



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

6/18/2025

Dear Community Members and Partners,

At the Stanislaus Regional Housing Authority, our mission is to ensure that families remain housed and supported despite the challenges posed by federal funding uncertainties. We are deeply committed to providing rental assistance programs as a cornerstone for community stability. Housing is not merely a shelter—it is the foundation upon which healthy, vibrant communities are built.

The Current Funding Challenge

Recent federal funding uncertainties have created a significant shortfall. Limited increases in federal allocations for the Housing Choice Voucher Program (formerly known as the Section 8 Program), combined with rising rental costs, have strained our capacity. Currently, we support approximately 4,609 families by disbursing \$4,281,008 per month in rental assistance to HCV landlords, while receiving \$4,153,900 monthly in federal funding. This leaves a monthly deficit of \$127,108—an estimated annual shortfall of nearly \$1.5 million. We are bridging this gap using our reserve accounts, and we continue to advocate for additional federal funding to help offset these challenges.

Temporary Exceptions Under HUD Regulations

Due to these funding shortfalls, HUD regulations require that new voucher allocations be temporarily halted. However, there are several key exceptions that allow us to continue support in specific areas:

- HUD-VASH Vouchers.
- Prior Commitments for Project-Based Vouchers (PBVs) projects.

Forward Planning

In anticipation of the expected funding termination of the Emergency Housing Voucher (EHV) Program in June 2026, the Housing Authority is strategically planning to absorb the 150 EHV Program participants into the Housing Choice Voucher (HCV – formerly Section 8) program.

We understand the deep frustration faced by the approximately 9,000 applicants on our waiting list, and we are continually advocating for additional funding and creative solutions to help those in need.

Opportunities for Project-Based Vouchers

At this time, Stanislaus Regional Housing Authority will not be able to commit any additional vouchers or project-based vouchers through 2025 due to current funding levels (other than the temporary exceptions noted above). Furthermore, while the current budget forecast for 2026 does not project any additional funding, this projection is subject to change as economic conditions evolve.





Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

Anticipated Project-Based Voucher Projects:

- Seventh Street Village: 30 units, with an anticipated start between late 2026 and early 2027.
- El Capital – Veteran’s Project: Up to 24 units, also anticipated for late 2026 to early 2027.

The Boarder Economic and Community Impact

The repercussions of these budget gaps extend far beyond individual households. Without additional resources, counties across our service area—including Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Stanislaus, and Tuolumne—may experience heightened housing instability. Nearly \$49.8 million flows into the local economy through rental assistance payments, directly supporting over 2,800 property owners who depend on these funds to maintain stable housing for their tenants. The impacts of reduced subsidies could trigger broader economic repercussions that affect thousands of families and the overall well-being of our communities.

Understanding a Budget Shortfall

A budget shortfall occurs when the funds allocated by federal agencies, such as HUD, fall short of meeting projected expenses. For example, if HUD determines a need for \$100 million for a program and only \$80 million is allocated, a \$20 million gap exists. This shortfall translates into limited resources, delays in project implementation, and a reduction in new admissions to critical housing programs. Rising rent and utility costs further exacerbate the situation by increasing the monthly subsidy required for each voucher, deepening the funding gap over time

Program Demographics

Stanislaus Regional Housing Authority Program Type

	Affordable Units	Public Housing	Vouchers					
			Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Mainstream
Units / Vouchers in use	1370	630	4639	343	3,812	227	178	79





Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

Characteristics of Public Housing Residents by Program Type

	Public Housing	Vouchers				
		Total	Project - based	Tenant - based	Special Purpose Voucher	
					Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	17,079	20,537	17,503	20,868	19,844	20,024
Average length of stay (yrs)	10	7	4	7	4	5
Average Household size	3	2	2	2	1	3
Homeless at admission	11	585	112	109	186	178
Elderly Program Participants (>62)	205	2233	117	1939	162	15
# of Disabled Families	199	2320	144	2076	74	26

Looking Ahead with Resolve

At Stanislaus Regional Housing Authority, we remain unwavering in our commitment to our community and partners. We actively pursue funding solutions with both compassion and urgency, understanding that housing stability is not only essential for individual families—it is a linchpin for community health and economic vitality. We are proud of the progress we have made in reducing housing insecurity and homelessness throughout our region, and we will continue to forge partnerships with local development and housing organizations in our relentless pursuit of sustainable solutions.

Your support and advocacy are invaluable to us. Together, we can overcome these fiscal challenges and ensure that every resident enjoys the security and dignity of a stable home. We invite you to join us in this critical mission—whether by engaging with local leadership, participating in community forums, or simply spreading awareness about the pivotal role of housing assistance in our society.

Thank you for standing with us as we work to build a stronger, more secure future for all.

Sincerely,

Stanislaus Regional Housing Authority

