



Expand funding of the HUD Housing Choice Voucher (HCV)/ Section 8 Program

The Housing Choice Voucher (HCV) Program (previously Section 8) provides federal funding to assist in rent payments for very low-income households in Roseville and Rocklin through the City of Roseville Housing Authority. This rental assistance ensures that households at-risk of homelessness and substandard housing conditions are able to afford rent and live in safe housing units throughout the community, allowing for community neighborhoods of mixed incomes and experiences. Through monthly rental assistance payments, the HCV Program invested \$8.8 million into the local rental economy in 2023.

CHALLENGE

There is a lack of affordable housing for those with very low incomes. The same federal budget provided to

the program can no longer house the same number of families. Fewer vouchers are able to be utilized due to higher rents and corresponding higher program costs under recent updates creating Small Area Fair Market Rents (SAFMRs). While these updates were needed to compete with local rents, and higher income renters, they reduce rental assistance availability without the corresponding increase in budget. Without rental assistance, potential participants on the program wait list become homeless and others stay homeless.

REQUEST

Expand funding of the HUD HCV Program to fully utilize vouchers. With greater per voucher costs under SAFMRs a larger budget is necessary to ensure the ongoing housing stability of seniors, veterans, families, persons with



disabilities and all very low-income participants. In addition, it is critical to continue expansion of Mainstream Vouchers to assist homeless families.

Establish a housing coordinator grant to assist those who require assistance with finding/keeping housing.

Expanded flexibility of federal funding is also critical. When the Emergency Housing Voucher (EHV) program was released, it included provisions not found in other voucher and housing programs, such as flexibility to provide closer to market rents, assistance with deposits and damages, and housing navigation. These elements need to be included in future Housing Choice Vouchers (HCV) and Housing Assistance Grant supported programs to level the playing field among different HUD rental assistance programs.

Additional flexibility would be helpful. For example, allowing CoCs to use funding to supplement vouchers, and new programs, such as evolving Medicaid programs could increase the potential impact.

BACKGROUND

The City of Roseville Housing Authority (RHA) implements an extremely effective HCV program and has been a HUD-awarded “high performing” agency for the past 18 years. Through this program, the RHA is authorized to provide 838 households with HCV rental assistance providing an assisting rental payment based on the household’s needs and income.

RHA’s existing contract budget however, does not fully fund the 838 voucher allotment, this is due to the high cost of rent in the area. The total

voucher count includes 75 vouchers specifically allocated to the RHA for families with a head-of-household or spouse that is non-elderly/not senior and disabled (NED), another 100 Veterans’ Affairs Supportive Housing (VASH) vouchers used in partnership with the Veteran’s Affairs office for veteran households who are homeless or at-risk of homelessness, 43 Mainstream vouchers that serve families who are homeless or at-risk of homelessness and who have a non-elderly adult with a disability, and 50 Emergency Housing Vouchers (EHV) for families who are homeless or at-risk of being homeless or victims of domestic violence, stalking and human trafficking.

The RHA also administers the Family Self-Sufficiency (FSS) Program, supporting families who are working to become free of all public assistance. The Roseville Housing Authority has 25 families enrolled in this program and is working to expand program participation and success. Through FSS, households are provided opportunities for education, job training, and counseling, resulting in increased household income and self-sufficiency. FSS graduates often no longer require public assistance, earn educational degrees, and purchase homes.

PROJECT INNOVATIONS

- RHA entered into an MOU with the City of Rocklin in 1983 to allow the HCV Program to serve Rocklin residents. The City of Rocklin pays an annual fee to supplement RHA administrative costs.
- RHA applied for local CoC funds and implemented a Landlord Incentive Program in April 2023 which has assisted with attracting and retaining property owners for the HCV program. With limited rental inventory, this successful program has allowed RHA to house a record number of households and increase our voucher success rate to 96%.

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