



VOLUNTARY PROGRAMS OF PUBLIC HOUSING AGENCIES: PROJECT-BASED VOUCHERS AND FAMILY SELF-SUFFICIENCY PROGRAM

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PROJECT-BASED VOUCHER (PBV) PROGRAM OVERVIEW

- The PBV program is a component of the Public Housing Agencies (PHA) Housing Choice Voucher Program.
- PBV units can be leveraged as a financial benefit.
- The PHA contracts with property owners to use vouchers for specific units and could also be used for special populations.
- The agreement between the PHA and property owner can be for a fixed term with the possibility of an extension.
- PBV families must adhere to the same HCV program requirements.

PBV WAITING LIST STRUCTURE

- The Rental Assistance division of the Housing Authority manages all PBV waiting lists.
- A separate waiting list is established for each individual property site.
- PBV waiting lists are created and updated through electronic announcements sent to all active families on the HCV waiting list.
- Interested HCV families must confirm they meet specific eligibility criteria specified in the announcement and submit an application by the stated due date.
- In homeless dedicated project, the PBV Owner also signs a contract with Coordinated Entry.

OWNER RESPONSIBILITIES

- The property owner must notify the PHA of a vacancy and request new pre-applications.
- The PBV owner is responsible for screening and selecting tenants.
- The PBV owner must document and report to the PHA all contact attempts with each pre-applicant family, including dates and outcomes of each contact.
- PBV owner must submit a completed, signed and dated Request for Tenancy Approval (RFTA) form to the PHA as notification of the tenant selected.

PHA RESPONSIBILITIES

- Provides the owner with a list of eligible applicants from the established PBV waiting list upon notification of vacancies or opening of project.
- Updates the waiting list with all outcomes as provided by the PBV owner.
- Determines the family's eligibility, confirms unit affordability, rent reasonableness, conducts the unit inspection and executes the Tenancy Addendum contract with the PBV owner.

LEASED PBV PROPERTIES

1. Bethlehem Towers (Seniors): 25 PBV Units
2. Rosenberg Apartments (Elderly or Disabled): 76 PBV Units
3. Linda Tunis Senior Apartments (Seniors): 13 PBV Units
4. Sage Commons (Homeless): 8 PBV Units
5. Crossing on Aston: 6 PBV Units
6. Caritas Homes (Homeless): 30 PBV Units
7. Laurel at Perennial Park Phase I (Seniors): 17 PBV Units
8. Laurel at Perennial Park Phase II (Seniors): 13 PBV Units
9. Benton Veterans Village (VASH): 6 PBV Units
10. Alta Madrone Family Apartments (VASH): 10 PBV Units
11. Windsor Veterans Village (VASH): 53 PBV Units
12. River City Senior Apartments (VASH Seniors): 19 PBV Units.

LEASING AND UPCOMING PBV PROPERTIES

Currently Leasing:

- South Park Commons (Homeless): 30 PBV Units
- Cannery at Railroad Square (Homeless): 33 PBV Units

Upcoming PBV Properties:

- Del Nido Apartments: 8 PBV Units
- Burbank Avenue Apartments: 16 PBV Units
- Heritage Park (VASH): 10 PBV Units

Questions?

FSS SELF-SUFFICIENCY (FSS) PROGRAM OVERVIEW

FSS is a voluntary initiative that enables and promotes low-income families to:

- Increase earned income
- Achieve economic stability, and
- Reduce or eliminate the need for government assistance.

Participants who successfully complete the program receive a financial incentive through an interest-bearing escrow savings account.

HOW FSS WORKS

Applicant and participant families can join the FSS program by:

- Indicating their interest on the Rental Assistance Program application,
- Contacting their Housing Technician, or
- E-mailing FSS@srcity.org.

Interested families meet with the FSS Coordinator to assess:

- Motivation,
- Identify barriers, and
- Confirm eligibility

HOW FSS WORKS

Participants works with FSS Coordinator to create an Individual Training and Services Plan (ITSP) focusing on goals, such as:

- Employment
- Education, and
- Credit repair
- Participants are then connected to services via the Program Coordinating Committee, to include:
 - Job training (Job Link)
 - Counseling (Behavioral Health)
 - Childcare (4Cs)
 - Behavioral Health
 - Financial literacy (Redwood Credit Union)

HOW FSS ESCROW WORKS

- Families sign a five-year (plus optional two-year extension) Contract of Participation (CoP) with the PHA
- As their income grows,
 - A portion of the rent increase is matched
 - Saved in an interest-bearing escrow account.

PROGRAM COMPLETION AND ESCROW DISBURSEMENT

To graduate and receive the escrow funds, participants must:

- Seek and maintain suitable employment
- Achieve all goals outlined in their ITSP
- Remain compliant with the HCV program rules
- Be free from TANF (Temporary Assistance to Needy Families) prior to their graduation date

Questions?