

2/11

Are any PHAs still involved in the Section 8 Homeownership program?
If so, how successful has it been?

These are the ones that responded:

Dallas – We still have a S/8 homeownership program. Not very active right this moment, but we've helped many families buy homes using HCV HAP payments.

Marshall – The Marshall Housing Authority has a very successful home ownership program. We have 19 families with homes under the Section 8 program. 17 of the 19 were newly constructed homes. The other two were pre-existing homes.

Midland County – We have a Section 8 Homeownership Program. Successful. Pretty simple plan. The \$1,000.00 we receive for each family that achieves homeownership is an added bonus.

Jacksonville – has 1 on the program but we will go for no more because it really requires a person be doing just that and we don't have the staff.

DETCOG – Yes. Number in homeownership--10.

Montgomery County – Yes. Only one family has been successful.

Plano – We do the S8 Homeownership program. We close an average of 4 to 6 homes per year. Very Successful we have 42 HOV clients with two families just ending their participation due to becoming totally self sufficient. Has slowed down due to credit score increases; families just have to repair more which may cause a longer delay but they get it done. Now is the best time for families to qualify for becoming new homeowners.

Longview – The City of Longview Housing Authority has had 4 Section 8 Homeownership closings within the last 14 months. I would like to think that we are on the path to success with our program; however, a true measure of any assessable success will certainly be in the years to come. Our greatest two barriers appear to be:

1. Commitment and persistence from the participants.
2. Getting the "buy-in" with a more diverse group of banking institutions.

It would be great to hear the responses from other PHAs and to hear some of their marketing methods for this program.

Bastrop – yes, we have only closed on one family

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San Angelo –Have it... but the stricter lending criteria has hurt it.

Beaumont – We are still participating in the Section 8 Homeownership Program and have been successful, despite the economic climate. We had 9 families purchase homes through the program in 2010. An additional 6 families purchased homes through our Section 32 Homeownership Program in 2010.

Taylor – Taylor Housing Authority has a very successful Section HomeOwner program. We currently have 11 families in the program. We started in 2001 and have had Seven families have graduated out of the program as they no longer need assistance, and they are still in their homes. We have had 3 failures. All have been for failure to report income (fraud).

Denton – Denton has the Section 8 Homeownership program. It has been functioning 2 years and has 8 new homeowners. We think that is good for low income families to experience the American Dream.

Lancaster – We are still providing Homeownership, but most that have come through in the last 12 to 18 months have not qualified for any type of loan. We had one closing last year.