

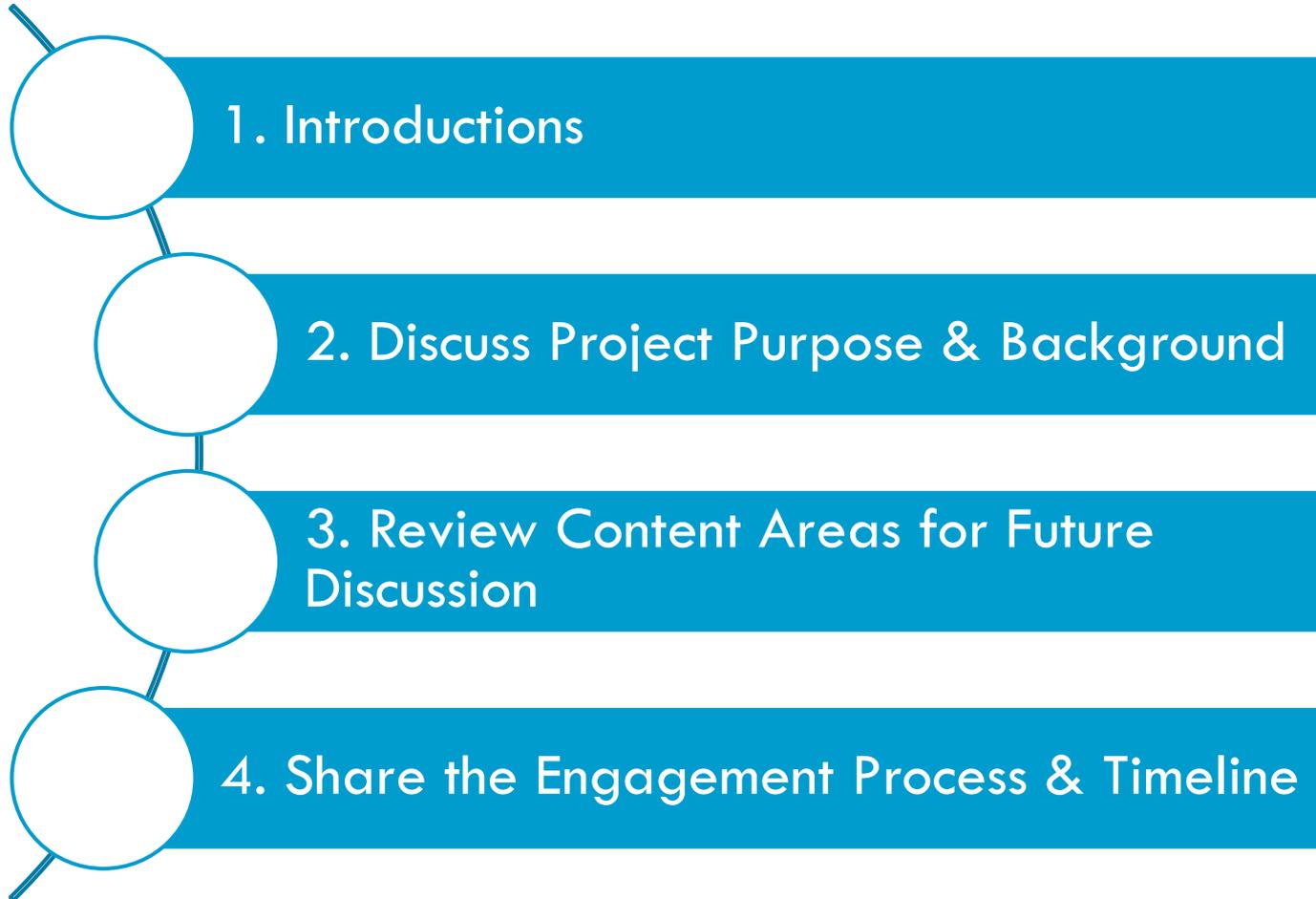
HOUSING RESOURCES & VOUCHER ALLOCATION IN SANTA CLARA COUNTY

Community Kickoff Meetings
February – March 2015

Roberta Chambers, PsyD
Ryan Wythe

What is our objective today?

2



Who is RDA?

3

- Mission-driven consulting firm that supports public sector agencies to through strategic planning, program evaluation, and grant writing
- Integrate training and education are included in all engagement events
- Stakeholder input is gathered at multiple opportunities in the process
- Extensive experience working in Santa Clara County:
 - AB109 Reentry and MHSA Innovation evaluation
 - Grant-writing for the Social Services Agency and Health and Hospital Systems



What is the project's purpose?

4

- To **engage** Santa Clara County affordable housing stakeholders
- To **inform** you about housing resources (e.g. voucher allocation policies)
- To **gather your input** regarding the development of these policies

What is the issue at hand?

5

- There are currently more requests for housing assistance resources than available vouchers and/or funding
- The voucher waiting list is full, and has been closed since 2006
- HACSC is currently updating the waitlist

What are the community's priorities in how to allocate limited affordable housing resources for subsidies, payments, vouchers, and waiting lists to maximize benefits for both current and future recipients?

6

Background Information

What is a Public Housing Authority?

7

A Public Housing Authority (PHA) administers federal assistance programs to provide housing assistance to low-income families or individuals.



What is the Housing Authority of the County of Santa Clara (HACSC)?

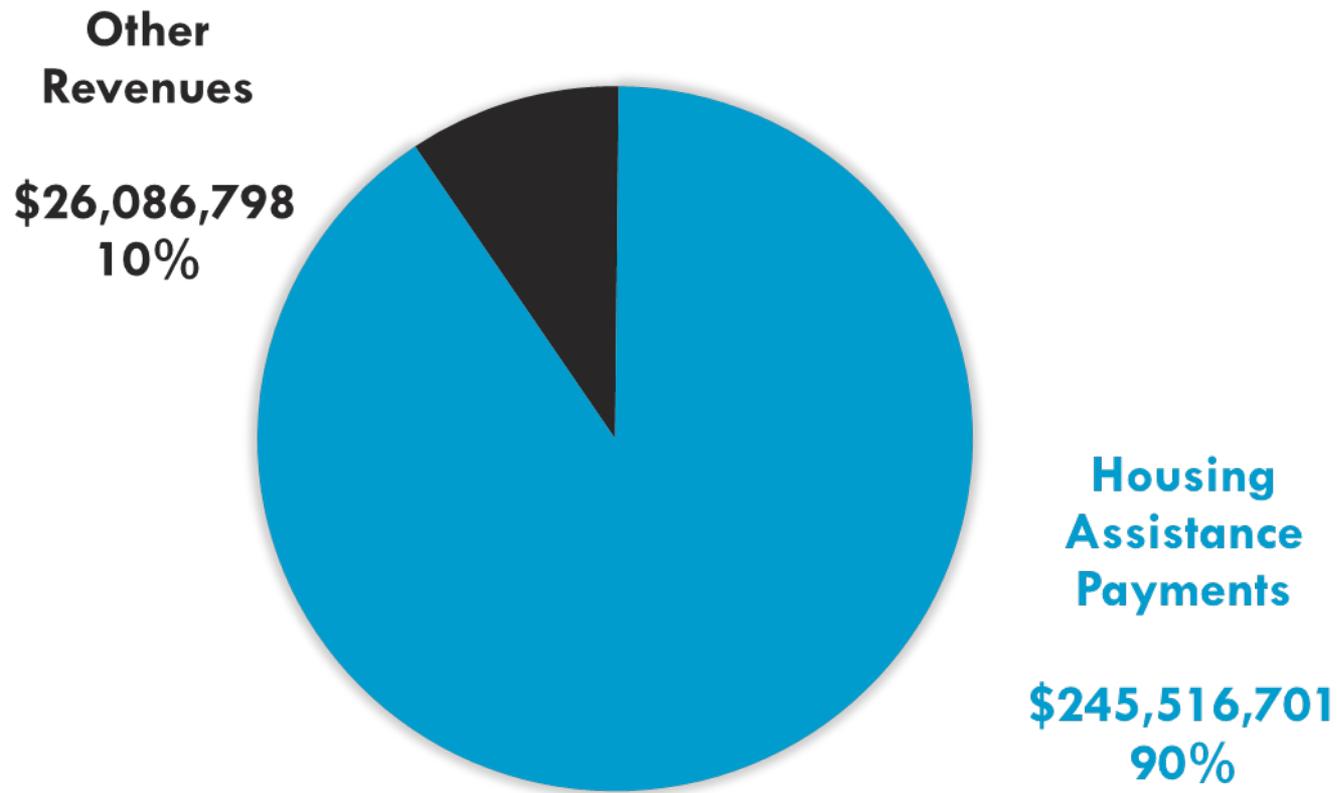
8

HACSC is Santa Clara County's PHA, and is designated as a **Moving to Work** agency

- HACSC's agreement with HUD requires it to use at least 90% of its resources towards housing assistance
- Currently, HACSC serves about 16,500 households
- HACSC has discretion over its resource allocation processes, policies, and procedures in order to better serve the local community
 - For example: HACSC may serve on a first-come-first-serve basis, or it can prioritize serving special needs populations

Where do the funds come from?

9



What are the different ways we can use Section 8?

10

Housing Choice Vouchers (HCVs)

- Voucher given to families or individuals to subsidize their rent
- Families can choose where to live

Project-Based Vouchers (PBVs)

- Voucher specifically assigned to some or all units at a designated subsidized housing site

What voucher programs does HACSC provide to Special Needs Populations?

11

SNP Assistance Program	Target Population	Vouchers
Family Unification Program (FUP)	Families with children in out-of-home care	100
Continuum of Care (CoC)	Chronically homeless	204
Veterans Affairs Supportive Housing (VASH)	Veterans	740
Non-Elderly Disabled (NED)	Persons with disabilities	10
Mainstream	Households with a person(s) with disabilities	53
Scattered Site Rental Assistance Program	Chronically homeless	14

What Content Areas Will We Be Discussing At Future Events?

- I-a. Payment Standards
- I-b. Subsidy Standards
- II. Balancing Voucher Types
- III. Special Needs Populations
- IV. Waiting List

What are Payment Standards?

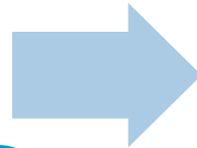
13

Payment Standards are the level of rental assistance a PHA will provide on the tenant's behalf.

- HACSC currently provides 95% of HUD issued Fair Market Rent (FMR) but can choose between 90% - 110% FMR

Lower Payment Standard (90% FMR)

- Vouchers may **subsidize less** of the total cost of a unit
- **Could increase** the amount of resources available to assist others



Higher Payment Standard (110% FMR)

- Vouchers may **subsidize more** of the total cost of a unit
- **Could decrease** the amount of resources available to assist others

How does changing payment standards impact stakeholders?

14

- When Payment Standards are Increased:
 - Louisa, a single-mother of two young children, is looking for a two-bedroom apartment and makes \$1,000 per month. At a 95% payment standard, HACSC will pay up to \$1,628 if Louisa pays between \$320-\$400 towards monthly rent. Louisa must find a two-bedroom apartment for \$2,028 per month or less.
 - At a 100% payment standard, HACSC will pay up to \$1,809 if Louisa pays between \$320-\$400 towards monthly rent. Louisa must find a two-bedroom apartment for \$2,209 per month or less.
- **Discussion:** Is it best to increase the payment standard if it means less resources are available to assist other households in need of assistance?

What are Subsidy Standards?

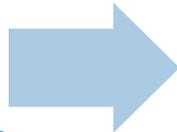
15

Subsidy standards are how a PHA determines the unit size that will be paid for.

- *Current Policy*: 1 bedroom for the head of household (HOH) plus partner and 2 heartbeats per additional room
- *Alternate Policy*: 2 heartbeats per room

HOH (and partner) + 2 heartbeats/room

- Current level of assistance HACSC already provides voucher recipients



2 heartbeats/room

- Some voucher holders may move to smaller apartments
- Some voucher holders may pay lower rents
- Could increase the amount of resources to assist others

How does the number of PBVs impact the availability of affordable housing?

16

PHAs can decide how many vouchers to designate as Project-Based (PBVs) vs. Housing Choice (HCVs).

Housing Choice Vouchers

- Tenant Based
- Families can rent a place in SCC that accepts HCV
- Some voucher holders experience difficulty finding an affordable unit



Project-Based Vouchers

- Developer/Owner Based (which can include the PHA)
- Voucher attached to specific housing units
- Helps increase supply of affordable units in SCC
- Leverages other funding sources to increase supply for affordable housing units

Who are Special Needs Populations?

17

Special Needs Populations (SNPs) could include:

**Chronically
homeless or
homeless**

**Persons with
developmental
disabilities**

**Persons with
Autism**

**Households on
fixed incomes**

**Youth aging
out of foster
care**

**Reentry
(returning from
prison or jail)**

Examples of the kinds of topics we will discuss include:

- ❑ Should there be prioritization or a separate wait list for SNPs?
- ❑ Should we consider time limited vouchers for SNPs?
- ❑ Should those on a fixed income pay less than other voucher holders?

What happens to the waiting list?

18

These policies affect the wait list, who receives a voucher, and the assistance voucher holders receive.

- ❑ The HCV wait list was closed in 2006 and no HCVs have been issued since 2008
- ❑ There are 22,000 households on the waiting list
- ❑ Some families have received PBVs
- ❑ The average time on the wait list is over 10 years
- ❑ Recipients receive assistance for 12 years, on average

How does this all fit together?

19

These are the types of questions we will discuss at future events:

How should resources be directed to different voucher types?

What are the types of trade-offs when redirecting resources?

How can we maximize resources to benefit current and future voucher holders?

Should we prioritize certain SNPs to receive vouchers?

Should we consider time-limited rental assistance and for whom?

20

Outreach & Engagement Process

What is the project approach?

21

Outreach to groups of HACSC stakeholders by *affiliation*



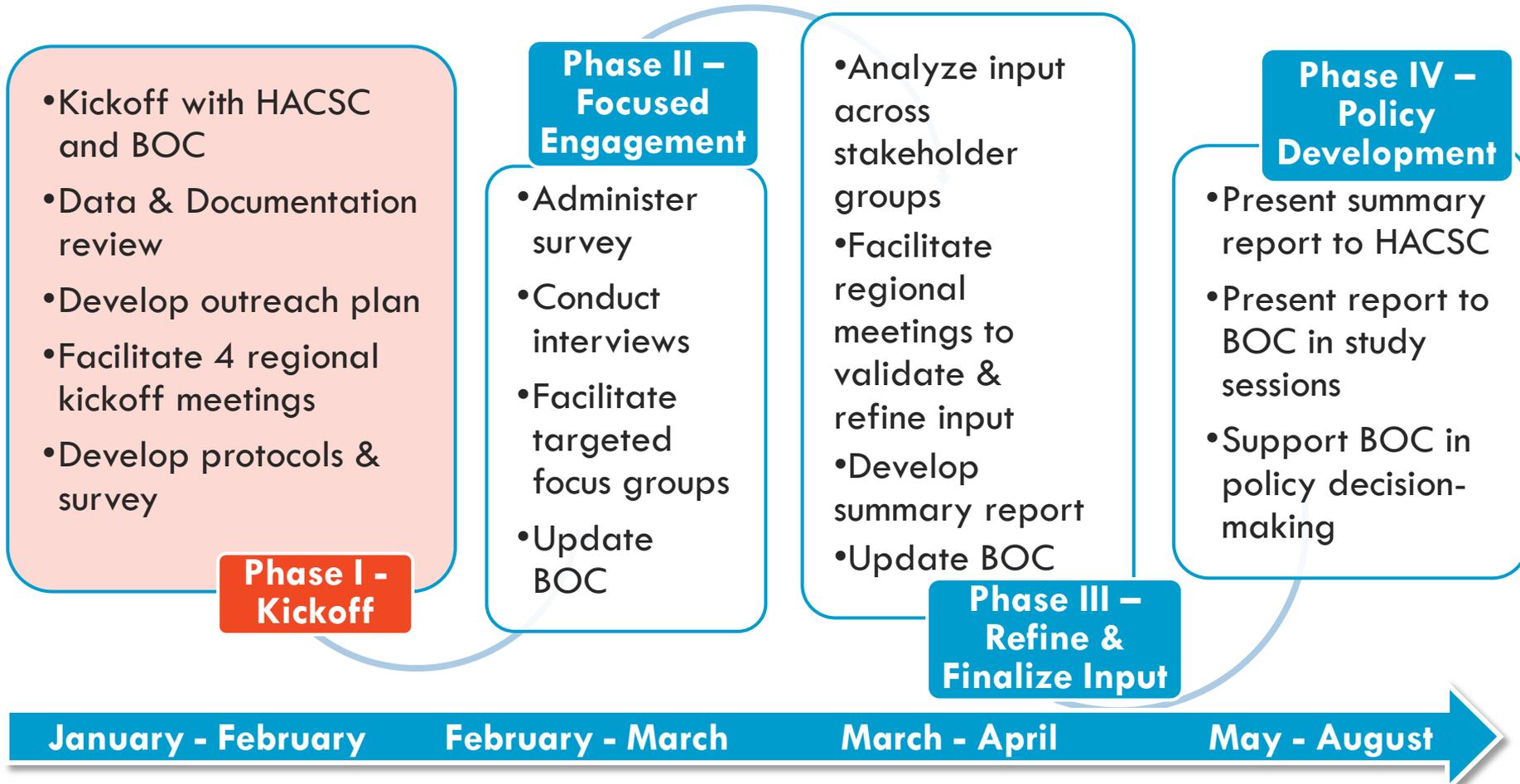
Facilitate activities to *educate and gather input*
on all policy options from stakeholder groups



Used a phased approach to build understanding of
policy options while maximizing input at every step

What is the project timeline?

22



BOC = HACSC Board of Commissioners

Who are we reaching out to?

23

- ❑ Current voucher holders
- ❑ People on the voucher waiting list(s)
- ❑ Landlords
- ❑ Developers of affordable housing
- ❑ City and County government staff
- ❑ Elected Officials
- ❑ Community-based service providers

How will we get your input?

24

Community Meetings

- HACSC residents, County and CBO staff, and others

Online Survey

- Landlords, housing developers, waiting list holders, and persons with limited mobility

Key Informant Interviews

- Elected officials, public (City/County) leaders, and CBO leaders

Targeted Focus Groups

- Community stakeholder groups affected by policies

Board Meetings

- Training BOC on different policy options
- Presentation and discussion of community input

How can we improve this process?

25

- Do you have any questions or comments about the outreach planning and/or meeting process?
- Do you have any specific feedback about the community input opportunities?
- Is there anyone else we should include in the process?

Questions?

Roberta Chambers, PsyD

Project Director

rchambers@resourcedevelopment.net

510.488.4345 x102

Ryan Wythe

Project Manager

rwythe@resourcedevelopment.net

510.488.4345 x117