



# Section 8 – Housing Choice Voucher (HCV) Program

Program Overview and  
Disaster Recovery funding update

Landlords of Linn County

July 14, 2022

# Program Overview

- Funded through the U.S. Department of Housing and Urban Development (HUD)
- Serve as the Public Housing Authority (PHA)
  - For both Linn and Benton Counties
  - Administered the program approximately 46 years



# Program Overview

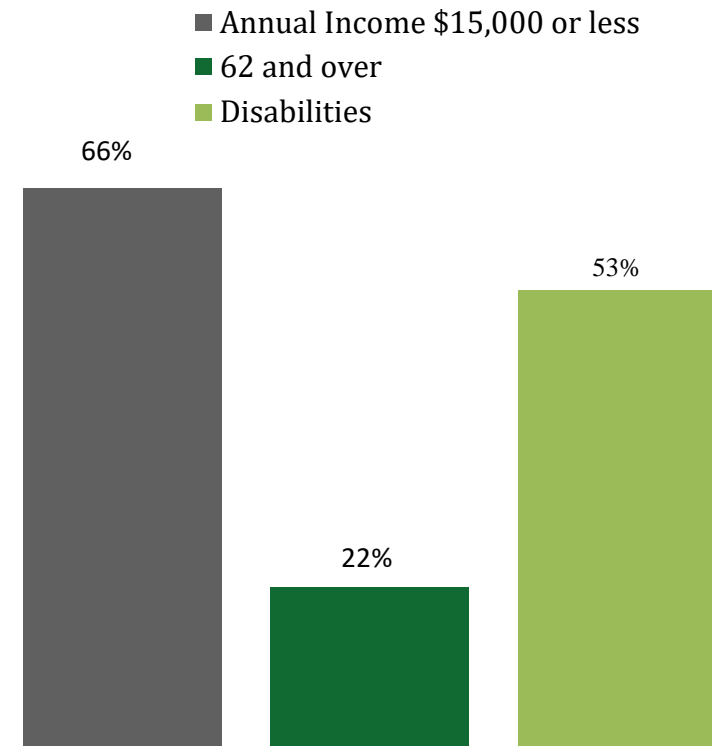
- Provide rent assistance to very low-income families
- Ensures decent, safe and sanitary housing
- Housing is provided by private owners and rental agents
- Approximately \$6 Million in rent assistance payments are paid directly to Linn and Benton County landlords



# Who benefits from the program?

- **22%** of families are persons 62 and over
- **53%** of families have a head of household member with a disability
- **66%** of active households have an annual income of under \$15,000
- Average length of time a family is on the program is **8 years**

## Section 8 Household Demographics



# Mission

To provide safe, decent, and sanitary housing options for very low-income families and to manage resources efficiently. To promote personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.



# Obtaining Services

## Waiting List

- Approximately every three years, when we have exhausted our current waiting list, we accept applications
  - We typically receive enough applications within one day
  - We have a process for elderly or disabled individuals to submit applications outside of this window
  - We notify the public at least 30 days in advance to the opening



# Obtaining Services

## Waiting List

- Once the waiting list is closed, applications are sorted by local (within jurisdiction) preference, and then by date and time of application.
  - Those working or living outside of Linn and Benton County are considered a non-preference.
  - Preferences are checked at the time of waiting list pull



# Obtaining Services

## Waiting List

- Preferences are approved by City Council, Board of the PHA
  - Preferences are as follows:
    - 1. Program participants whose contracts were terminated for insufficient funding (has never happened to date)
    - 2. Current Veteran Affairs Supporting Housing program participants who no longer need case management through the VA, or are moving to an area where no VASH program exists
    - 3. Foster youth between the ages of 18-27 who are homeless or at risk of homelessness, as referred from DHS
    - 4. Displacement due to natural disaster (declared by federal govt. – exp. '08 flood and 2020 derecho)
    - 5. Displacement by placarding due to unfit for human habitation, as long as the action is unrelated to actions of the tenant





# Obtaining Services

## Waiting List

- Preferences are approved by City Council, Board of the PHA
  - Preferences are as follows:
    - 6. Homeless, defined as: individual or household who lacks a fixed, regular, and adequate nighttime residence; a person staying in shelter; or exiting an institution (for 90 days or less) and were in a shelter or on the street prior. Homelessness must have taken place within 30 days of the waiting list pull and verified through local homeless service providers
    - 7. Up to 75 households per year, with involvement with Child Welfare as verified by DHS
    - 8. Families with children under 18, Elderly families, or Disabled families

Households that do not meet a preference, or that live/work outside of Linn or Benton Counties, have no preference and are selected by date and time of application, after all applications with preference have been considered



# Reminders

When leasing to a Section 8 tenant

- Screen tenants the same – exp. criminal history, evictions, references, etc.
- If you require a deposit, make sure it is paid prior to lease up
- Tenant paid utilities – make sure are switched over to tenant at lease up
- Don't allow tenant to move in prior to passed inspection



# 2020 Derecho – Disaster Recovery

State of Iowa will be receiving \$57,566,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funding

- 80% of the funding will be utilized within Linn County
- 20% of the funding will be utilized within Marshall, Tama, & Benton counties)
- Draft Action Plan sent to HUD – due back mid August
  - \$16,000,000 – New SF Housing
  - \$15,725,000 – New Multi-family Housing
  - \$2,500,000 – Derecho Impacted Owner Occupied Rehab
  - \$4,400,000 – Tree Planting Program



# 2020 Derecho – Disaster Recovery

- Developer Informational Meeting – Friday, July 15, 2022 9:30 am  
Downtown Library – Beams A & B
- Applications for Multi-family and Single-family new construction projects due to the State - late 2022

## Presented by:

**Sara Buck**

*Housing Services Manager*

[s.buck@cedar-rapids.org](mailto:s.buck@cedar-rapids.org)

319-286-5192

