



HUD Section 8

Section 811 Project Rental Assistance Program

CalWORKs Housing Support Program

Veteran's Housing and Homelessness Prevention Program

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October, 2016





Section 8

- Two types: Tenant-based and Project-based vouchers (PBVs)
- Owner paid HUD Fair Market Rent
- Generally, tenants receiving Section 8 are earning no more than 30% of the area median income, and paying no more than 30% income for rent



Section 8 Allocations

(includes both Tenant-based and Project-based)

2015			
Agency Name	Authorized Vouchers	# of Households using vouchers	% of authorized vouchers in use
Marin HA	2,145	1,996	93%
Crescent City HA	590	539	91%
Mendocino Co. CDC	1,156	876	76%
Sonoma Co. CDC	2,868	2,756	96%
Humboldt Co. HA	1,301	915	70%
Shasta Co. HA	958	902	94%
Lake Co. Hsg Comm.	224	221	99%



Project-based Section 8

- Currently, PHAs can use a maximum of 20% of their Section 8 allocation for PBVs
- This percentage allowance may increase in future years if serving households eligible for supportive services
- Once allocated to a project, contract term typically 15 years
- PHA Administrative Plan sets percentage allocation for PBVs; priority populations, (e.g. homeless); other project selection criteria



Section 811 Project Rental Assistance Demonstration Program

- State Administered Project-based Section 8 for non-elderly disabled
 - Exiting nursing facilities or other institutional care facilities
 - Developmentally disabled at-risk of institutionalization
- Ongoing, supportive services funded through MediCal
- May be expanding statewide to serve homeless



Section 811 Project Rental Assistance Demonstration Program

- Emphasis on integration
 - Eligible projects can't restrict more than 25% of their units to disabled, (e.g. family or general population projects)
- Tenant pays no more than 30% of income for rent
- Contract rent to project currently 50% AMI, (may be increasing)



Section 811 Project Rental Assistance Demonstration Program

- TCAC, HCD, CalHFA development financing
- Funds available to existing multifamily housing or projects in pipeline
- Noncompetitive application process
- Initial award five years with annual renewals beginning in year 6
- 20 year Rental Assistance Contract



For More Information

Section 811 PRA

<http://www.calhfa.ca.gov/multifamily/section811/index.htm>

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CalWORKs Housing Support Program (HSP)

- Administered by State Department of Social Services
- Rapid Rehousing Model
- County receives annual allocation
- Typically, up to 12 mo. assistance per household (county discretion)
 - Housing identification
 - Move-in and rental assistance
 - Case Management



CalWORKs Housing Support Program (HSP)

- \$35 million allocated for FY 16-17
 - Literally homeless
 - Homeless CalWORKs families, including child-only cases



County Allocation of HSP Funds

County	FY 15-16
Humboldt	\$496,009
Marin	\$461,464
Mendocino	\$343,000
Sonoma	\$1,012,381
Del Norte	\$215,000

Trinity County is part of a Tri-county program administered by Glenn County. Amount not yet available.

Lake County has not applied for funding

*figures as of October 2015



Proposition 41, Veteran's Housing and Homelessness Prevention Program (VHHP)

- \$600 million in general obligation bonds to fund the development of affordable, multi-family rental and transitional housing for veterans and their families
- Round 3 Notice of Funding Availability November, 2016

<http://www.hcd.ca.gov/financial-assistance/veterans-housing-and-homelessness-prevention-program/>



Additional Contact information

HUD Section 8

<http://portal.hud.gov/hudportal/HUD?src=/states/california>

HSP

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VHHP

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