

Housing Choice Voucher Program Allocation and Funding Update

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APRIL 27, 2022

Primary Federal Programs

Public Housing

- Aging units with limited federal money for ongoing maintenance costs
- Intention is to reposition to voucher-based housing over the next 10 years

Vouchers

- Can be project-based or tenant-based

Balancing Vouchers and Funding

Key items	What drives	YCH actions needed
# of vouchers available	Allocated by Housing & Urban Development (HUD)	Maximize utilization of allocation
Vouchers are issued to recipients, who then actively seeking housing	Community of families who are low income and in need of affordable housing	Publicize availability of the program and issue vouchers in a timely fashion
Vouchers are utilized/leased up when a recipient locates housing, and the landlord accepts the voucher	Landlords with vacant units who are willing to accept local payment standard	Regularly assess payment standard to market conditions; Evaluate percentage of project - based vouchers to total vouchers
Funding available to pay for vouchers	Appropriated by Congress, passed to Housing Authority through HUD, based on utilization/lease up during a window of time in previous year	Maximize use of current year funding
Balance # of available vouchers with available funding	Two-year tool projection incorporating all factors, including unit sizes leased and area payment standards	Target 100% voucher allocation lease up with available funding

Balancing Vouchers, Funding & Shortfall

2020-21

Underutilized vouchers and funding

Local rents increased higher than the payment standard leading to under utilization of available vouchers

Payment standard raised, but utilization continued to decrease

2021-22

Some increase in utilization with higher payment standards

Issued Request for Proposals to utilize 136 project-based vouchers

Potential shortfall by late summer/early fall of 2022

Shortfall

Shortfall refers to overutilization of Voucher program funding as allocated to a Public Housing Agency (PHA)

If shortfall occurs:

- Housing & Urban Development (HUD) works closely with the PHA on strategies moving forward. While utilization of allocated vouchers not yet leased may be paused during the shortfall resolution, a sustainable outcome is developed. This may include increased funding allocated to the PHA.
- The plan developed with HUD will be brought to the Commission for educational purposes, as well as possible budget modification authorization as needed.

No action needed today.

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Questions?