



Who Do We House and How Do We House Them?

November 2018



Housing Authority of the
County of Alameda

How Do We House Them?



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3

Who Do We House and How Do We
House Them?

Housing Authority of the County of Alameda

- Created in 1968
- Serve Alameda County except for Oakland, Alameda, Berkeley and Livermore, which have their own housing authorities
- Housing authorities are public entities created under state law
- Primary funding from U.S. Department of Housing and Urban Development (HUD)



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Section 8 Housing Choice Voucher Program

Section 8 regulations have evolved since 1974.
Currently:

- Tenant income cannot exceed 50% Area Median Income (called 'very low income'). \$52,300 for family of three in Alameda County.
- A family pays 30% of its adjusted gross income for rent. This is the national standard for affordability.
- 30% of \$31,400 is \$785 on a monthly basis.
- The housing authority pays the landlord the difference between the tenant rent share and the rent on the housing unit, up to a limit called the payment standard.



Section 8 HCVP in California — Three Components

1. Section 8 Voucher

- Section 8 Housing Choice Voucher Program laws & regulations apply

2. Housing Assistance Payments (HAP) Contract

- Section 8 Housing Choice Voucher Program laws & regulations apply

3. The Lease

- **California** – Unsubsidized Rental Market Practices, Laws, & Contracts apply



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1. The Voucher — between the Section 8 Family & HACA

1. Executed by **HACA with an eligible Family.**
2. States HACA's and the Family's HCVP rights and responsibilities.
3. Requires the Family to comply with stated terms to continue to receive assistance.



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2. The HAP Contract (HAPC) — between the Landlord and HACA

1. Executed by **HACA with a Landlord** to provide assistance on behalf of a Section 8 Family.
2. Authorizes HACA's payment of the monthly Housing Assistance Payment to the Landlord on the Section 8 Family's behalf.
3. Requires the Landlord to comply with stated terms to continue to have HACA make payments on the Family's behalf.



3. The Lease

1. Executed by the **Landlord and the Family** to state the rights and responsibilities of each regarding the leased residence.
2. Governed by:
 - **CA** Civil Code
 - **CA** Code of Civil Procedure
 - **Local** Codes and Ordinances
3. The Section 8 family pays its share of the rent directly to the landlord, not HACA.



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HACA's Responsibility vs. Landlord's Responsibility

HACA	Landlord
Screens family for Section 8 program eligibility	Screens family for suitability as tenant
Inspects unit at beginning of tenancy and biannually while assisted	Inspects unit during and at the end of tenancy
Pays HAP	Collects family rent portion
Enforces Section 8 program requirements	Enforces Lease requirements
Terminates program assistance	Terminates tenancy/evicts family



Benefits of a Landlord's Participation in the Section 8 Program

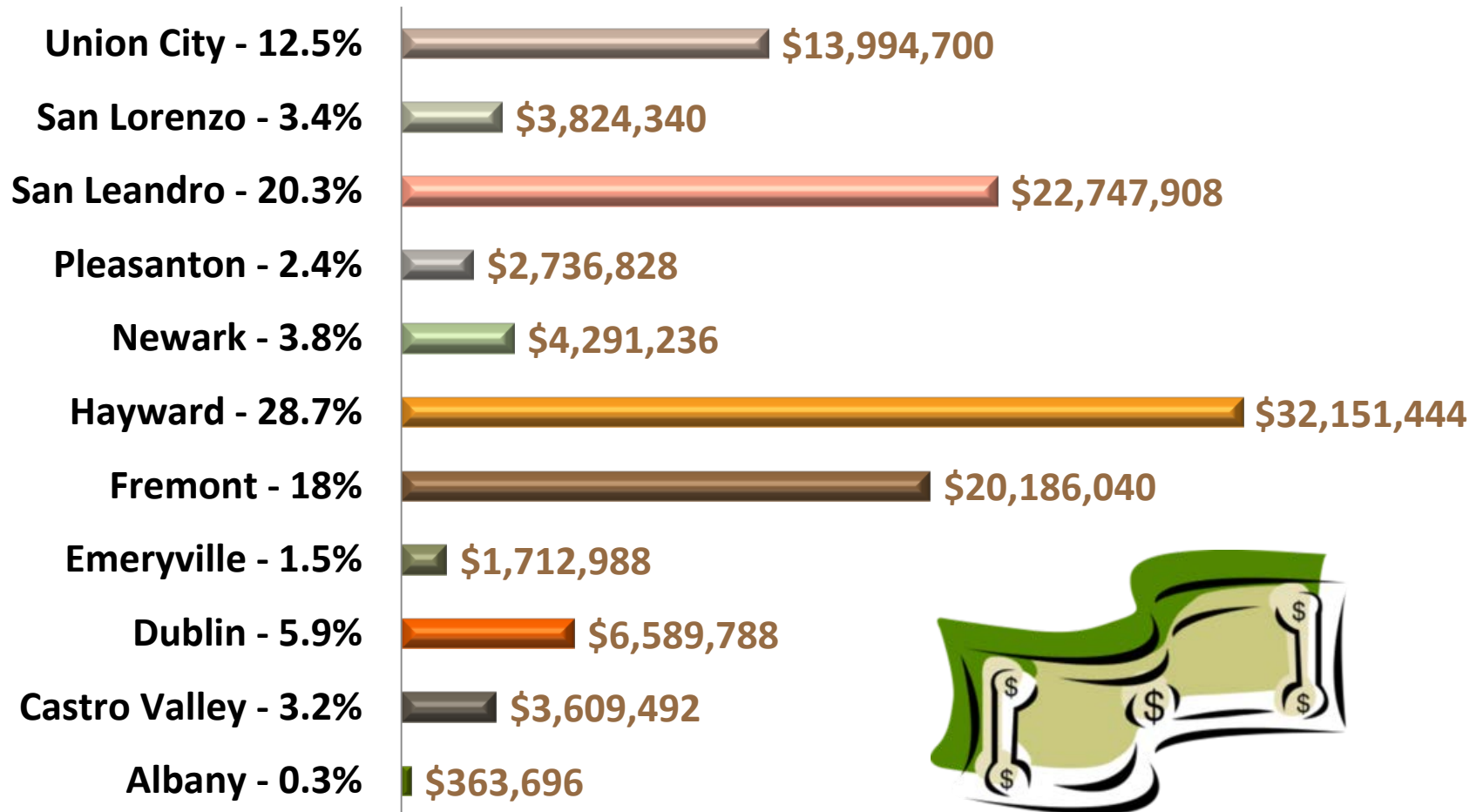
1. HAP is paid on the first of every month, which allows the Landlord to forecast cash flow
2. Landlords are guaranteed a pool of prospective tenants during a soft rental market
3. HACA keeps a rental listing of available units for Landlords to use to advertise a vacancy
4. HACA supports the Landlord during evictions by continuing to pay HAP until the eviction is completed
5. HACA provides free inspections each year



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Annual HAP Dollars Spent by City

Total HAP Dollars Spent = \$112,208,460





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Family Self Sufficiency Program

- 5-year contract with Housing Authority
- Educational and work-related goals
- Increase in tenant rent share due to increased income not charged; placed in escrow account
- Graduation upon completing contract goals
- Payment of escrow amount



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Family Self Sufficiency (FSS) Program Outcomes

Program Outcomes	2015 (169 Participants)	2016 (169 Participants)	2017 (199 Participants)
Graduated from Program	17	14	14
Escrow Disbursed	\$114,412	\$137,039	\$205,650
Secured Promotion/New Job	50	39	15
Increased Income	33	31	No Data
Obtained a Master's Degree	0	1	5
Obtained a Bachelor's Degree	1	4	3
Obtained an AA Degree	1	3	0
Obtained a GED/HS Diploma	7	7	3
Received Employment Counseling	31	31	No Data
Purchased a Home	1	2	3



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VASH Program

- Partnership between the VA and HUD
- Purpose: to house homeless veterans
- VA enrolls vet in its system and provides ongoing counseling and case management
- VA refers vet to Housing Authority
- Housing Authority issues Section 8 voucher and provides ongoing voucher administration
- Tenants receive ongoing supportive services to ensure successful tenancy
- HACA has 245 VASH vouchers



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Shelter + Care Program

- Purpose: to house homeless persons with disabilities
- Tenants receive ongoing supportive services to ensure successful tenancy
- Program offers security deposit assistance, damage claims, and vacancy payments



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