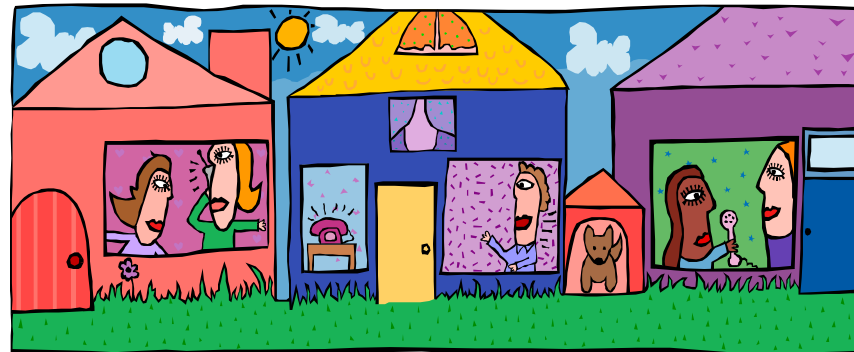




City of Ames

Section 8 Housing Choice Voucher Program

Program Update on Just the Facts...



January 27, 2009

Governing Board Meeting



City of Ames Section 8 Housing Choice Voucher Program

FACT: As outlined below the Ames City Council (after public input) applied for and received its first allocation of Section 8 Rental Housing Certificates (now known as Vouchers) from HUD in 1979 to address the rental housing needs of low-income residents in the Ames community. Since that time the City has received the following allocations of Certificates/Vouchers for a total of **229**:

| Year Received | Number of Certificates/Vouchers |
|----------------------|--|
| 1979 | 50 |
| 1981 | 50 |
| 1983 | 25 |
| 1991 | 5 |
| 1995 | 27 |
| 1997 | 2 (Mod Rehab Opt-out) |
| 2001 | 43 (Arbor Hills Opt-out) |
| 2005 | 20 (Mod Rehab Opt-out) |
| 2008 | 7 (Sub Rehab Opt-out) |



City of Ames

Section 8 Housing Choice Voucher Program

FACT: The City of Ames organization **does not** have to continue to administer the rental subsidy program. If the City would decide to relinquish its role in administering the program, HUD would be responsible for finding and selecting another Housing Authority to administer the program for the City of Ames jurisdiction. The City would forfeit its rights on how the program would be administered.

In fiscal year 2005-06, the City chose to “**contract-out**” the day to day administration of the program to another Housing Authority. Within 4 months, the City reclaimed full administration of the program due to differences in philosophy that impacted customer service to applicants, participants and property owners; and the City’s overall culture and values.



City of Ames

Section 8 Housing Choice Voucher Program

FACT: There are 235 other private and/or state HUD funded units in Ames that **are not governed or controlled by the City of Ames'** organization, as follows:

| Complex/Program Name | Owner/Manager | Subsidy Provided | No. of Units |
|---------------------------------------|---|--|--|
| Eastwood Apts | Community Housing Initiatives | Section 8 Project-Based (Families, elderly & disabled) | 60 (16-1 Br; 32-2Br; 12-3Br) |
| Stonehaven Apts. | Stonehaven of Ames Inc. | Section 202 Project-Based (elderly & disabled only) | 54 (1-Br) |
| Keystone Apts. | Ames Ecumencial Association, Inc. (15 area churches) | Section 202 Project-Based (elderly & disabled only) | 56 (40-1Br; 1-2Br;15-Studio) |
| Regency V | Hunziker Property Management | Section 202 Project-Based (elderly & disabled only) | 63 (1-BR) |
| Housing for Persons with Aids (HOPWA) | The Project | Section 8 Voucher Program Iowa Finance Authority from HUD | 2 |



City of Ames Section 8 Housing Choice Voucher Program

FACT: Data on the Waiting List as of January 2009

Total Number of applicants: 191
Anticipated Waiting Time: 18-20 months



City of Ames Section 8 Housing Choice Voucher Program

FACT: Data on the Waiting List as of January 2009, cont.

Total Number of applicants: 191

Family Size/Household composition:

| | |
|--------------------------------------|----------------------------|
| -Families with dependent children | 116 (60%) |
| -Elderly Families | 24 (12%) |
| -Families with Disabilities | 34 (17%) |
| -Single | 21 (11%)*** |
| -White | 112 (57%); Hispanic 5 (3%) |
| -African American | 73 (37%) |
| -Asian | 4 (2%) |
| -Other Race/Ethnicity (Non Hispanic) | 1 (1%) |

*****Preference is given to Families w/dependent children, elderly and disabled over singles**



City of Ames

Section 8 Housing Choice Voucher Program

FACT: Data on the Waiting List as of January 2009

Total Number of applicants: 191

Locations/Addresses of where applicants are applying from:

| | |
|---|------------------|
| -Florida- (Jacksonville, Orlando): | 2 (1%) |
| -Illinois: (Bloomington, Chicago, Joliet, Markham, Peoria, Riverdale): | 16 (8%) |
| -Iowa: (Albia, Boone, Des Moines, Ferguson, Gilbert, Huxley, Marion, Maxwell, Nevada, Perry): | 21 (11%) |
| -Ames: | 150 (79%) |
| -Indiana- (East Chicago) | 1 (<1%) |
| -Mississippi (Jackson) | 1 (<1%) |
| -New Jersey (Newark) | 1 (<1%) |
| -Ohio (Cleveland) | 1 (<1%) |



City of Ames Section 8 Housing Choice Voucher Program

FACT: Data on the Waiting List *Denials*: January-December 2008
Total Number of denials: 43

| Reasons for denials: | Number of applicants: |
|---|------------------------------|
| • Name remove at applicant's request: | 1 |
| • No response to Name at top of list letter: | 32 |
| • Fraud w/other Federal Housing Programs: | 1 |
| • No Show to Briefing Session: | 2 |
| • Drug-related activity within 3-year time-frame: | 3 |
| • Violent-Criminal Activity within 3-year time-frame: | 0 |
| • Fraud/Misrepresentation of Information: | 2 |
| • Voucher Expired: | 2 |



City of Ames Section 8 Housing Choice Voucher Program

FACT: Data on the Current Participants as of January 2009

Total Number of Vouchers allocated: 229

Total Number of participants: 202 (88%)

Family Size/Household composition currently being served:

| | |
|---------------------------------|-------------|
| -Families with children: | 79 (39%)** |
| -Elderly: | 31 (15%)** |
| -Disabled: | 111 (55%)** |
| -White: | 146 (72%) |
| -African Americans: | 56 (28%) |
| -Asian: | 3 (1%) |
| -American Indian/Alaska Native: | 1 (<1%) |

** Percentages/Numbers equal more than 100% due to overlapping of persons who fall in more than one categories.



City of Ames Section 8 Housing Choice Voucher Program

FACT: Data on the Past Participants *Terminations*:
January 2004-December 2008 (calendar year)
Total Number of terminations:81

Reasons for terminations of assistance:

- | | |
|---|-------------------|
| • Lease Violations | 10 |
| • Failure to Report Income | 23 |
| • Drug-related activity within 12 month or less time-frame | 8.5 (10%) |
| • Violent-Criminal Activity within 12-month or less time-frame | 11.5 (14%) |
| • Fraud/Misrepresentation of Information | 20 |
| • In default of Promissory Note Agreement | 3 |
| • Other | 5 |



City of Ames Section 8 Housing Choice Voucher Program

**FACT: Data on the Past Participants *Terminations*:
January 2004 to December 2008 (calendar year)**

Total Number of terminations: 20

| Termination Activity | Definition of Activity | Number of Vouchers Terminated | APD* Crimes Reported for Same Violations |
|-------------------------|---|-------------------------------|--|
| Drug-Related | Drug-trafficking; or Illegal use or possession for personal use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 USC 802). | 8.5** | 607 |
| Violent-Criminal | Any illegal criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another. | 11.5** | 2,144 |

**1 participant terminated in both categories
January 27, 2009

*Ames Police Department 2004-2007



City of Ames Section 8 Housing Choice Voucher Program

**FACT: Data on “Port-Ins” from State of Iowa Housing Authorities:
January 2001 to December 2008; Total Number 99**

Housing Authority & number of Port-In’s

| | | | |
|----------------|----|--|----|
| •Cedar Falls: | 1 | •Marshalltown: | 1 |
| •Cedar Rapids: | 5 | •Northern Iowa (Mason City): | 2 |
| •Clinton: | 1 | •Ottumwa: | 2 |
| •Des Moines: | 28 | •Region XII (Carroll): | 5 |
| •Dubuque: | 3 | •Sioux City: | 2 |
| •Eastern Iowa: | 1 | •Southern Iowa Authority (Creston): | 2 |
| •Fort Dodge: | 19 | •Central Iowa Regional (Story County): | 24 |
| •Iowa City: | 2 | •Upper Exploreland: | 1 |



City of Ames Section 8 Housing Choice Voucher Program

**FACT: Data on Ports-Ins from Out of State Housing Authorities:
January 2004 to December 2008
Total Number 8**

- Apple City, Missouri: 1
- Chicago, Illinois: 3
- Farrington, Utah 1
- Racine, Wisconsin: 1
- Rochester, Minnesota: 1
- Wachovia, Missouri 1



City of Ames Section 8 Housing Choice Voucher Program

Iowa Authorities of Similar size to Ames & National Background checks

| Housing Authority | Number of Vouchers | Conducts National Background Checks |
|--------------------------|---------------------------|--|
| Albia | 96 | No |
| Ames | 229 | No |
| Area XV | 374 | No |
| Bettendorf | 100 | No |
| Grinnell | 166 | No |
| Oskaloosa | 230 | No |
| Spirit Lake | 142 | No |
| South East Iowa | 252 | No |
| Iowa Northland | 233 | No |



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