



Who Do We House and How Do We House Them?

July 2019



How Do We House Them?



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Who Do We House and How Do We
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Alameda County Housing Authority

- 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
- Governed by 12-member board— one from each of the 9 cities, one representing the unincorporated area and two housing authority tenants appointed by the board of supervisors
- Primary funding from U.S. Department of Housing and Urban Development (HUD)



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Section 8 Housing Choice Voucher Program

- National Housing Act of 1934 creates FHA home mortgage insurance program. First federal involvement in housing.
- US Housing Act of 1937 establishes public housing program. HUD defrays construction costs with projects owned and operated by local housing authorities. During WWII, this program was used to build housing for defense workers.
- The 1937 Act significantly amended many times. In 1965 it added Section 23, where housing authorities rented apartments/homes from private landlords and subleased them to low-income tenants.
- In 1974 the Act was amended to phase out Section 23 and add Section 8, where low-income tenants rent directly from private landlords. Officially called Housing Choice Voucher program.



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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'). \$55,800 for family of three in Alameda County.
- But 75% of a housing authority's Section 8 participants must have an income that doesn't exceed 30% of the Area Median Income (called 'extremely low income'). \$33,450 for a 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 \$33,450 is \$836.25 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.



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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



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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.



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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



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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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Who Do We House?

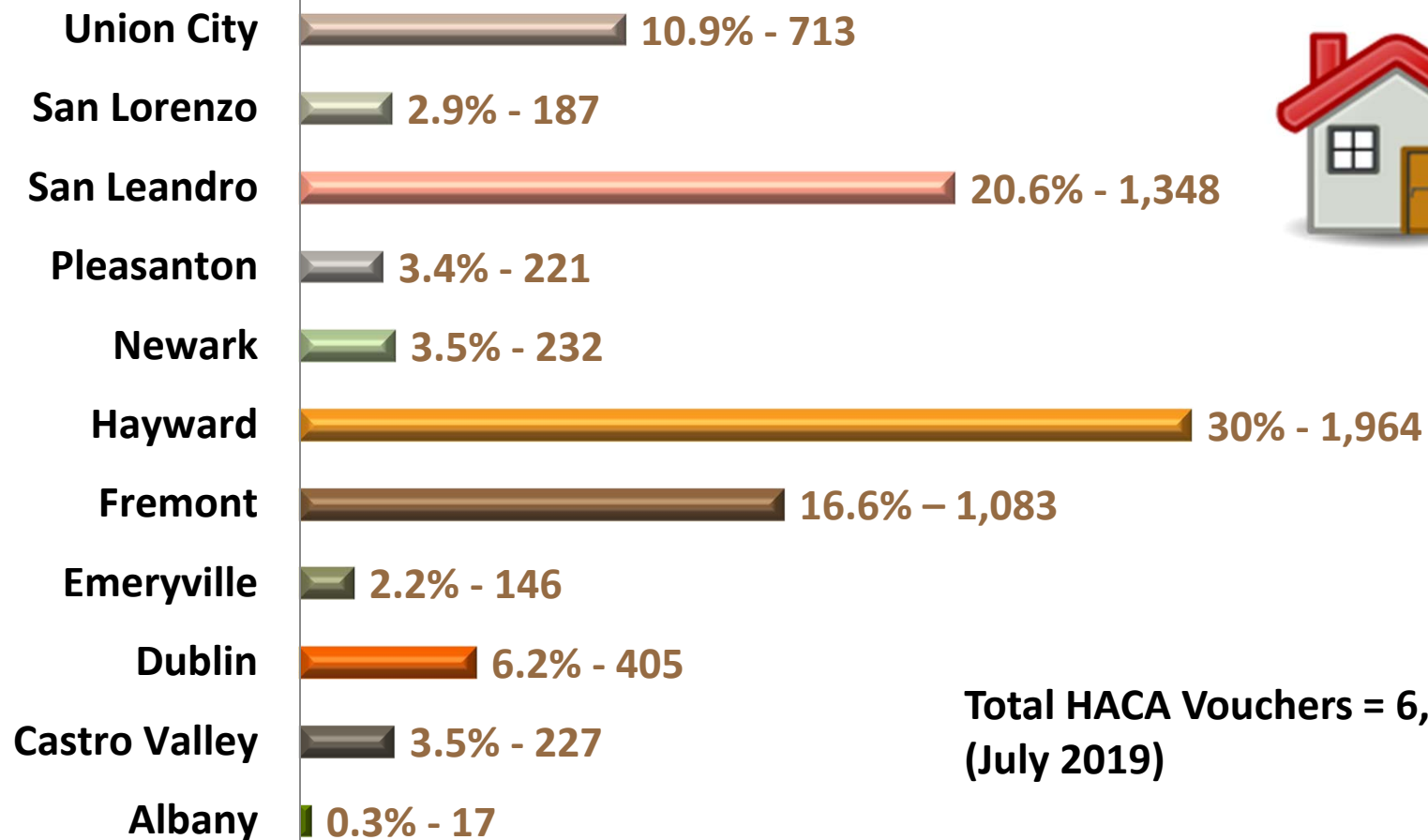


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Vouchers by City



**Total HACA Vouchers = 6,543
(July 2019)**



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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	22,015	713	3.2%
San Lorenzo	7,790	187	2.4%
San Leandro	33,524	1,348	4.0%
Pleasanton	29,064	221	0.8%
Newark	13,769	232	1.7%
Hayward	48,765	1,964	4.0%
Fremont	76,550	1,083	1.4%
Emeryville	6,946	146	2.1%
Dublin	19,587	405	2.1%
Castro Valley	23,790	227	1.0%
Albany	7,724	17	0.2%

*Source: 2013-2017 American Community Survey 5-Year Estimates Table

**Voucher holders as of July 2019



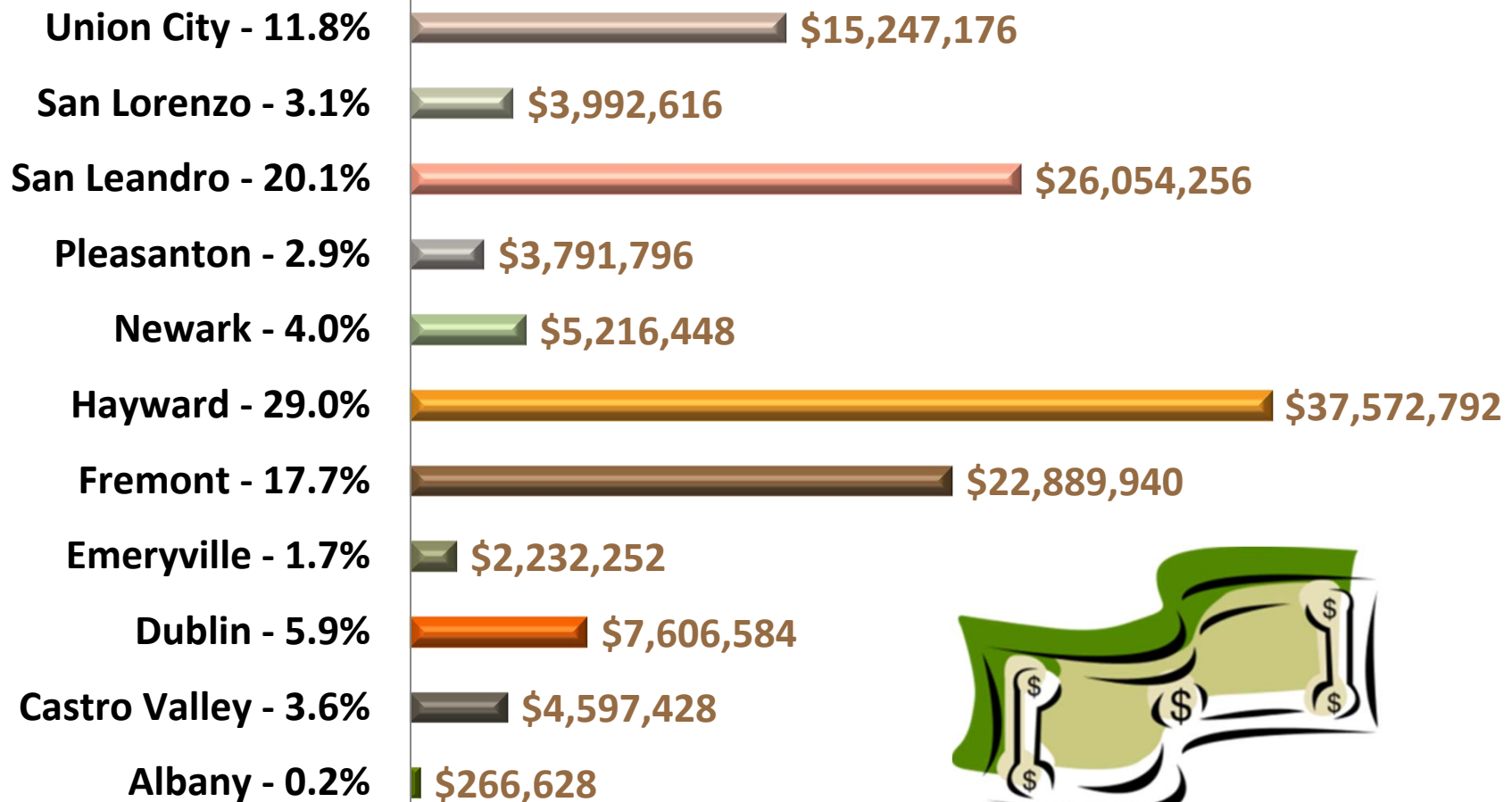
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Annual HAP Dollars Spent by City

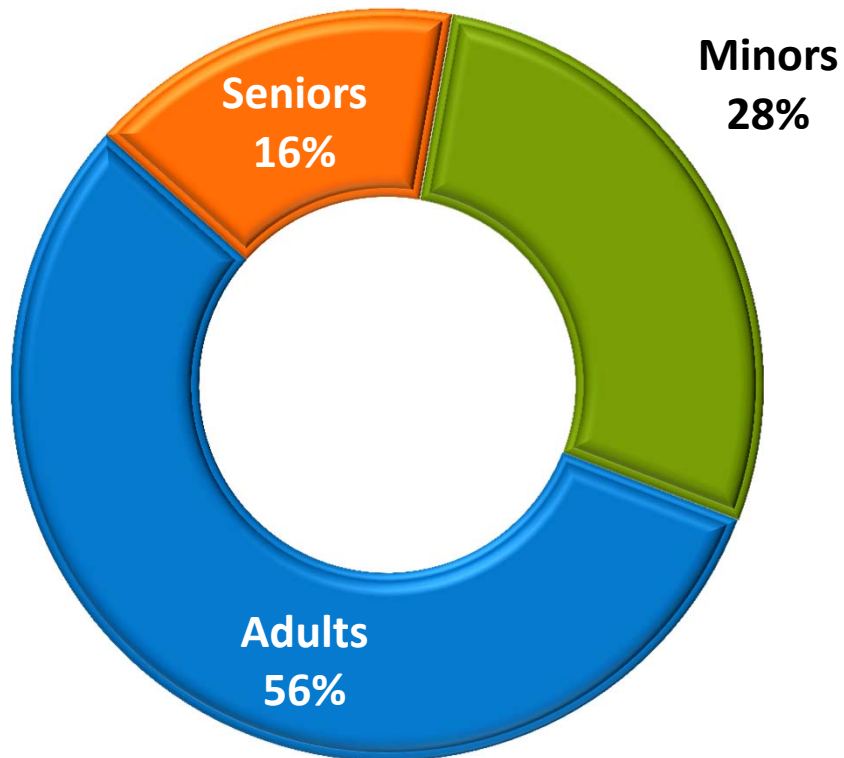
Total HAP Dollars Spent = \$129,467,916





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Resident Population



Minors = 4,256
Adults = 8,453
Seniors = 2,455
Total Residents = 15,164



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Total Elderly and Disabled Households

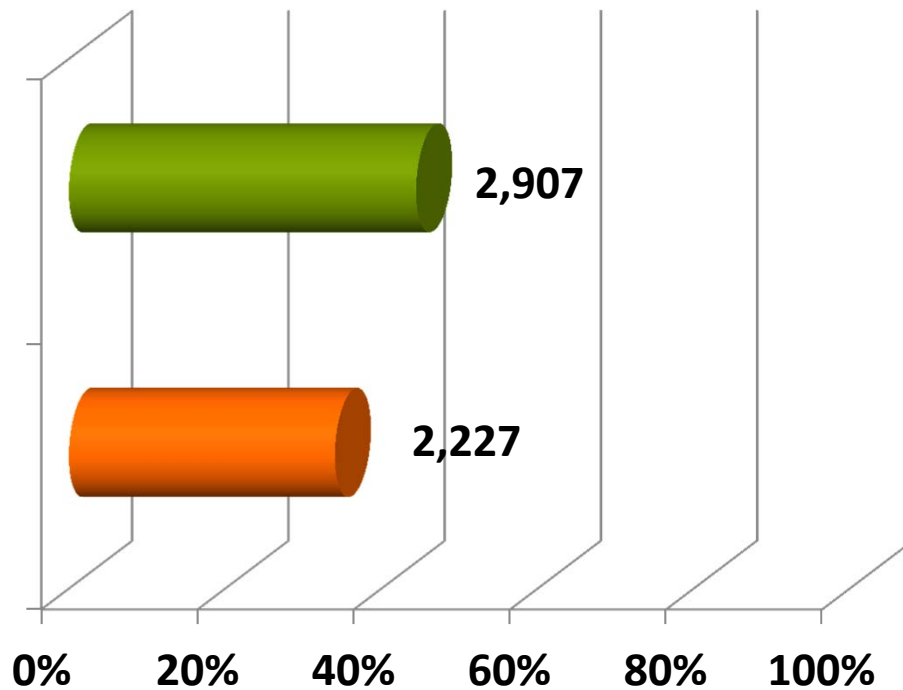


Disabled

2,907

Elderly

2,227



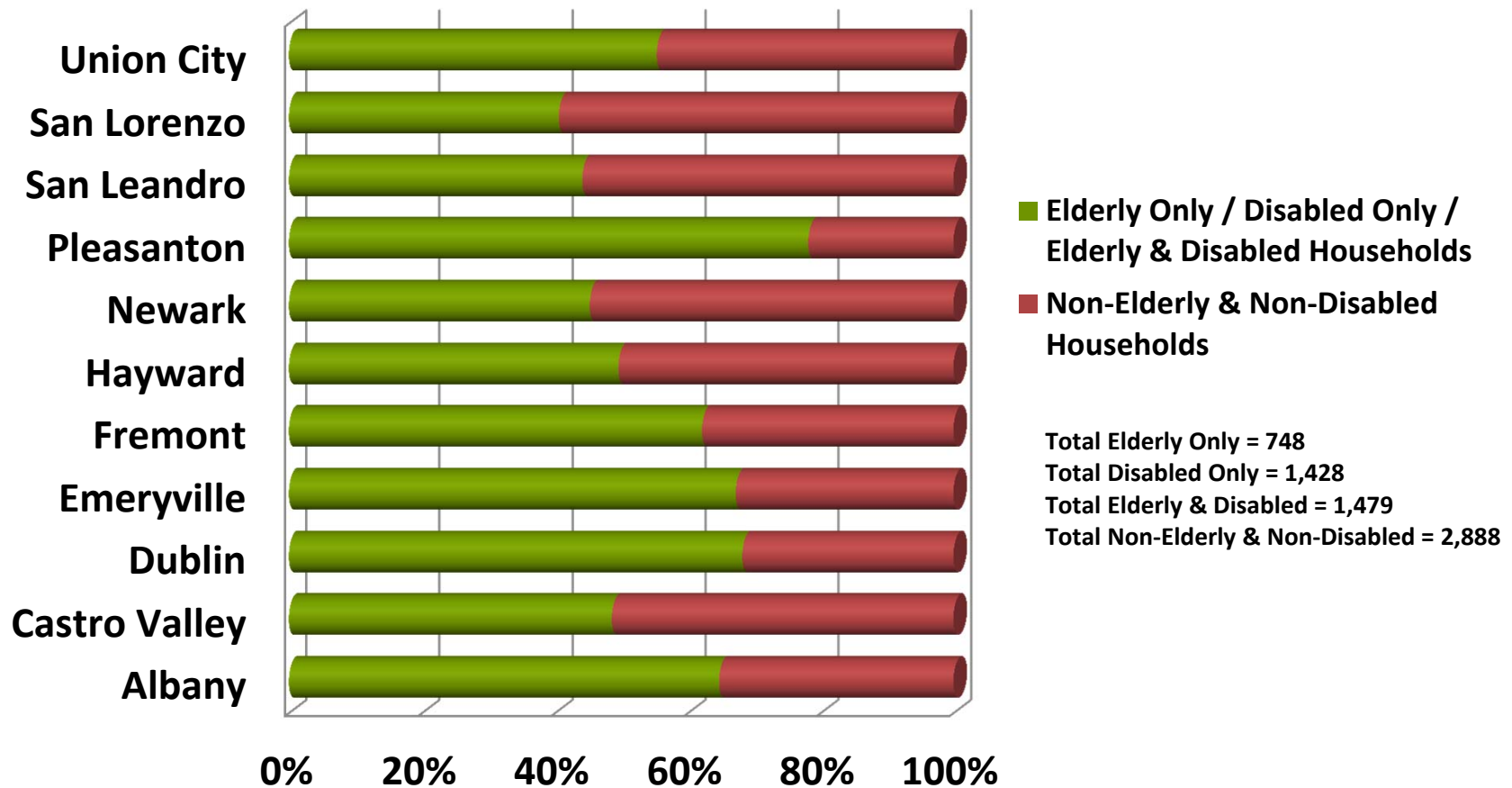


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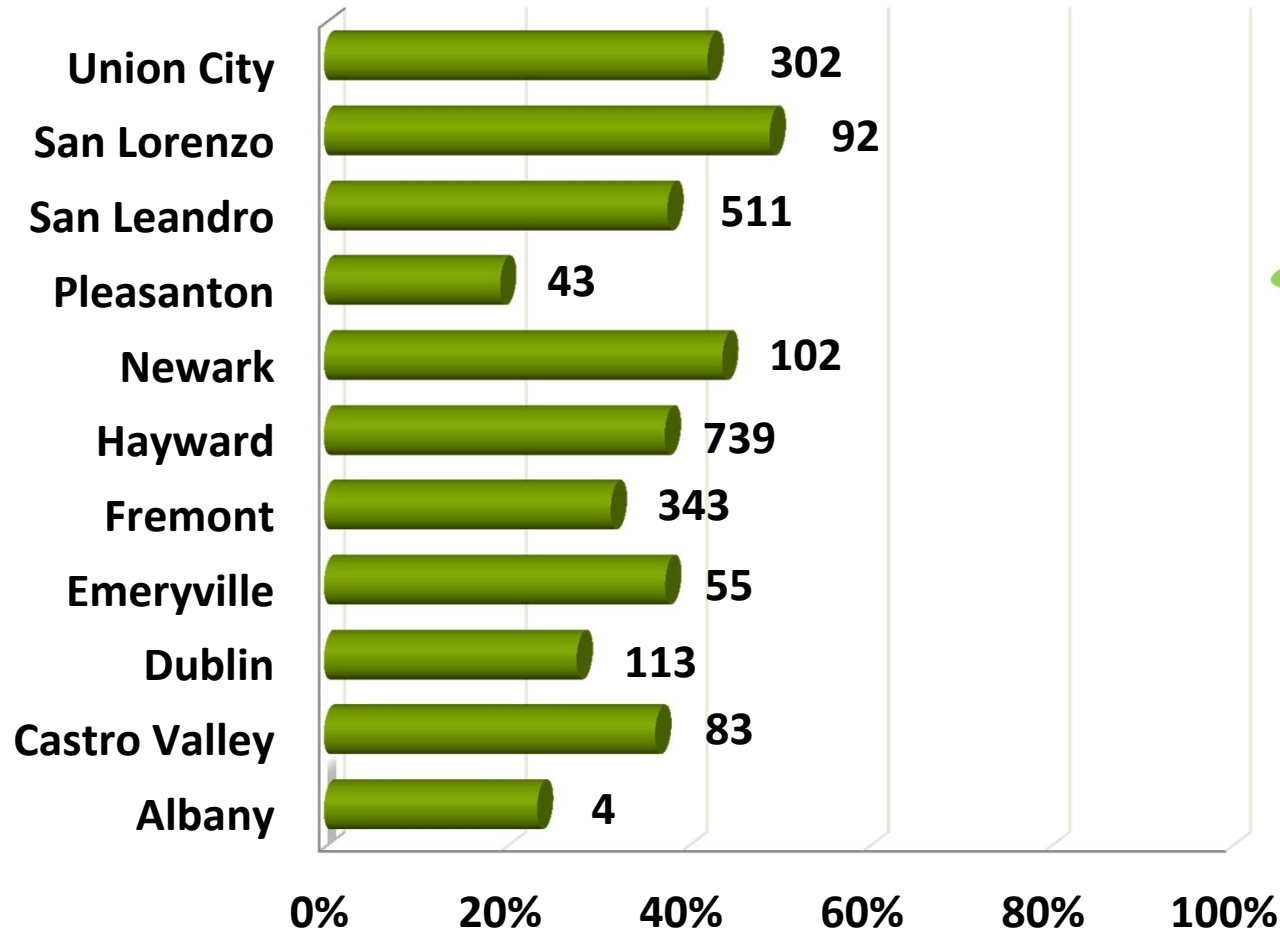
Elderly Only, Disabled Only and Elderly & Disabled Households by City





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Families with Children by City



■ With Children

Total With Children = 2,387

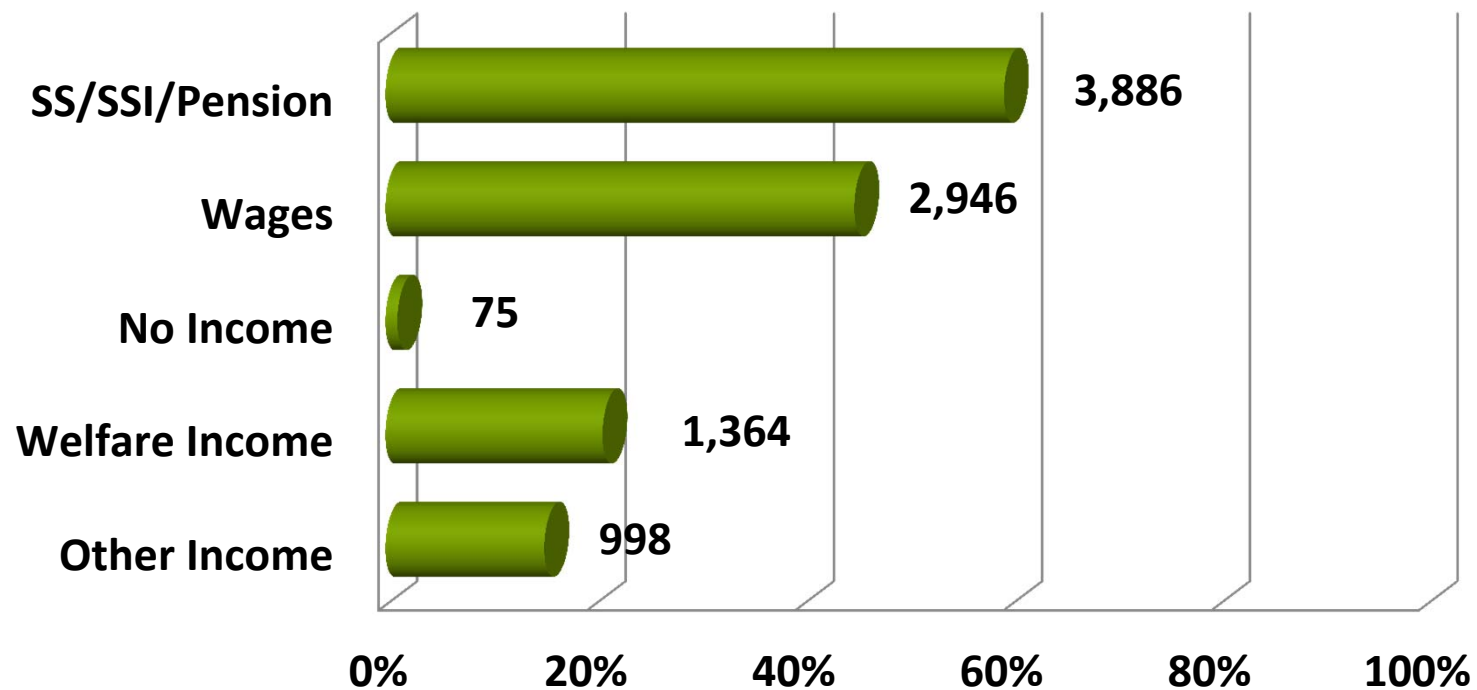
Total Without Children = 4,156

Percentages based on TOTAL
city households



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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 (6,543)

■ Income Type



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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 means not on public subsidy plus completion of 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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HUD-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
- HACA has 325 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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