaging in illegal activity in the apartment or common areas
- Keeping the apartment reasonably clean, free of clutter and fire hazards
- Disposing of garbage & waste in the proper manner
- Reporting maintenance issues to management



# Sources



- **U.S. Department of Housing and Urban Development**
- HUD Resident Rights & Responsibilities:  
[www.HUD.gov](http://www.HUD.gov)
- HUD Handbook, 4571.3  
[www.hudclips.org](http://www.hudclips.org)
- **Orientation Guides Compiled by the Minneapolis Office, Multifamily Housing Division, U.S. Department of Housing and Urban Development**
- Boards of Directors: Roles and Responsibilities
- Boards of Directors: Monitoring Financial Condition