



# City of Santa Rosa

City Hall, Council  
Chamber  
100 Santa Rosa Avenue  
Santa Rosa, CA

## HOUSING AUTHORITY REGULAR MEETING AGENDA AND SUMMARY REPORT APRIL 26, 2021

1:30 P.M.

**DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE HOUSING AUTHORITY COMMISSIONERS WILL BE PARTICIPATING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/97869424280](https://srcity-org.zoom.us/j/97869424280) OR BY DIALING 888-475-4499 (Toll Free) AND ENTER WEBINAR ID: 978 6942 4280**

**THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment for any agenda item can be submitted by 5:00 pm, the Friday before the Housing Authority Meeting via e-mail at [HAPublicComment@srcity.org](mailto:HAPublicComment@srcity.org). Email public comments received by the deadline will be distributed to Commissioners and uploaded to the agenda prior to the start of the Housing Authority Meeting for public access.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. STATEMENTS OF ABSTENTION**
- 4. STUDY SESSION**

**4.1 REVIEW OF FY 2021/22 PROPOSED HOUSING AUTHORITY BUDGET**

The Authority will review the proposed FY 2021/22 budget at study session today. The Budget hearing will be held on June 21, 2021 where the Authority will be asked to approve the budget for FY 2021/22 before it goes to the City Council for final approval later that week.

**Attachments:** [Staff Report](#)  
[Attachment 1 - HA Budget SS FY21-22](#)  
[Presentation](#)

**5. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)**

This is the time when any person may address the Housing Authority on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Housing Authority. For this meeting, public comments are limited to 3 minutes.

**6. APPROVAL OF MINUTES**

**6.1** March 22, 2021 - Draft Minutes.

**Attachments:** [Draft Minutes](#)

**7. CHAIRMAN/ COMMISSIONER REPORTS**

NONE

**8. COMMITTEE REPORTS**

NONE

**9. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:**

NONE

**10. CONSENT ITEMS**

NONE

**11. REPORT ITEMS**

**11.1** REPORT - UPDATE TO HOUSING CHOICE VOUCHER PROGRAM

## ADMINISTRATIVE PLAN PROJECT-BASED VOUCHER POLICIES AND OPENING OF A REQUEST FOR PROPOSALS FOR PROJECT-BASED VOUCHERS

**BACKGROUND:** The Administrative Plan is the major policy document guiding the ongoing administration of the federally regulated Housing Choice Voucher (HCV) program. Where allowed under law, the U.S. Department of Housing and Urban Development (HUD) permits local jurisdictions to establish policies pertaining to the program. Chapter 17 of the Santa Rosa Housing Authority Administrative Plan outlines the policies regarding the use of Project Based Vouchers within the HCV program. The Housing Opportunity Through Modernization Act of 2016 (HOTMA) authorized regulatory changes specific to the use of Project Based Vouchers; implementation guidance was provided by HUD in PIH Notice 2017-21 and subsequent notices.

This item will update the Santa Rosa Housing Authority Administrative Plan to align the language about Project Based Vouchers with HOTMA. In addition, the proposed revisions include a policy change in the Santa Rosa Housing Choice Voucher program which is authorized under HOTMA. HOTMA allows a Public Housing Authority (PHA) to increase the number of Project-Based Voucher units in its HCV program if the units fall into certain eligible exception categories. The revisions proposed to the Santa Rosa Housing Authority Administrative Plan in this item will allow the HCV program to increase the number of units available for project-basing from 20 percent to 25 percent, so long as the units are set aside for people who are homeless or are veterans.

**RECOMMENDATION:** It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, adopt revisions to the Housing Choice Voucher Program Administrative Plan Chapter 17 - Project Based Vouchers -- to bring the Project-Based Voucher program language in line with current regulatory language that was authorized under the Housing Opportunity Through Modernization Act of 2016 and implemented under the Office of Public and Indian Housing (PIH) Notice 2017-21; the revisions also include a policy change increasing the number of Project Based Voucher units allowed in the Housing Choice Voucher program if those units are

specifically made available to house individuals and families who are homeless or if those units are specifically made available to house families that are comprised of or include a veteran.

In addition, if the increase on the number of Project-Based Voucher units in the Housing Choice Voucher program is approved, the Department of Housing and Community Services recommends that the Housing Authority, by motion, approve the release of a Request for Proposals (RFP) for Project-Based Vouchers to solicit proposals specifically for units to be made available to house individuals and families who are homeless.

**Attachments:** [Staff Report](#)  
[Attachment 1 \(Chapter 17 Red Line Version\)](#)  
[Attachment 2 - Request for Proposals May 2021](#)  
[Resolution](#)  
[Exhibit A - Summary of Proposed Changes](#)  
[Presentation](#)

**11.2** REPORT - HOME INVESTMENT PARTNERSHIPS PROGRAM  
(HOME) TENANT BASED RENTAL ASSISTANCE

BACKGROUND: Annually, the City of Santa Rosa (City) is allocated approximately \$750,000 in HOME Investment Partnerships Program (HOME) funds by the U.S. Department of Housing and Urban Development (HUD); the City delegates the administration of the funds to the Housing Authority. The Housing Authority heard a study session on the use of HOME funds for Tenant Based Rental Assistance (TBRA) on March 22, 2021 and directed staff to bring a resolution to approve the use of HOME funds for Tenant Based Rental Assistance for a two-year trial period.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Housing Authority, by resolution, approve the use of Home Investment Partnerships Program funds as a Tenant Based Rental Assistance (TBRA) program for the City of Santa Rosa for a two-year trial period.

**Housing Authority**

**APRIL 26, 2021**

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**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Presentation](#)

**12. ADJOURNMENT**

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by contacting the Housing Authority Recording Secretary at (707) 543-3300 one week prior to the meeting/program.

This information can also be accessed via the internet at: <http://www.srcity.org>

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NOTE: Any writings or documents provided to a majority of the Housing Authority regarding any item on this agenda will be made available for public inspection in the Department of Housing and Community Services located 90 Santa Rosa Avenue during normal business hours.