

APPENDIX A

State-Funded Housing Voucher Programs

Connecticut

Connecticut's Rental Assistance Program, Conn. Gen. Stat. §17b-812 was established in 1985 and currently funds portable housing vouchers for approximately 1,600 low-income families. Program eligibility is restricted to families whose income does not exceed 50 percent of the median family income for the area of the state in which the family lives. Annual budget authority for the program is approximately \$12.1 million. While mobility counseling services are available to voucher recipients, few take advantage of the service. Connecticut also provides rental subsidies through the Transitional Rental Assistance Program, Conn. Gen. Stat. 17b-811a. Program eligibility is restricted to families leaving public assistance and working at least 12 hours a week. Families may only receive rental assistance through this program for one year. This time limited program has an annual budget of \$1.1 million. For more information see <http://www.dss.state.ct.us>.

Hawaii

Hawaii's Rent Supplement Program, HI ST §201G-231, was established in 1997 and provides rent subsidies of no more than \$160 per month to Hawaii residents. Qualified tenants are low-income individuals or families who meet the income guidelines established by Housing and Development Corporation of Hawaii. Program eligibility is also restricted to tenants who do not receive public assistance from the department of human services (excluding SSI). For more information see <http://www.hcdch.hawaii.gov>.

Massachusetts

Massachusetts' Rental Voucher Program, 760 CMR 49.00 was established in 1992. Program eligibility is restricted to families whose income level does not exceed 200 percent of the federal poverty level. The governor's proposed 2005 budget allocates \$20,106,829 for the voucher program. This is a 25 percent decrease in program funding from the 2003 budget. For more information see <http://www.mass.gov/dhcd/regulations>.

History of the Massachusetts Program: Massachusetts' Rental Voucher Program originated in 1966 as what was then known as the Chapter 707 program (c. 707 of the Acts of 1966), and was modeled on the experimental housing allowance program. For a long period of time, the program was more like the Section 8 certificate program in terms of absolute caps on tenant rent contribution, etc. It was expanded in the early 1980s to be a project-based subsidy as well for state housing production, a moderate rehabilitation program, and some limited components for special needs populations. In the mid-1980s, a state rental voucher program was set up to complement the 707 program. This was modeled almost identically to the Section 8 voucher program and was targeted to homeless families. After the end of the "Massachusetts miracle" in roughly 1990, the state legislature needed to make deep cuts, and the state rental voucher program was targeted for \$200/month per household reductions. Greater Boston Legal Services sued the state (*Woods v. Secretary of EOCD*), claiming that essentially Section 8 voucher rules applied to subsidy reductions. They were successful, and the governor's office and the state legislature came back with a major restructuring of both the rental voucher and the Chapter 707 program, resulting in the MRVP program in 1992.

New Jersey

On September 9, 2004, New Jersey approved Public Law 2004, chapter 140 establishing a state rental assistance program. Under its annual budget of \$10 million, the program will provide rental assistance to 900 low-income New Jersey residents. Housing advocates are currently urging the state government to increase the program's budget by an additional \$15 million. The program will go into effect January 2005.

States with Housing Voucher Programs Linked to TANF/work requirements

Minnesota—60 months, TANF-eligible families, 50 percent area median income (AMI), voucher is a set amount, compliance with work plan

New Jersey—3 years, 150 percent federal poverty level, tenant pays increasing proportions of income for rent, working 20 hrs/week, must resign from TANF

North Carolina—18 months, receiving TANF, working 20hrs/week, 200 percent federal poverty level

States with supportive housing and other specialized voucher programs

Supportive Housing for mentally ill/disabled

AZ—time limited (2Y), mentally ill/disabled, 80 percent AMI

CA—3–15 Y, elderly, mentally ill/disabled, 30 percent state median income (SMI)

GA—time limited (2Y), mentally ill/homeless

ME—2 years, mentally ill, pays 50 percent of income

MA—not time restricted, disabled and not elderly, 200 percent federal poverty level, pays 30 percent of income

MN—not time restricted (must sign up on S8 waiting lists), serious and persistent mental illness, same income eligibility as S8

NV—until permanent housing is available, elderly or disabled, 60 percent AMI,

OH—until permanent housing is available, mentally ill, 35 percent AMI

TN—not time restricted, mentally ill, or mentally retarded

Other

WA—24 months, low-income, in designated communities only (logging and fishing industry job losses)

