



# Who Do We House and How Do We House Them?

October 2017



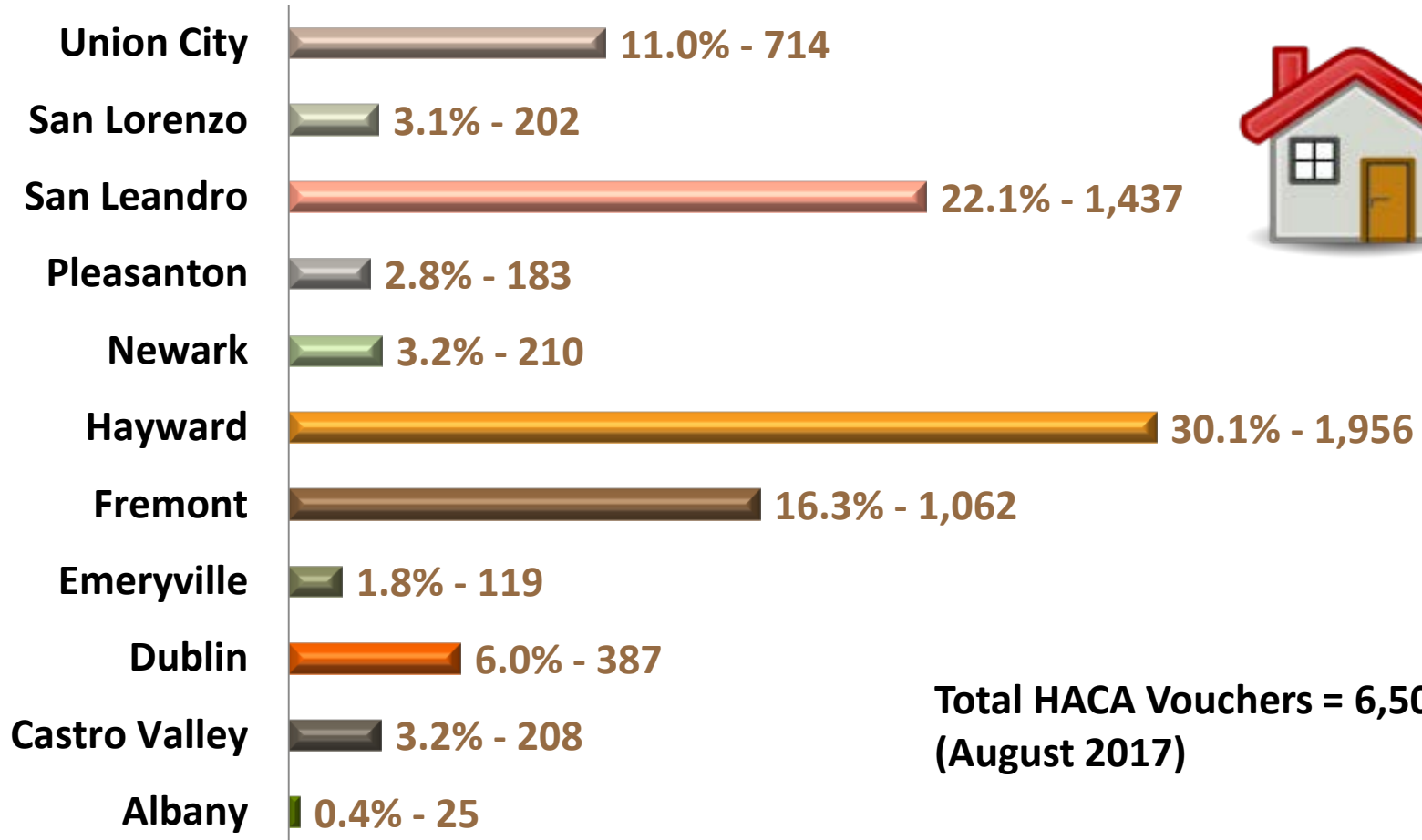
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County of Alameda

# Who Do We House?



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### Vouchers by City





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## HACA Households as a Percentage of City Households

City	No. of Households in City*	No. of Voucher Households in City**	% of All Households
Union City	20,461	714	3.5%
San Lorenzo	7,395	202	2.7%
San Leandro	31,363	1,437	4.6%
Pleasanton	26,020	183	0.7%
Newark	13,436	210	1.6%
Hayward	46,713	1,956	4.2%
Fremont	72,684	1,062	1.5%
Emeryville	6,205	119	1.9%
Dublin	17,321	387	2.2%
Castro Valley	22,164	208	0.9%
Albany	7,337	25	0.3%

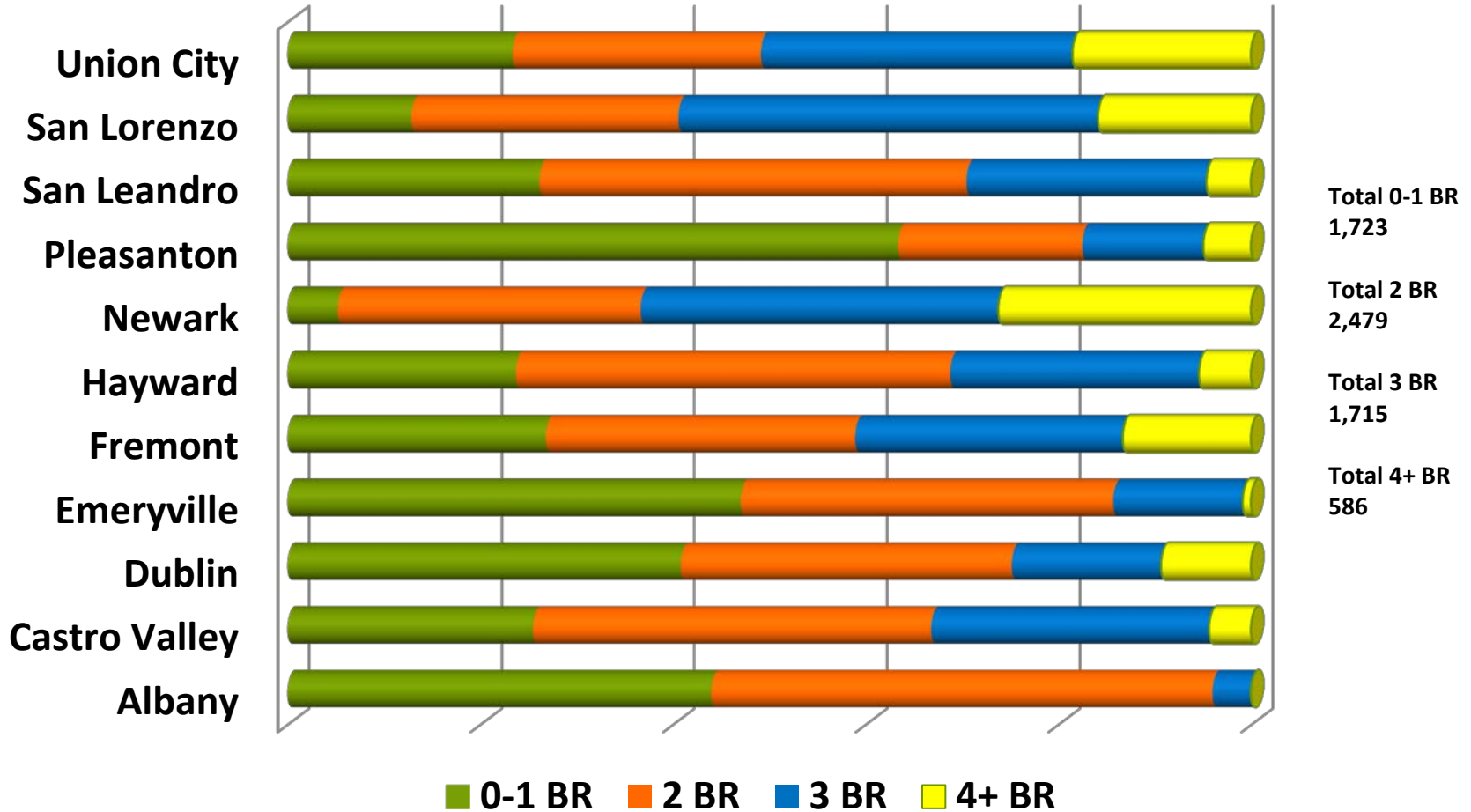
\*Source: 2011-2015 American Community Survey 5-Year Estimates Table

\*\*Voucher holders as of August 2017



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### Bedroom Size by City

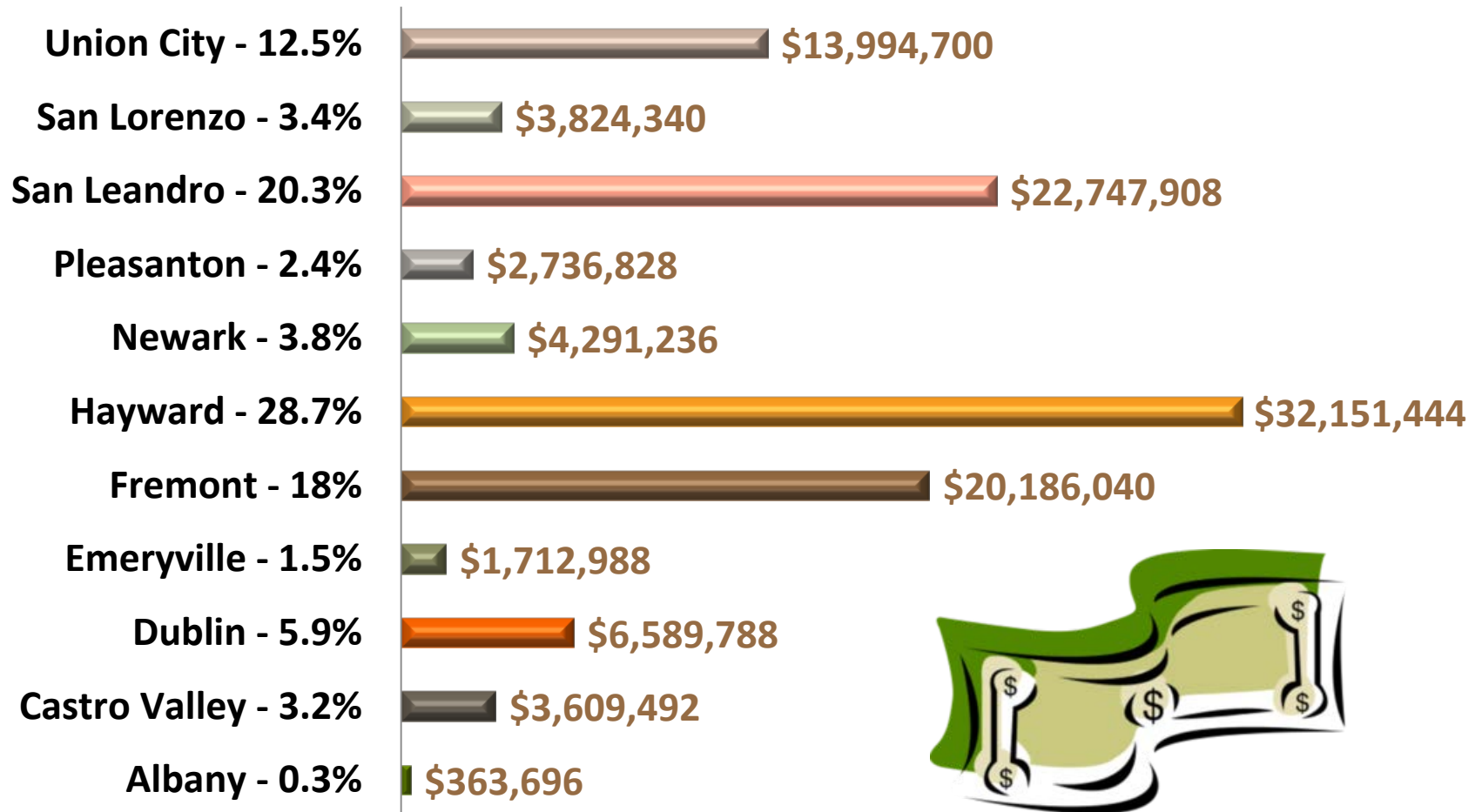




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## Annual HAP Dollars Spent by City

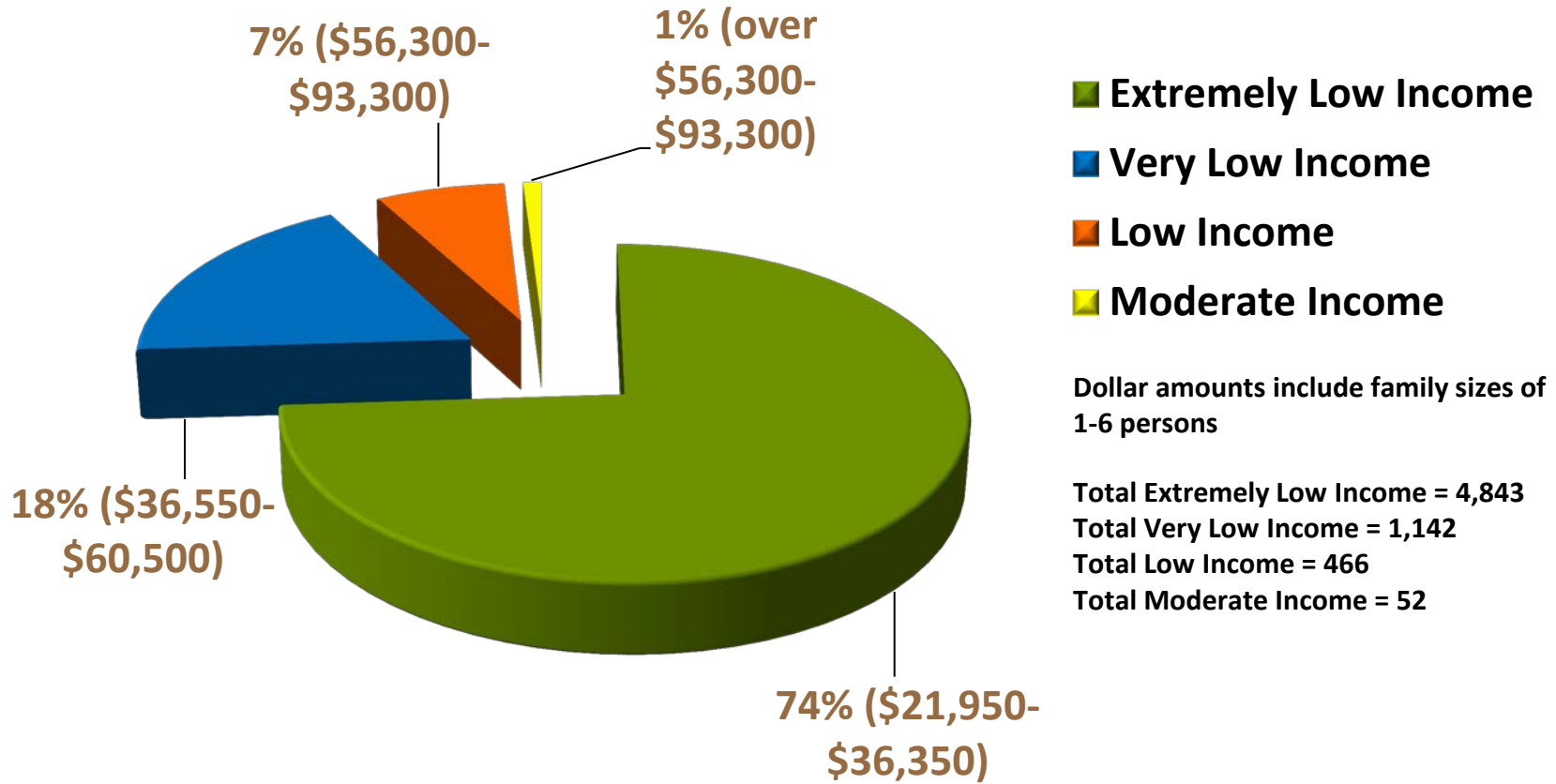
Total HAP Dollars Spent = \$112,208,460





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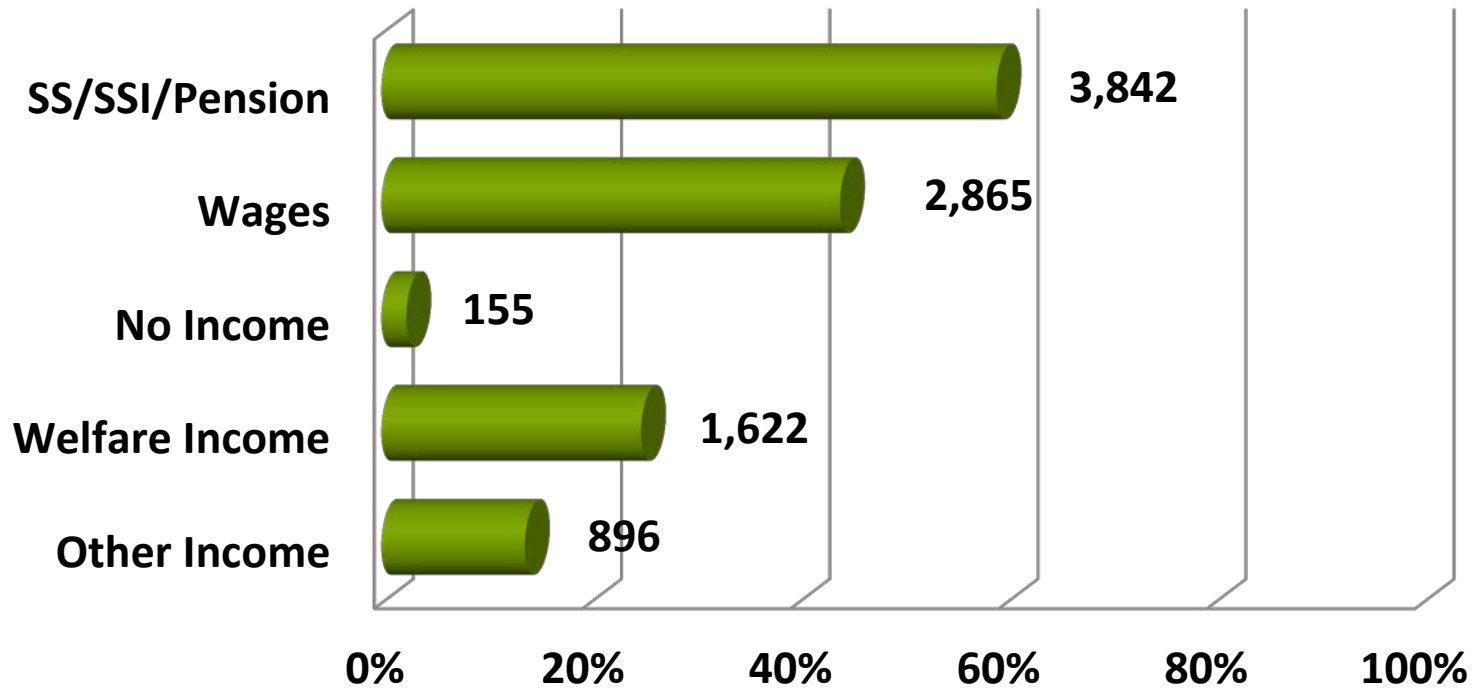
### Vouchers by Income Limit





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### Families by Income Source



Other Income includes: Unemployment Benefits, State Disability, Child Support, Aid-in-Kind

- Some families have multiple sources of income
- Percentages based on TOTAL households (6,503)

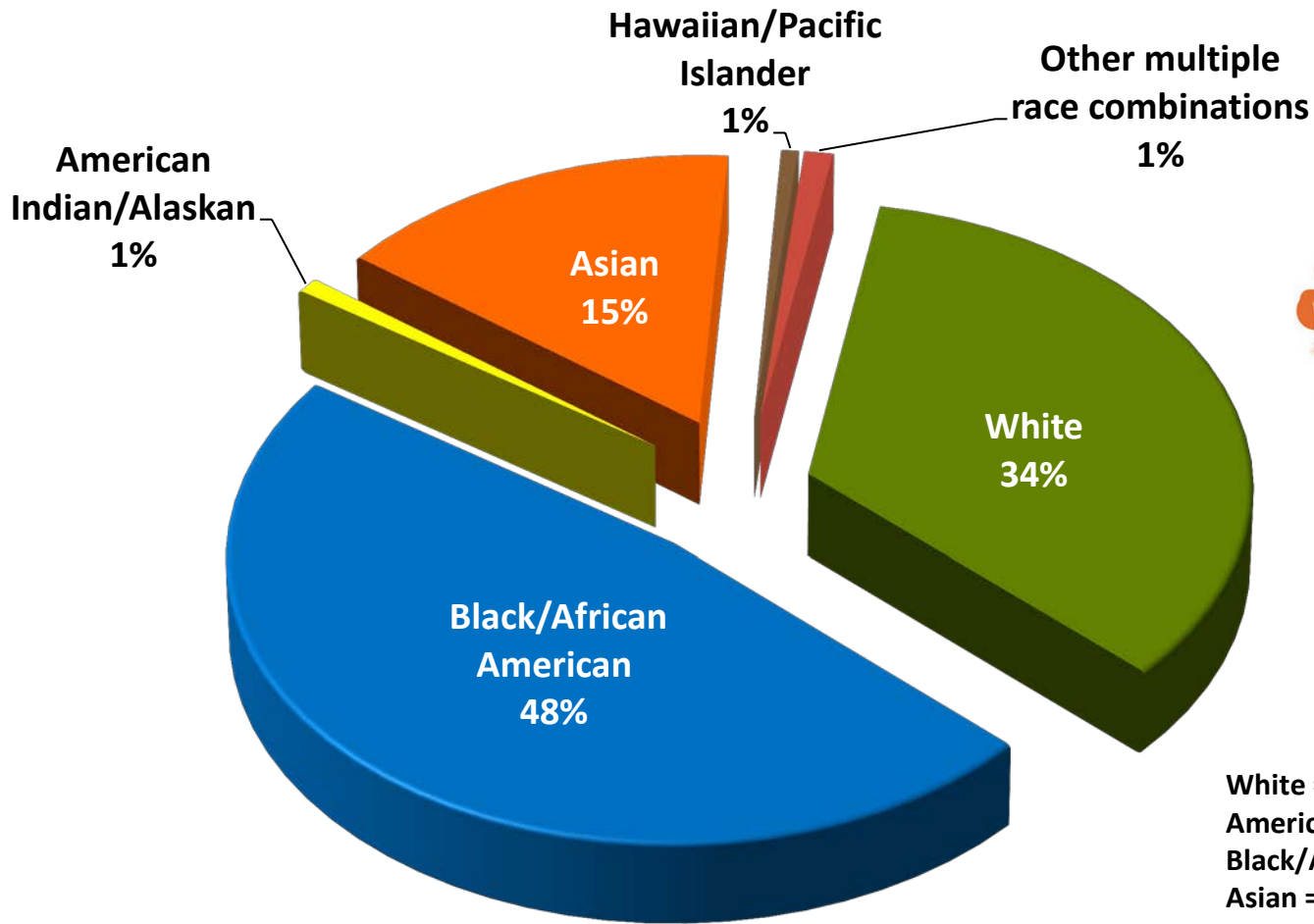
■ Income Type





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### Race

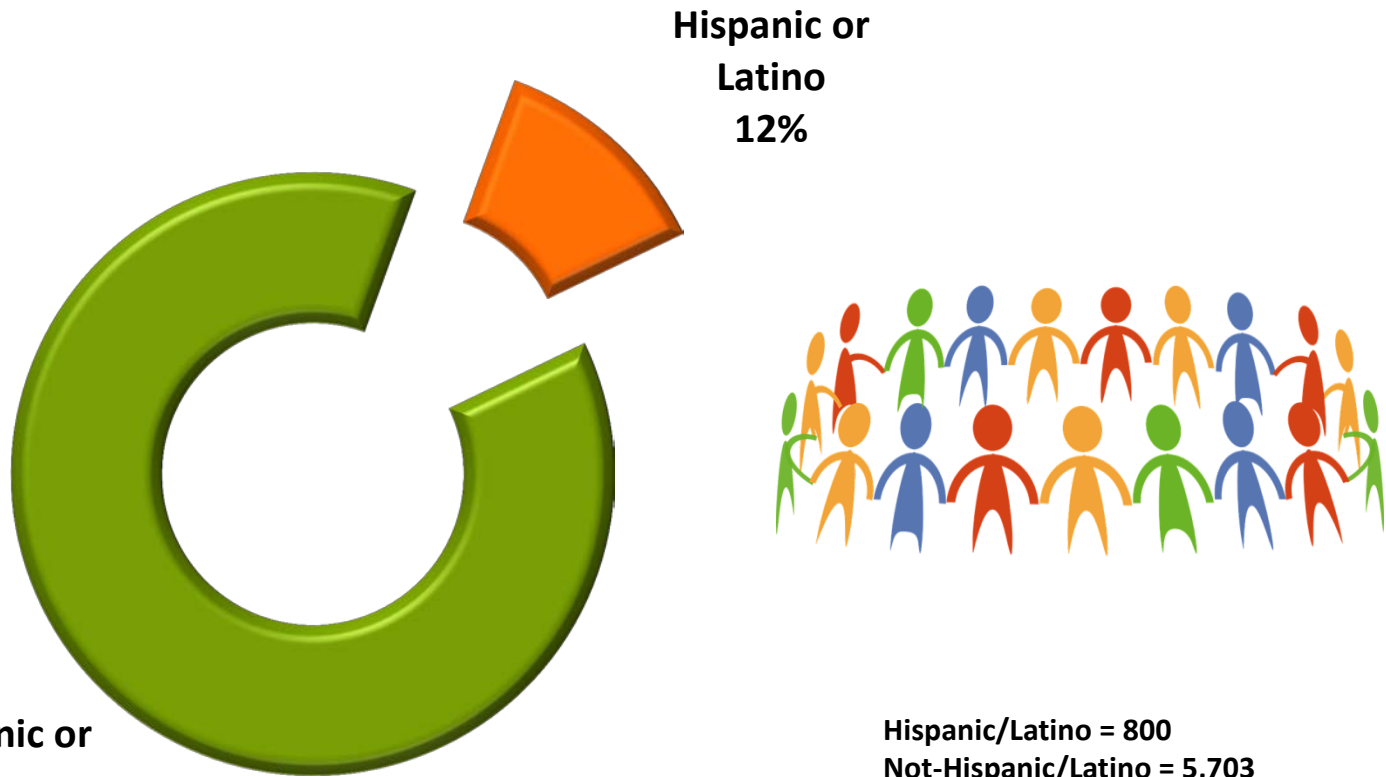


White = 2,219  
American Indian/Alaskan = 55  
Black/African American = 3,099  
Asian = 1,016  
Hawaiian/Pacific Islander = 42  
OMRC = 72



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## Ethnicity



**Not-Hispanic or  
Latino  
88%**

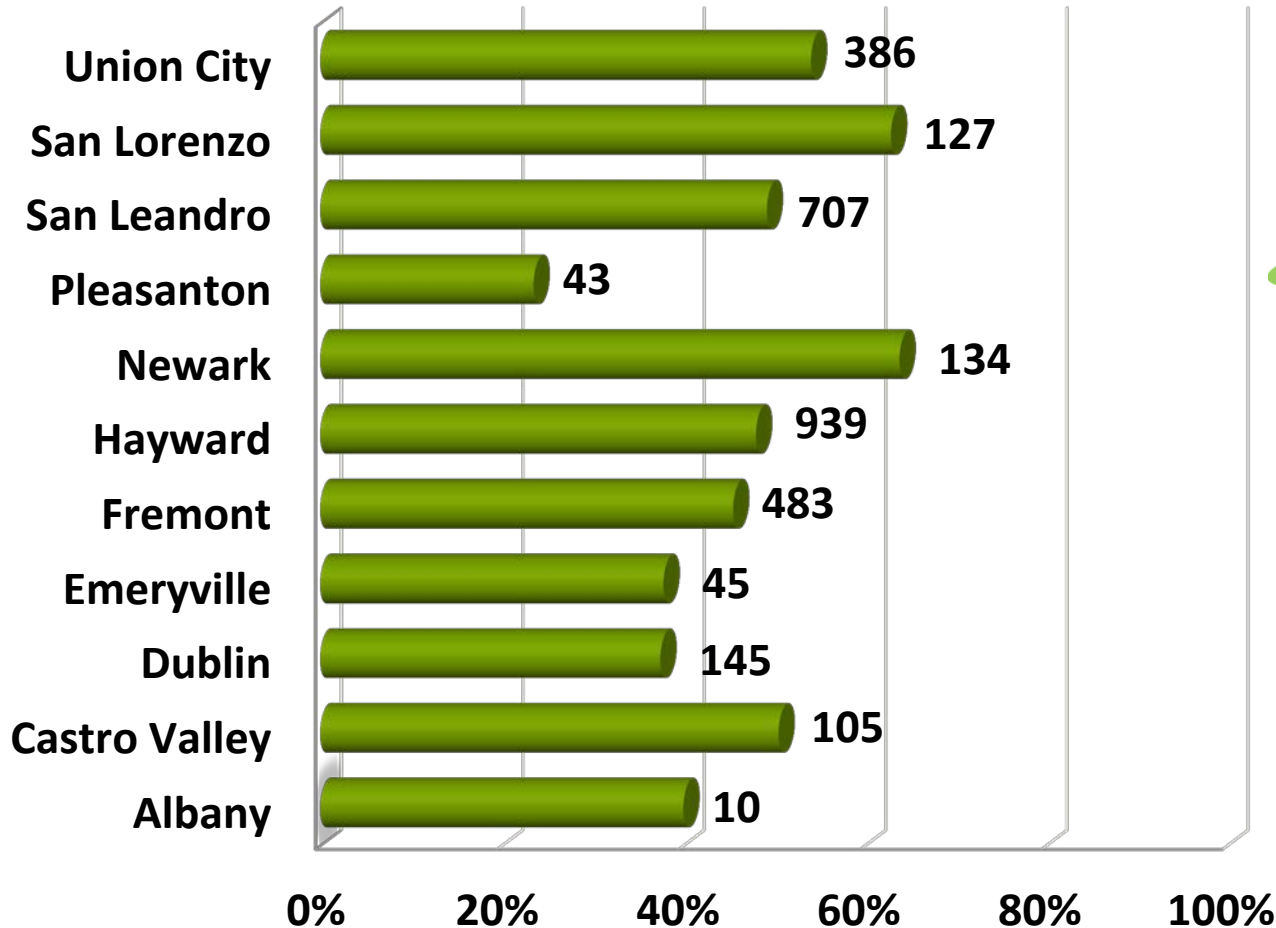
**Hispanic or  
Latino  
12%**

**Hispanic/Latino = 800  
Not-Hispanic/Latino = 5,703**



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### Families with Children by City



■ With Children

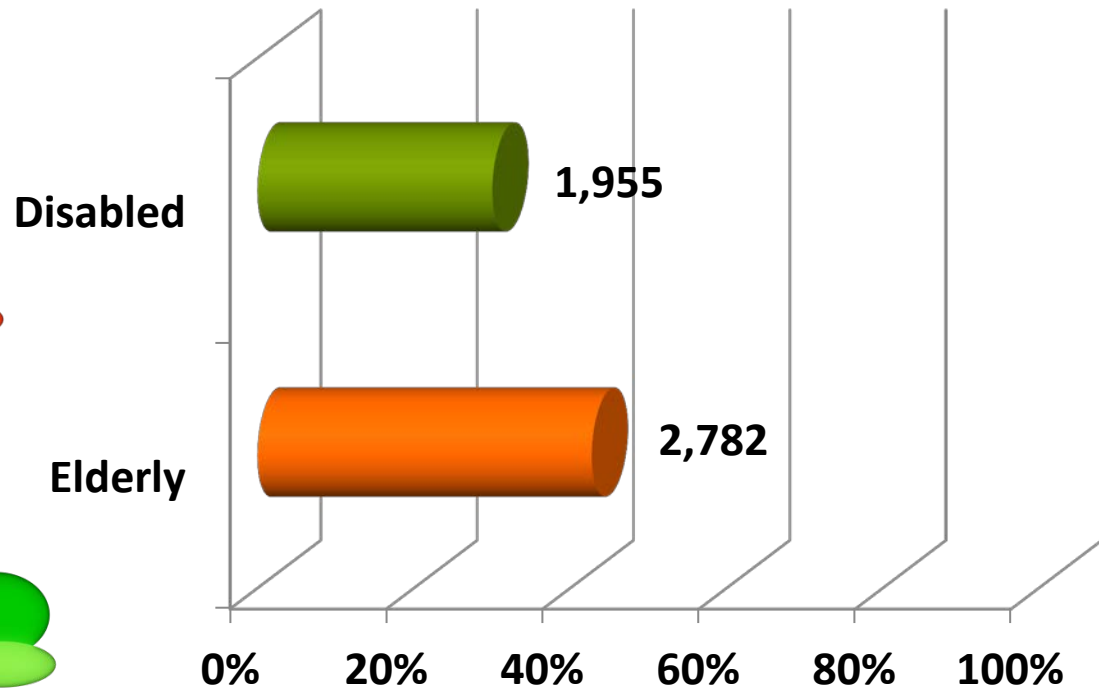
Total With Children = 3,124  
Total Without Children = 3,379

Percentages based on TOTAL  
city households



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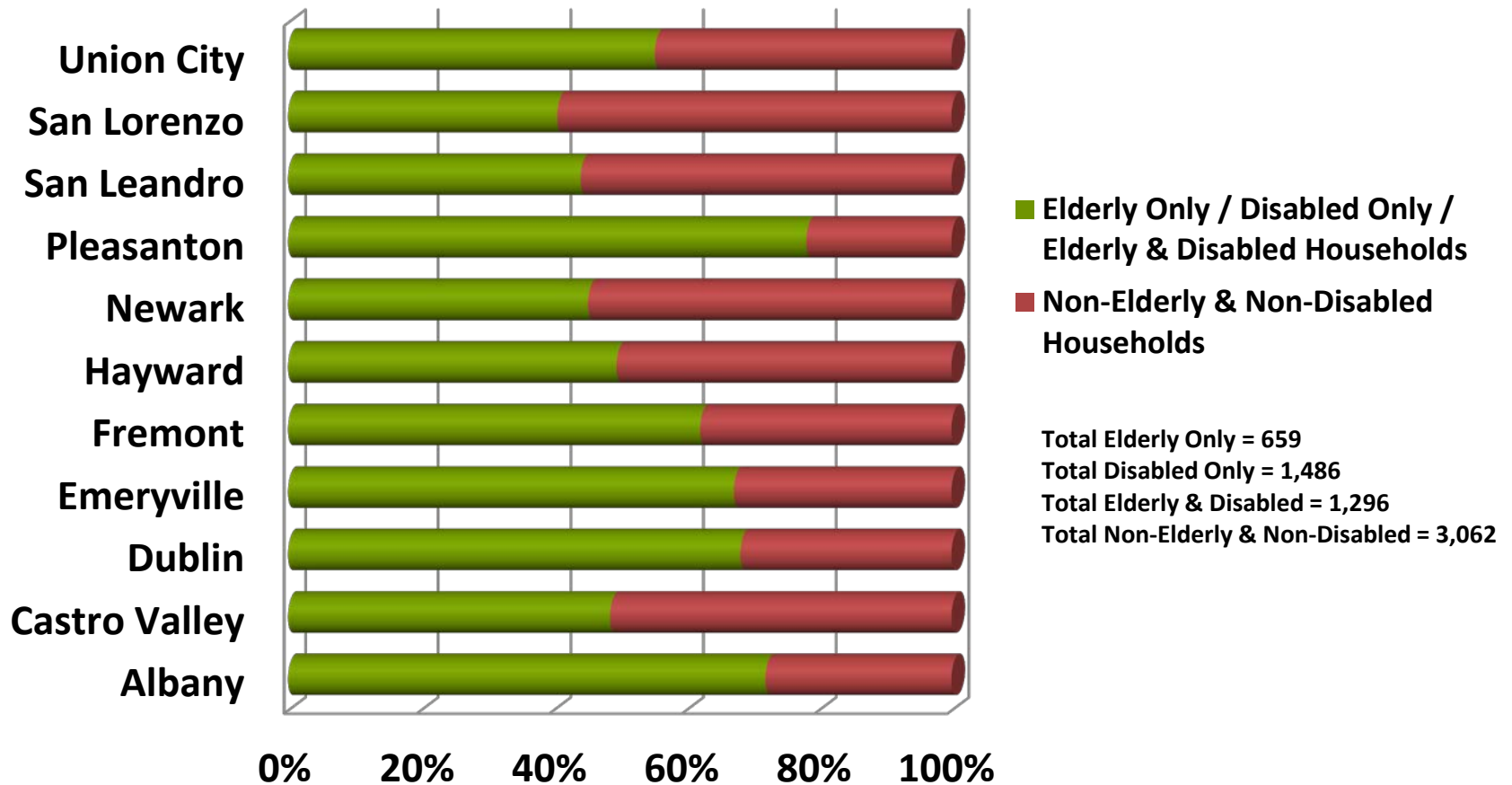
## Total Elderly and Disabled Households





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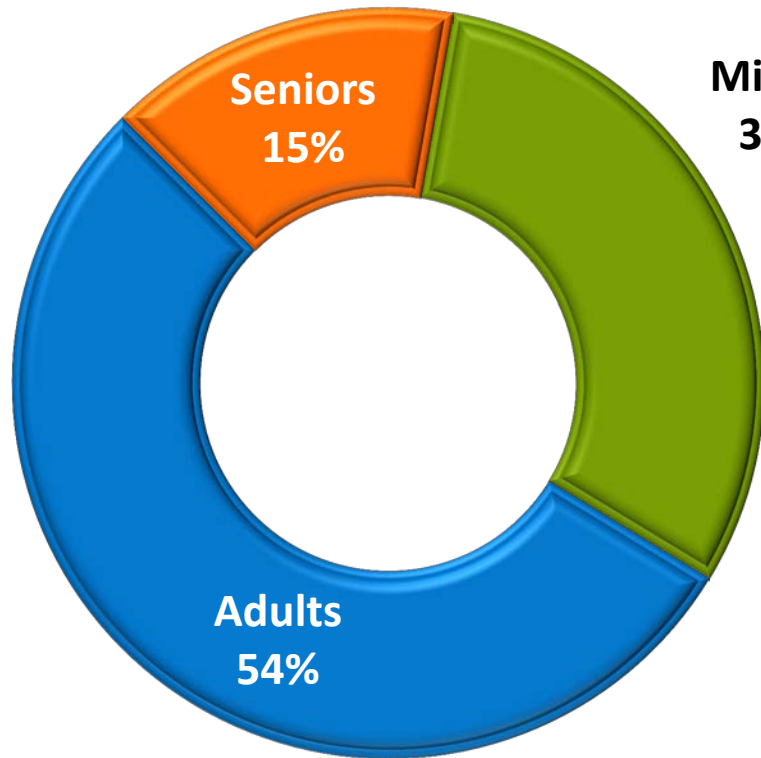
## Elderly Only, Disabled Only and Elderly & Disabled Households by City





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## Resident Population



**Minors**  
**31%**



**Minors = 5,354**  
**Adults = 9,318**  
**Seniors = 2,645**  
**Total Residents = 17,308**



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# How Do We House Them?



## 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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## Parties to:

1. **Section 8 Voucher**
  - Family
  - HACA
2. **Section 8 HAP Contract**
  - Landlord
  - HACA
3. **Lease**
  - Family
  - Landlord
  - NOT HACA



## 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. The Voucher authorizes:
  - The Family to search for an approvable unit;
  - HACA to enter into a HAP Contract with the Landlord to make a monthly housing assistance payment on the Family's behalf; and
  - HACA to pay a monthly utility allowance to the Family when appropriate.
3. Requires the Family to comply with stated terms to continue to receive assistance.



## 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. States HACA's and the Landlord's HCVP rights and responsibilities.
3. Authorizes HACA's payment of the monthly Housing Assistance Payment to the Landlord on the Section 8 Family's behalf.
4. 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. It includes a HUD-required Section 8 Lease Addendum.
4. **HACA is not a party to the lease (consequently, HACA may not terminate the lease and evict the family).**



## Finding & Renting a Unit

### The Landlord and Section 8 Family:

1. Family searches for housing and applies to the Landlord.
2. Asks HACA to inspect and approve the habitability of the unit (HQS: Decent, Safe, and Sanitary), the reasonableness of the rent, and the affordability to the family.
3. Sign the lease and the Section 8 Lease Addendum.
4. HACA begins a HAP Contract.



## 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



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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 <b>Section 8 program</b> requirements	Enforces <b>Lease</b> requirements
Terminates program assistance	Terminates tenancy/evicts family



## Landlord's Relationship with the Family

**Section 8 tenancies are handled the same as open-market tenancies:**

1. Screens and selects family (credit report, personal references, etc.)
2. Collects security deposit and rent
3. Inspects rental unit during and at the end of tenancy
4. Prepares the lease and enforces the provisions of the lease agreement, house rules and other addendums
5. Agrees to abide by Fair Housing Law and VAWA provisions





## HACA's Relationship with the Landlord

1. HACA enters into the Housing Assistance Payment (HAP) Contract with the Landlord.
2. The Landlord maintains the property in a decent, safe and sanitary condition.
3. HACA pays the Landlord on the first of every month.
4. Housing Specialists assist Landlords with:
  - Processing rent increases
  - Providing program information and guidance
  - Resolving problems and complaints
  - Maintaining positive relationships
5. Housing Specialists perform rent reasonableness and affordability determinations.
6. Housing Inspectors perform HQS inspections.



## HACA's Relationship with the Section 8 Family

1. HACA screens the Family for sex offender registration and criminal offenses, based on HUD guidelines. This is not the same as screening for tenant suitability.
2. HACA certifies eligibility for the program, issues the Voucher and calculates the Family's rent share based on HUD regulations.
3. Family cooperates with HACA in scheduling/allowing access for unit inspections and completing eligibility certifications.
4. Family follows (and HACA enforces) the rules of the Section 8 program so HAP can be paid to the Landlord on its behalf.



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## HACA's Housing Departments

### **Solutions Center**

(510) 538-8876

### **Programs Unit**

Housing Choice Voucher Program,  
Property Management (PACH),  
Inspections

### **Special Programs Unit**

Family Self-Sufficiency, Project-  
Based Vouchers Program,  
Continuum of Care, VASH, other  
rental subsidy programs

### **Housing Authority of the County of Alameda (HACA)**

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Hours 8:00 a.m. to 4:45 p.m.  
The office is closed every other  
Friday.



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# Questions?

