



Housing Choice Voucher Program Resources

Housing Authority
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HCV: Tool to address local needs

- How can Vouchers help address homelessness?
 - HUD-VASH
 - Limited Preference Pilot Program
 - Waiting List Preference
- How can Vouchers promote affordable housing development?
 - Project-Based Vouchers

Limited Preference Pilot Program

- *Limited Preference* is a type of local preference that redirects a certain percentage of turnover to a specified target population
- Santa Rosa adopted a Limited Preference for persons experiencing homelessness engaged in services with a Housing First agency
 - 24 Vouchers set aside for Limited Preference
 - 51 referrals received to date; 21 intakes scheduled or completed
 - 3 vouchers issued to eligible families
 - 1 housed

Limited Preference Pilot and HUD-VASH Programs

- Strategies to increase utilization:
 - Landlord Incentives
 - Lease Signing Bonus
 - Damage Mitigation Fund
 - Housing Navigation and/or Locator Services
 - Enhance local landlord and tenant resources
 - Landlord/tenant mediation

Project-Based Vouchers

- Rental assistance is tied to housing units within a project for at least one year; families pay 30% of income and PHA pays balance of market rent
 - Developers borrow against income of PBV units; leverage funds for more units, close financing gap
 - Family choice is more limited than tenant-based
- PHA may Project-Base up to 20% of budget authority; SRHA is currently 10%
- Allocation is competitive process

Questions?