

Agenda Item # 13
Legistar File # 24-227



Solano County Housing Authority Administrative, Annual, & MTW Plans

Presented to the Solano County Board of Supervisors
April 9, 2024

Matt Walsh, Principal Planner
Department of Resource Management

Celinda Aguilar-Vasquez, Housing Services Administrator
City of Vacaville



Purpose of Today's Solano County Housing Authority (SCHA) Meeting

- Receive an overview on:
 - The types of plans required to administer the SCHA's programs
 - The various voucher programs implemented by SCHA and number of vouchers in each program

- Hold a noticed Public Hearing to consider approving SCHA's Administrative Plan, Annual Plan, & Moving-to-Work Supplemental Plan



The Solano County Housing Authority (SCHA)

The City of Vacaville administers the Housing Choice Voucher (HCV) program on behalf of Solano County. The SCHA's HCV program assists eligible residents renting units in:

- Dixon;
- Rio Vista; and
- Unincorporated areas of Solano County

Two Plans required to administer the SCHA's HCV programs:

- Administrative Plan: SCHA policies and procedures for administering a local Housing Authority program. Draft updates include new Housing Opportunity through Modernization Act of 2026 and National Standards for the Inspection of Real Estate regulations and other Administrative policies and updates.
- Agency Plan: Informs HUD, residents, and the public of the Housing Authority's mission for serving the needs of very low-income and low-income families and the strategy for addressing those needs. Updated annually and more extensively every 5 years. Includes supplemental plans, as needed.



SCHA Administrative Plan

Proposed Administrative Plan revisions include:

- **Housing Opportunity Through Modernization Act of 2016 (HOTMA)**
 - Changes affect income calculation, reviews, and program eligibility
- **National Standards for the Inspection of Real Estate (NSPIRE)**
 - Replaced Housing Quality Standards
 - Updates the way HUD assisted housing is inspected and evaluated
- **Other Administrative policies and updates**
 - Deleting and/or changing language in conformance with 2023 Industry
 - Standard Model Administrative Plan
 - Updating code reference and recitals
 - Adding, deleting, and updating Exhibits
 - Correction or clarifying language, acronyms, and typographical errors
 - Updating policy in accordance with current practices and consistent with HUD regulations
 - Follow format of the 2023 industry standard Administrative Plan



SCHA Annual Plan

- Progress made in meeting Goals & Objectives, include:
 - Increased payment standards to ensure reasonable selection of housing in varied neighborhoods
 - Provided on-going trainings to staff on HUD regulation updates and procedures
 - Provided referrals to elderly/disabled families to organizations that offer supportive services
 - Provided referrals to the Vacaville Housing Counseling Center for workshops/trainings on wealth management, FTHB assistance, and credit repair



SCHA Annual Plan

- Goals/Objectives for upcoming year:
 - Continue towards goal to lease up a minimum of 80% of new vouchers allocated during 24-25 program year
 - Expand landlord participation
 - Realign staff to meet the needs of MTW activities
 - Continue transition to MTW Agency



MTW Supplemental Plan

The SCHA continues to implement the following:

- Requiring reexaminations every 36 months for families with at least 90% of income from a fixed source
- Allowing self-certification of assets, if under \$50,000
- 50% affordability cap to increase housing choice for low-income households
- Landlord Partnership Program to provide financial incentives to landlords who rent to HCV participants in the form of vacancy payments, damage claims funds, and lease-up incentives



SCHA Voucher Types & Numbers

SCHA manages 368 vouchers in various HCV programs as shown in the table below, infusing approx. \$3 million into the local economy annually:

Regular HCV Vouchers	251	Provides financial assistance to qualified low income tenants. This includes up to 60 Project Based Vouchers (PBV) per the revised Administrative Plan approved by the Board on March 8, 2022. PBVs stay with the dwelling unit, while regular HCVs stay with the individual/family.
Tenant Protection Vouchers	19	Ensures that displacement of low-income residents does not occur as a result of various actions resulting in a loss of subsidy assistance.
Veterans Affairs Supportive Housing (VASH) Vouchers	45	Provides financial assistance to homeless veterans and their families.
Mainstream Vouchers	50	Provides financial assistance to households that include a non-elderly person with a disability.
Mainstream CARES Vouchers	3	Provides financial assistance to household that include a non-elderly person with a disability that has been impacted by the coronavirus.
Total	368	



Recommendation

- Conduct a noticed public hearing; and
- Approve the SCHA Public Agency Administrative Plan, Annual Plan, & Moving-to-Work Supplemental Plan.