

**ANNUAL HOUSING BOARD REPORT
and
Program Coordinating Committee Report**

**October 2016 to September 2017
November 29, 2017**

The **Housing Choice Voucher Program (HCV)** is designed to provide safe, decent, and sanitary housing to low-income households at an affordable cost. This is accomplished by making monthly housing assistance payments to the owners of privately owned, existing rental units in behalf of the family. The amount of assistance is based on the family's income and may be adjusted as their income changes. Families pay about thirty percent of their adjusted monthly income towards the contract rent. Each unit must pass our Housing Quality inspection before any rental assistance can begin, and it is inspected on an annual basis.

SEMAP: The Section 8 Management Assessment Program Certification has been completed. Part of SEMAP is a self-monitoring report we submit to HUD annually. The additional rating is conducted by HUD. A final rating will be sent to us later this year. A copy of the SEMAP report is included in the board materials for your approval. Submission of the certification is due by November 29, 2017.

Waiting List: We will be opening the waiting list in January. We have not completed our research into the online application system. Some preliminary concerns have been expressed by other PHAs. At this time, we will not be making any changes to the process.

Final preference: We would like to remove the final preference we have. In Chapter 4 section 4-III.C.Selection Method, we would like to remove:

Elderly and disabled single-families will be given a selection priority over all "other single" applicants.
and

The paragraph below the PHA Policy which describes "Other Singles.

This would allow all families to apply and come to the top of the waiting list by date and time of application only.



The PHA local preference policy would then be: Applicants will be ordered by the date and time they are received by the PHA.

VASH Vouchers: We were not able to submit a letter of interest to receive any additional VASH (homeless veteran's) vouchers. The VA Lead VASH staff in St. Louis preferred to keep the current arrangement of working with the St. Louis Housing Authorities and then transferring the clients to us. Because a letter of support from the Veteran's Administration was required along with our letter of interest we were unable to request these vouchers.

ROMA Results: October 2016 to September 2017

- 89 Families began receiving housing assistance
- 42 Families transferred to our jurisdiction
- 44 Families had changes in their circumstances and no longer needed housing assistance
- 16 Families experienced an increase in their income and successfully left the housing program

1128 families were served by the HCV program this year

Another program offered through housing is **Family Self Sufficiency (FSS)**. The FSS Coordinators work with families to provide encouragement and support in their goal to be free of welfare assistance and to become employed. The unique aspect of the FSS Program is the escrow account. When an FSS participant becomes employed and earns additional income, the housing program will begin a savings (escrow) account for the family. Monthly deposits into this account basically match the increased amount of rent the family will have to pay due to the increase in income. The FSS Contract is complete when the family has been off TANF for at least twelve months and has obtained employment. At this time the escrow funds are released to the family.

ROMA Results: October 2016 to September 2017

- 17 New participants enrolled
- 15 New escrow accounts were established
- 15 Families completed the program
- 6 Families who completed the program no longer needed housing assistance
- 13 Families received their escrow funds
- \$87,870 in escrow funds were released



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89 families have participated in the FSS Program this year

Housing Choice Vouchers (HCV) can also be used for **homeownership**. This program is open to current HCV participants only. Eligible families are responsible for securing their own financing through reliable lending institutions. The unit must pass our Housing Quality inspection, and the family's portion of the mortgage is based primarily on the family's income.

8 families are receiving Home Ownership Assistance

Submitted by,

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