

Community Services Committee Meeting

Section 8 NCC Housing Choice Voucher CY 2015 Budget Presentation



November 25, 2014

3:00 PM



New Castle County Section 8 Housing Choice Voucher Program

CY 2015 Budget Presentation

**The U.S. Department of Housing and Urban Development
(HUD) appropriation of the funding is based on:**

- A) Previous years utilization of funding**
- B) Housing voucher utilization**
- C) Reserve funding held by HUD**



New Castle County Section 8 Housing Choice Voucher

CY 2015 Budget Presentation

CY	FUNDING APPROPRIATED	CY% UTILIZED
2012	\$14,806,346	100.6% utilized
2013	\$14,317,807	101.4% utilized
2014	\$14,509,086	99.7% utilized



New Castle County Section 8 Housing Choice Voucher

CY 2015 Budget Presentation

Voucher Utilization

2012 Voucher Utilization = 98 %

2013 Voucher Utilization = 94.5 %

2014 Voucher Utilization = 94 %



2014 – Section 8 Housing Choice Voucher Budget

Historic Funding

- HUD requires use of Net Restricted Assets (NRA)
- Sequestration in CY 2013 required a lower number of vouchers – this impacts future funding
- Due to sequestration, New Castle County was required to make systematic changes to maintain current clientele
 - Amended the bedroom size requirement – 2 per bedroom (same sex)
 - Lowered the payment standard



Section 8 CY 2015 Budget Variables and Challenges

The Fear of the Unknown:

- Budget – Congress will not finalize budget prior to the start of the program year
- No guidance is given by HUD as to how to proceed
- Ever present possibility of decreased funding
- Lower utilization – potentially problematic when HUD calculates CY2016 funding



Section 8 Housing Choice Voucher Proposed CY2015 HAP Budget

Housing Assistance Payments (HAP)

Highlights: (does not show all costs)

• HAP payments	\$13,088,600
• UAP (utility payments)	285,120
• Homeownership	88,800
• FSS Escrow	45,600
• Port Out payments	534,000
• Port-in payments	630,000
• Tenant Protection	201,600
• T/P Port Outs	12,280
TOTAL VOUCHER:	\$14,886,000



CY2015 Section 8 Housing Choice Voucher Administrative Budget

Admin Costs:

Highlights:	2015
• Salaries and Wages:	\$ 843,668
• Benefits:	432,802
• Operating costs (equipment, training, contractual, IS, etc.)	305,301

TOTAL ADMIN COSTS: \$ 1,581,771

VOUCHER: \$ 14,886,000
ADMIN: 1,581,771

TOTAL EXPENSES PROJECTED: \$ 16,467,771



Section 8 HCV Program -- The Good News in 2014

- Awarded SEMAP “High Performing Housing Authority” 12 consecutive years
- Waiting list established in 2009 to be completed by Dec 2014 – vouchers will carry into 4/15
- Waiting list will open in 2015
- Twenty-four clients have purchased a home through the Section 8 Homeownership Program
 - Seven are no longer on Section 8,
 - Sixth home buyer’s daughter has also purchased a house on the program
- Forty-one clients taking advantage of the Family Self-Sufficiency Program with a total escrow amount: \$83,199



All Things Great and Small

