



City of Santa Rosa

Legislation Details

File #:	21-805HA	Version:	1	Name:	UPDATE TO HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN
Type:	HA- Report	Status:			Agenda Ready
File created:	3/23/2021	In control:			Housing Authority
On agenda:	4/26/2021	Final action:			
Title:	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.

Sponsors: Housing and Community Services

Indexes: Not a Project

Code sections: 15378 - Not a Project

Attachments: 1. Staff Report, 2. Attachment 1 (Chapter 17 Red Line Version), 3. Attachment 2 - Request for Proposals May 2021, 4. Resolution, 5. Exhibit A - Summary of Proposed Changes, 6. Presentation

Date	Ver.	Action By	Action	Result
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4/26/2021	1	Housing Authority	to waive reading of the text and adopt	Pass
4/26/2021	1	Housing Authority	approved	Pass