

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: REBECCA LANE, MANAGER
HOUSING AND COMMUNITY SERVICES

SUBJECT: ESTABLISHING LIMITED PREFERENCES FOR DISASTER-
AFFECTED FAMILIES ON THE HOUSING CHOICE VOUCHER
PROGRAM WAITING LIST

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, approve a revision to Chapter 4, Section 4-III.C. of the Housing Choice Voucher Program Administrative Plan which would establish a Waiting List Limited Preference for individuals and families who were affected by the October 2017 wildfire disaster.

EXECUTIVE SUMMARY

The Administrative Plan is the major policy document guiding the ongoing administration of the federally-regulated Housing Choice Voucher program. Where allowed under law, the Department of Housing and Urban Development (HUD) permits local jurisdictions to establish policies pertaining to the program. The Housing Authority has expressed interest in modifying the Waiting List policies to allow for a Limited Preference for Disaster-Affected Families.

BACKGROUND

The Department of Housing and Community Services administers the Housing Choice Voucher (HCV) program for the City of Santa Rosa Housing Authority. The HCV Program, formerly known as Section 8, is a federally-funded rental assistance program for qualifying extremely low and very low income households. The City of Santa Rosa Housing Authority has 1,877 vouchers under contract with HUD and approximately 5,250 households on the Waiting List. The average wait time is seven to ten years from placement on the Waiting List to the initial eligibility interview.

ESTABLISHING LIMITED PREFERENCES FOR DISASTER-AFFECTED FAMILIES
ON THE HOUSING CHOICE VOUCHER PROGRAM WAITING LIST
PAGE 2 OF 3

The City of Santa Rosa's Waiting List is organized by lottery and year of application. The City of Santa Rosa Housing Authority's Administrative Plan currently offers one standard preference on the Waiting List for families that have been terminated from the City of Santa Rosa Housing Choice Voucher program due to insufficient funding and remains in effect for three years from the family's termination from the program. The Administrative Plan also includes an existing Limited Preference for Families Experiencing Homelessness.

PRIOR HOUSING AUTHORITY REVIEW

Not applicable.

ANALYSIS

HUD allows local jurisdictions to set certain local preferences for selecting applicants from its waiting list, including Limited Preferences that designate a certain number of vouchers per year for an allowable preference category. Currently, the Santa Rosa Housing Authority has an established Limited Preference for Families Experiencing Homelessness.

Limited Preferences do not re-order the existing Waiting List. Instead, a designated number of turnover vouchers are set aside for the Limited Preference. Twenty-four (24) vouchers per year, approximately 15 percent of the regular program turnover, are proposed under the disaster-related Limited Preference to be designated for families and individuals who were affected by the October 2017 wildfires.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on any Housing Authority funds.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

COUNCIL/BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ESTABLISHING LIMITED PREFERENCES FOR DISASTER-AFFECTED FAMILIES
ON THE HOUSING CHOICE VOUCHER PROGRAM WAITING LIST
PAGE 3 OF 3

ATTACHMENTS

- Attachment 1 – Summary of Administrative Plan Changes, August 2018
- Attachment 2 – Administrative Plan for the City of Santa Rosa Housing Authority, Chapter 4
- Resolution

CONTACT

Rebecca Lane, rlane@srcity.org, 707-543-3305