

Our Mission: To assist low and moderate income families with affordable housing opportunities as they strive to achieve stability and improve their quality of life.

Housing Choice Vouchers (HCV)

- Provide housing to low and moderate income renters through a housing voucher that can be used by the tenant anywhere in the County or nationwide.

Project-Based Assistance Housing Choice Voucher Program

- Provide housing and supportive services to low and moderate income renters through a payment contract for designated existing housing units in the County.

Moderate Rehabilitation

- Maintain affordable housing in designated rehabilitated rental communities through a monthly subsidy to low and moderate income clients.

Housing Opportunities for Persons with AIDS (HOPWA) Program

- Provide housing assistance, through a monthly rental subsidy, to families where the head of household or a family member has been diagnosed with HIV/AIDS.

Milestones Program

- Stabilize housing, through a monthly rental subsidy, of chronically homeless individuals with serious mental illness.

Family Unification Program

- Promote family unification by providing rental assistance to families where the lack of affordable housing is a primary factor in the separation of children from their families.

SIGNIFICANT BUDGET CHANGES

The FY 2015 adopted expenditure budget for the Section 8 fund is \$17,012,873, a seven percent decrease from the FY 2014 adopted budget. The FY 2015 adopted budget reflects:

- ↑ Personnel increases due to employee step increases, a 7.5 percent increase in the County's cost for employee health insurance, and adjustments to retirement contributions based on current actuarial projections.
- ↓ Non-personnel decreases due to a reduction for adjustments to the annual expense for maintenance and replacement of County vehicles (\$5,767) and is partially offset by an increase for Sequoia plaza rent (\$2,240).
- ↓ Housing Assistance Payments decrease due to a 95 percent voucher lease-up rate (\$1,264,026). The FY 2014 budget was based upon 100 percent lease-up of 1,546 vouchers; the FY 2015 budget is based upon 95 percent lease-up of 1,469 vouchers, due to Department of Housing and Urban Development sequestration reductions.
- ↓ Revenue decreases include administrative revenue (\$87,651) and Housing Assistance Payments (\$1,264,026). These decreases are based on a 95 percent voucher lease-up rate, due to Department of Housing and Urban Development sequestration reductions as well as the Department of Housing and Urban Development's directive to spend down the Fund Balance.

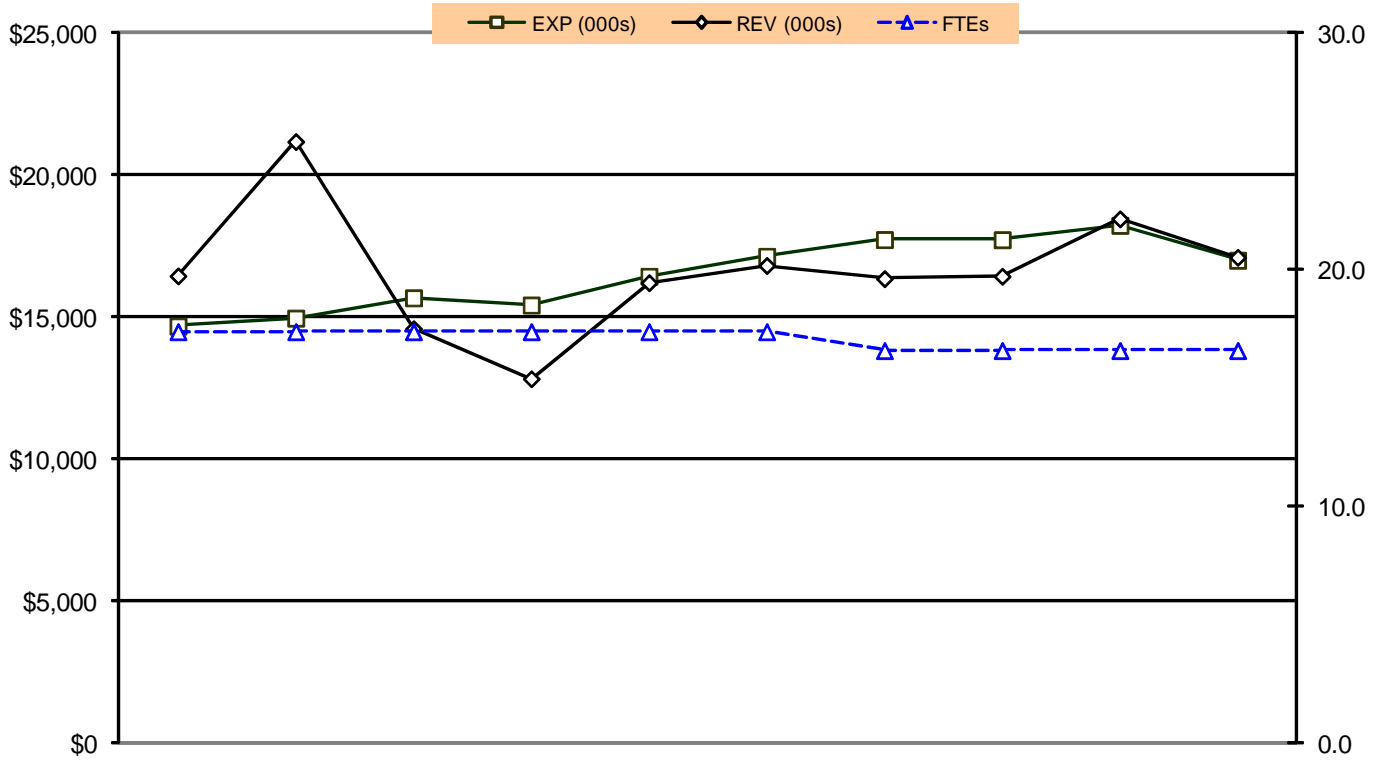
PROGRAM FINANCIAL SUMMARY

	FY 2013 Actual	FY 2014 Adopted	FY 2015 Adopted	% Change '14 to '15
Personnel	\$1,284,850	\$1,317,015	\$1,357,347	3%
Non-Personnel	207,650	303,495	299,968	-1%
Housing Assistance Payments	16,241,333	16,619,584	15,355,558	-8%
Total Expenditures	17,733,833	18,240,094	17,012,873	-7%
Total Revenues	16,447,901	18,469,071	17,117,394	-7%
Change in Operating Reserve	(\$1,285,932)	\$228,977	\$104,521	
Permanent FTEs	16.60	16.60	16.60	
Temporary FTEs	-	-	-	
Total Authorized FTEs	16.60	16.60	16.60	

SECTION 8 HOUSING ASSISTANCE PROGRAM
FUND STATEMENT

	FY 2013 ACTUAL	FY 2014 ADOPTED	FY 2014 RE-ESTIMATE	FY 2015 ADOPTED
Beginning Fund Balance July 1	\$3,592,157	\$2,731,146	\$2,306,225	\$1,942,681
REVENUE				
Housing Assistance	14,830,957	16,279,380	15,739,074	15,015,354
Administrative Fees	1,253,702	1,808,587	1,216,066	1,720,936
Interest	11,557	-	-	-
Miscellaneous Revenue (Collections)	25,429	40,900	40,900	40,900
HOPWA	86,744	90,000	75,000	90,000
Shelter Plus Care (Milestones Program)	239,512	250,204	250,204	250,204
TOTAL REVENUE	16,447,901	18,469,071	17,321,244	17,117,394
TOTAL BALANCE & REVENUE	20,040,058	21,200,217	19,627,469	19,060,075
EXPENDITURES				
Rental Assistance Payments	15,927,572	16,279,380	15,739,074	15,015,354
HOPWA	74,249	90,000	75,000	90,000
Shelter Plus Care (Milestones Program)	239,512	250,204	250,204	250,204
Administration & Operations	1,492,500	1,620,510	1,620,510	1,657,315
TOTAL EXPENDITURES	17,733,833	18,240,094	17,684,788	17,012,873
Ending Fund Balance June 30	\$2,306,225	\$2,960,123	\$1,942,681	\$2,047,202

EXPENDITURE, REVENUE, AND FULL-TIME EQUIVALENT TRENDS



	FY 2006 Actual	FY 2007 Actual	FY 2008 Actual	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	FY 2013 Actuals	FY 2014 Adopted	FY 2015 Adopted
EXP (000s)	\$14,697	\$14,976	\$15,689	\$15,437	\$16,450	\$17,153	\$17,738	\$17,734	\$18,240	\$17,013
REV (000s)	\$16,461	\$21,188	\$14,605	\$12,842	\$16,221	\$16,831	\$16,366	\$16,448	\$18,469	\$17,117
FTEs	17.40	17.40	17.40	17.40	17.40	17.40	16.60	16.60	16.60	16.60

Fiscal Year	Description	FTEs
FY 2006	<ul style="list-style-type: none"> ▪ No significant changes. 	
FY 2007	<ul style="list-style-type: none"> ▪ No significant changes. 	
FY 2008	<ul style="list-style-type: none"> ▪ No significant changes. 	
FY 2009	<ul style="list-style-type: none"> ▪ Housing assistance payments increase due to a higher voucher lease-up rate and increased Fair Market Rents (\$572,985). This increase is partially offset by a reduction in the Housing Opportunities for Persons with AIDS (HOPWA) program (\$30,000). The HOPWA program is decreasing due to fewer clients and a reduction in federal funding. 	
FY 2010	<ul style="list-style-type: none"> ▪ Housing Assistance Payments decrease primarily due to cost savings as a result of the transfer of administrative responsibility for the New Construction (\$134,497) and Sub-Rehabilitation (\$760,923) Projects effective April 1, 2008 to a Performance Based Contract Administrator in accordance with the U.S. Department of Housing and Urban Development (HUD) nation-wide directives. The tenants were unaffected by this change. There is also a \$36,000 decrease in the Housing Opportunities for Persons with AIDS Program (HOPWA). The HOPWA program is decreasing due to fewer clients and a reduction in federal funding. These decreases are partially offset by increases in the Housing Choice Voucher Program (\$601,698) due to the Fair Market Rate increase of 4 percent and a projection that 97 percent of allowable units from HUD will be leased by program participants, and the HUD approved increased allocation for the Moderate Rehabilitation Project (\$15,036). In addition, the Shelter Plus Care (Milestones Program) increases by \$24,688 due to additional participants in the program. 	
FY 2011	<ul style="list-style-type: none"> ▪ Housing Assistance Payments increase by \$377,468 due to lower tenant incomes resulting from current economic conditions, from increases in the Housing Choice Voucher Program due to the Fair Market Rate increase of 3 percent, and the Department of Housing and Urban Development (HUD) approved increase for the Moderate Rehabilitation Project. 	
FY 2012	<ul style="list-style-type: none"> ▪ 50 vouchers awarded for participants in the Family Unification Program, which promotes family unification by providing rental assistance to families where the lack of affordable housing is a primary factor in the separation of children from their families. ▪ Transfer of 0.8 FTE to the Management and Administration section of the Economic Independence Division. 	(0.80)

Fiscal Year	Description	FTEs
FY 2013	<ul style="list-style-type: none"> ▪ Housing Assistance Payments increase by \$925,356 due to a 100 percent voucher lease-up rate, and also because of the allocations for the Family Unification Program (50 vouchers) and the Moderate Rehabilitation 2 Program (35 vouchers). ▪ Revenue decrease due to the Department of Housing and Urban Development instructions to significantly spend down the FY 2012 Fund Balance. 	
FY 2014	<ul style="list-style-type: none"> ▪ Housing Assistance Payments increase by \$385,192 due to a 100 percent voucher lease-up rate (\$362,988), and also because of the increased allocation for Shelter Plus Care (Milestones Program) (\$22,204). ▪ Revenue increase by \$949,671 due to a 100 percent voucher lease-up rate (\$908,771) and additional Treasury collections (\$40,900). 	
FY 2015	<ul style="list-style-type: none"> ▪ Reduced the annual expense for maintenance and replacement of County vehicles (\$5,767); increased Sequoia plaza rent (\$2,240). ▪ Housing Assistance Payments decrease due to a 95 percent voucher lease-up rate of 1,469 vouchers (\$1,264,026). ▪ Revenue decreases include administrative revenue (\$87,651) and Housing Assistance Payments (\$1,264,026). These decreases are based on a 95 percent voucher lease-up rate, due to Department of Housing and Urban Development sequestration reductions, as well as the Department of Housing and Urban Development's directive to spend down the Fund Balance. 	