



Richmond **Redevelopment
& Housing** Authority

BUILDING VIBRANT COMMUNITIES

Overview: Housing Choice Voucher Program (Section 8)

Richmond Redevelopment And Housing Authority
Anthony Scott, CEO
November 16, 2009

Administrative information

- **Program Headquarters:**
918 Chamberlayne Parkway,
Richmond, VA 23220
- Program Director: Shawn Williams
804-780-4881
srwillia@rrha.state.va.us
- Hours: Mon. thru Thur. 8:30am to
5pm, Fri., 8:30 to 12:30pm
- Fax number: 804-780-4350

Program units

- Leasing unit
- Re-examination unit
- Housing Quality Inspection unit
- Special Programs Unit

Voucher types

- **Tenant Based Voucher:** Families with this type of voucher are allowed to move and take their voucher with them. Tenant based vouchers are accepted in the continental United States, Hawaii, Guam, Virgin Islands and Puerto Rico through the rules of Family Portability
- **Project Based Voucher & MOD Program:** Families with these types of subsidy are limited renting from landlords who have units within these programs only

Purpose of the HCV program?

- Most commonly referred to as Section 8, the Housing Choice Voucher Program is a *rental assistance* program which allows eligible low income families to live in suitable housing units in the community of their choice renting from private landlords

Source of Funding

- The HCVP program is funded 100% through Annual Contribution Contracts by the US Department of Housing and Urban Development (HUD)
- HUD expects the program to utilize its voucher authority (3,230) or funding authority (\$21.7MM) which ever comes first

Voucher term limits

- There are no term limits. Families may receive assistance as long as they are compliant with program requirements
- When the Net Family Contribution Exceeds Contract Rent (NFCECR), the tenant pays 100% of the Contract Rent (RRHA pays \$0). The family may stay in the status for up to 6-months and removed from the program if NFCECR continues beyond 6-months

Program objective(s)

- Provide safe, clean affordable housing units through private owners
- Provide rental assistance to private owners on behalf of eligible program Participants in the form of Housing Assistance Payments (HAP). Payments are issued to landlords through a monthly check, however only for RRHA's portion of the Contract Rent. The Participant pays the "tenant portion" direct to the landlord
- The Waiting List is currently closed

Continued participation

- Participants remain eligible for rental assistance if the family:
 - Re-certifies annually as required
 - Is compliant with all program requirements
 - Abides by the Lease Agreement with the landlord

Annual & other activities

- Family re-examination
 - RRHA verifies income
 - RRHA calculates rent
- RRHA conducts an annual Housing Quality Standard on 100% of units in the program
- The initial lease term is for one year, if family remains in same unit lease defaults to a month to month
- Families may move to another unit in accordance with program rules

Program governance

- The program is governed by the Administrative Plan ("Admin. Plan")
- The Admin. Plan was updated and approved by the Board of Commissioners in 2009
- The Admin. Plan contains federal regulatory, statutory and agency requirement
- The Admin. Plan must be approved by the Board of Commissioners and a copy is sent to HUD

Payments on behalf of families

- Housing Assistance Payment (HAP)
 - RRHA's share of the Contract Rent, sent directly to landlord or agent monthly, typically about 30% of adjusted gross income after allowable deductions
- Utility Assistance Payment (UAP)
 - Sent monthly directly to some extremely Low income or \$0 income families to assist with utility cost determined by HUD calculation method.

Demographics

Total households leased	2978
Total household members	8194
Average family size	3
Male household members	2751
Female household members	5443
Children 0 to 10 yrs	2349
Children 11 to 18	2071
Race: White	190
Race: Black/African American	7925
Race: American Indian	12
Race: Native Hawaiian/Pacific	4

November 16, 2009

Family income/HAP/Tenant Share

Average family income	\$15,642
Average HAP to landlord	\$631
Average tenant share to landlord	\$302

RRHA actions to off-set funding shortfall

- Recaptured 163 vouchers of Applicants who were not leased but were looking for suitable housing
- Suspended the issuance of initial vouchers to Applicants
- Suspended rental increases to owners
- Require families reporting \$0 income to re-certify every 6-months instead of annually
- Work with City, State Officials and Virginia Congressional Delegates
- Submitted request to HUD on November 16, 2009 seeking \$600,000 for expected December 2009 shortfall
- Requested Waiver to immediately implement a reduced Payment Standard of 90% of Fair Market Rents for 100% of existing Contracts in the program
- Working with HUD officials on \$800,000 for 2010 projected shortfall and plus an additional \$600,000 to be placed in program reserves
- Expected annual attrition approximately 100 families

Presented by: Anthony Scott

**Questions: Contact John Hill (780-4361)
or Shawn Williams (780-4881)**

November 16, 2009

16