

*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.
- Entirely federally-funded through the United States Department of Housing and Urban Development (HUD).

#### 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

- ↑ **Personnel increases due to employee salary increases and an increase in the County's cost** for employee health insurance, offset by adjustments to retirement contributions based on current actuarial projections.
- ↑ Non-personnel increases due to a Sequoia Plaza rent increase (\$1,453) and increases in the annual expense for maintenance and replacement of County vehicles (\$237).
- ↓ Housing Assistance Payments decrease based upon projected 92 percent voucher lease-up rate of 1,588 vouchers (\$124,756), a Shelter Plus Care (Milestones Program) decrease (\$27,344), and HOPWA decrease (\$15,042) based on the programs' FY 2016 grant budgets.

- ↓ Revenue decreases due to Housing Assistance Payment decreases based upon projected 92 percent voucher lease-up rate of 1,588 vouchers (\$124,756), as well as reductions in revenue for Shelter Plus Care (Milestones Program) (\$5,778) and HOPWA (\$12,465) based upon FY 2016 grant awards. These decreases are partially offset by an increase in administrative revenue (\$29,093) based on the 92 percent voucher lease-up rate.
- HOPWA and Milestones Program funding covers rental assistance and personnel costs. The variance between revenue and expense is due to a reallocation of the expense budget to cover personnel expenses in FY 2017.

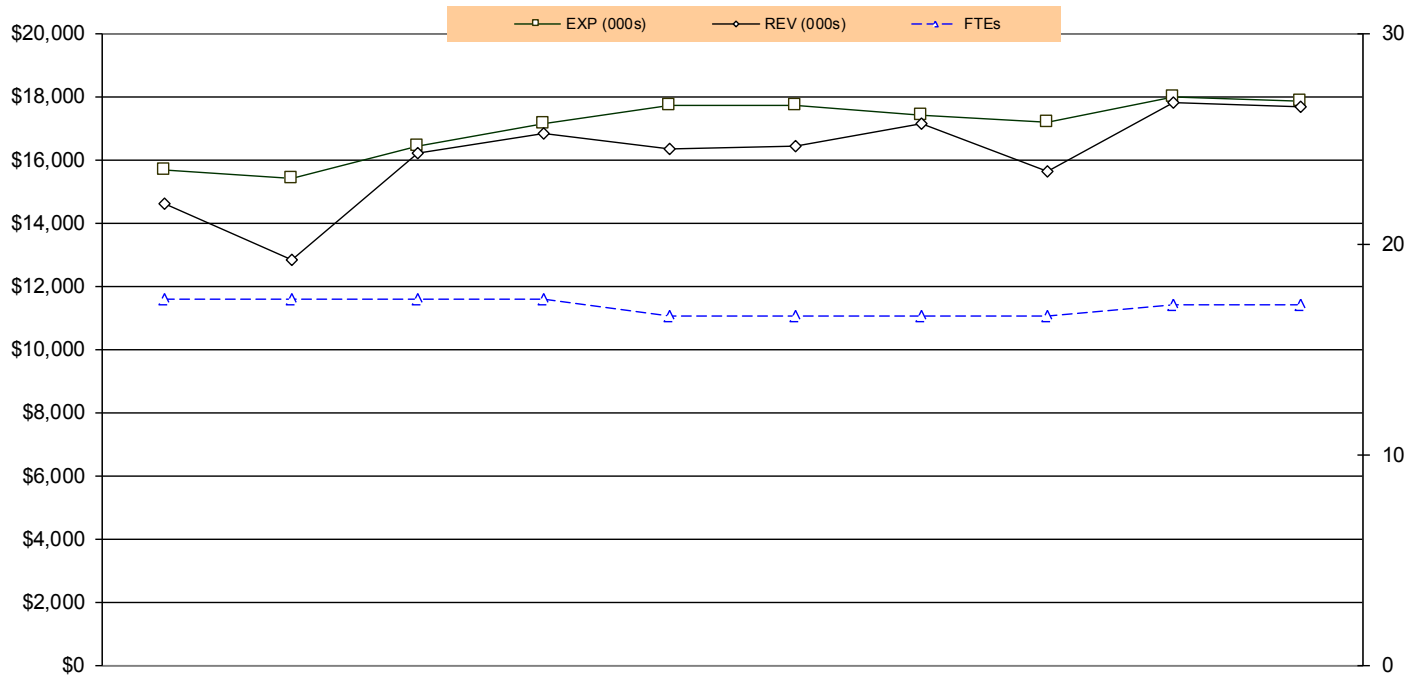
PROGRAM FINANCIAL SUMMARY

	FY 2015 Actual	FY 2016 Adopted	FY 2017 Adopted	% Change 16 to '17
Personnel	\$1,257,135	\$1,407,112	\$1,441,056	2%
Non-Personnel	191,656	244,826	246,516	1%
Housing Assistance Payments	15,770,226	16,350,413	16,183,271	-1%
<b>Total Expenditures</b>	<b>17,219,017</b>	<b>18,002,351</b>	<b>17,870,843</b>	<b>-1%</b>
<b>Total Revenues</b>	<b>15,643,980</b>	<b>17,802,255</b>	<b>17,688,349</b>	<b>-1%</b>
<b>Change in Fund Balance</b>	<b>(\$1,575,037)</b>	<b>(\$200,096)</b>	<b>(\$182,494)</b>	
Permanent FTEs	16.60	17.10	17.10	
Temporary FTEs	-	-	-	
<b>Total Authorized FTEs</b>	<b>16.60</b>	<b>17.10</b>	<b>17.10</b>	

SECTION 8 HOUSING ASSISTANCE PROGRAM  
FUND STATEMENT

	FY 2015 ACTUAL	FY 2016 ADOPTED	FY 2016 RE-ESTIMATE	FY 2017 ADOPTED
<b>Beginning Fund Balance July 1</b>	\$2,032,648	\$457,612	\$457,612	\$549,177
<b>REVENUE</b>				
Housing Assistance	13,976,058	15,984,464	15,722,030	15,859,708
Administrative Fees	1,328,317	1,366,314	1,313,236	1,395,407
Interest	6,152	-	-	-
Miscellaneous Revenue (Collections)	35,235	40,900	40,900	40,900
HOPWA	61,469	65,065	52,600	52,600
Shelter Plus Care (Milestones Program)	236,749	345,512	339,734	339,734
Fund Balance Utilized	1,575,037	200,096	-	182,494
<b>TOTAL REVENUE</b>	<b>17,219,017</b>	<b>18,002,351</b>	<b>17,468,500</b>	<b>17,870,843</b>
<b>TOTAL BALANCE &amp; REVENUE</b>	<b>19,251,665</b>	<b>18,459,963</b>	<b>17,926,112</b>	<b>18,420,020</b>
<b>EXPENDITURES</b>				
Rental Assistance Payments	15,487,457	15,984,464	15,722,030	15,859,708
HOPWA	54,332	65,065	52,600	52,600
Shelter Plus Care (Milestones Program)	234,729	300,884	339,734	339,734
Administration & Operations	1,442,499	1,651,938	1,262,571	1,618,801
<b>TOTAL EXPENDITURES</b>	<b>17,219,017</b>	<b>18,002,351</b>	<b>17,376,935</b>	<b>17,870,843</b>
<b>Ending Fund Balance June 30</b>	<b>\$457,612</b>	<b>\$257,516</b>	<b>\$549,177</b>	<b>\$366,683</b>

EXPENDITURE, REVENUE, AND FULL-TIME EQUIVALENT TRENDS



	FY 2008 Actual	FY 2009 Actual	FY 2010 Actual	FY 2011 Actual	FY 2012 Actual	FY 2013 Actual	FY 2014 Actuals	FY 2015 Actuals	FY 2016 Adopted Budget	FY 2017 Adopted Budget
<b>EXP (000s)</b>	\$15,689	\$15,437	\$16,450	\$17,153	\$17,738	\$17,734	\$17,413	\$17,219	\$18,002	\$17,871
<b>REV (000s)</b>	\$14,605	\$12,842	\$16,221	\$16,831	\$16,366	\$16,448	\$17,139	\$15,644	\$17,802	\$17,688
<b>FTEs</b>	17.40	17.40	17.40	17.40	16.60	16.60	16.60	16.60	17.10	17.10

Fiscal Year	Description	FTEs
FY 2008	<ul style="list-style-type: none"> <li>▪ No significant changes.</li> </ul>	
FY 2009	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	
FY 2010	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	
FY 2011	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	
FY 2012	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Transfer of 0.8 FTE to the Management and Administration section of the Economic Independence Division.</li> </ul>	(0.80)
FY 2013	<ul style="list-style-type: none"> <li>▪ 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).</li> <li>▪ Revenue decrease due to the Department of Housing and Urban Development instructions to significantly spend down the FY 2012 Fund</li> </ul>	

Fiscal Year	Description	FTEs
	Balance.	
FY 2014	<ul style="list-style-type: none"> <li>▪ 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).</li> <li>▪ Revenue increase by \$949,671 due to a 100 percent voucher lease-up rate (\$908,771) and additional Treasury collections (\$40,900).</li> </ul>	
FY 2015	<ul style="list-style-type: none"> <li>▪ Reduced the annual expense for maintenance and replacement of County vehicles (\$5,767); increased Sequoia plaza rent (\$2,240).</li> <li>▪ Housing Assistance Payments decrease due to a 95 percent voucher lease-up rate of 1,469 vouchers (\$1,264,026).</li> <li>▪ 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 <b>Department of Housing and Urban Development's directive to spend down the Fund Balance.</b></li> </ul>	
FY 2016	<ul style="list-style-type: none"> <li>▪ <i>Added a Housing Specialist (\$44,628) based on additional funding for the Shelter Plus Care (Milestones Program).</i></li> <li>▪ Removed the Family Unification Program administrative budget (\$60,354); increased Sequoia Plaza rent (\$2,241).</li> <li>▪ Housing Assistance Payments increased based upon 95 percent voucher lease-up rate of 1,469 vouchers (\$969,110), as well as a Shelter Plus Care (Milestone Program) increase (\$50,680).</li> <li>▪ Decreased HOPWA expenses based on the FY 2015 grant award (\$24,935).</li> <li>▪ Revenue increases include Housing Assistance Payments based on 95 percent voucher lease-up rate of 1,469 (\$969,110) and the Shelter Plus Care (Milestones Program) (\$95,308). Decreases in revenue for HOPWA based on the FY 2015 grant award (\$424,935) and administrative revenue (\$354,622) based on the 95 percent voucher lease-up rate.</li> </ul>	0.5
FY 2017	<ul style="list-style-type: none"> <li>▪ Increased Sequoia plaza rent (\$1,453) and the annual expense for maintenance and replacement of County vehicles (\$237).</li> <li>▪ Housing Assistance Payments decreased based on projected 92 percent voucher lease-up rate of 1,588 vouchers (\$124,756), a Shelter Plus Care (Milestones Program) decrease (\$27,344), and HOPWA decrease (\$15,042) based on the FY 2016 grant award.</li> <li>▪ Revenue decreases include Housing Assistance Payment based on projected 92 percent voucher lease-up rate of 1,588 vouchers (\$124,756), reductions in Shelter Plus Care (Milestones Programs) (\$5,778) and HOPWA (\$12,465) based upon FY 2016 grant awards. Revenue increases due to increased administrative revenue (\$29,093) based on the 92 percent voucher lease-up rate.</li> </ul>	