

Attachment E

Locations where the public can obtain a copy of the Annual and MTW Plan

City of Vacaville Housing Authority office

Housing Agency Plan elements that have been revised since the last Annual Plan

There are no revisions since the last Annual Plan

Progress made in meeting the goals and objectives described in the 5-year plan

Goal 1: Expand and increase the supply of assisted housing choices:

- Reviewed and increased payment standards to ensure families have a reasonable selection of housing in a range of neighborhoods, allowing families to rent units in more desirable areas.*
- Continued to administer the Section 8 Homeownership Program.*

Goal 2: Improve the quality of assisted housing and customer service:

- Continued reviewing and updating current procedures and implementing improvements to the participant file process.*
- Provided on-going trainings/guidance to staff on HUD regulation updates, program guidelines, rules and procedures.*
- Continued to streamline administrative processes to make forms easier to complete as well as posting forms and program information on the SCHA website.*

Goal 3: Provide an improved living environment

- Continued to conduct outreach to build relationships with owners, affordable housing resource agencies, neighborhood centers and social services agencies whose mission is to improve neighborhoods, provide affordable housing and provide access to social services, recreation and educational opportunities.*
- Continued to promote and encourage families to move to higher income areas and to provide updated citywide apartment and realtor listings.*
- Continued conducting quality control review of case files to make sure that at least 98% of HQS deficiencies are corrected timely.*

Goal 4: Promote self-sufficiency and asset development of assisted households:

- *Encouraged all program participants to enroll in the Family Self-Sufficiency Program without limiting the number of eligible families.*
- *The Self-Help Center continued to be available for participants to apply for jobs and access a variety of programs and supportive services that promote self-sufficiency.*
- *Provided referrals to elderly and disabled families to organizations that provide supportive services for senior and disabled persons.*
- *Provided referrals to the Vacaville Housing Counseling Center which provides workshops and/or on-to-one training on wealth management, first-time homebuyer, and credit repair.*

Goals and objectives for the upcoming year

Continue towards goal to lease up 80% of new vouchers allocated during the 24-25 Program year

Expand landlord participation in the HCV Program

Realign staff to meet the needs of the MTW Activities

Continue transition of SCHAs to MTW Agency

New Activities planned in the upcoming year

- *Landlord Leasing Incentives – By combining the activities available under the Landlord leasing Incentives category, the SCHAs will launch its Landlord Partnership Program (LPP). The LPP is aimed at expanding rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive. The LPP will provide financial incentives to landlords who rent to housing choice voucher participants in the form of vacancy payments, damage claims funds, and additional lease-up incentives to landlords with new units.*
- *Housing Quality Standards – In conjunction with the LPP, the SCHAs will conduct pre-qualifying unit inspections for landlords that are willing to participate in the program but have not yet identified an eligible tenant. Conducting pre-qualifying inspections supports the recruitment of new landlords and units as well as retaining existing units within the portfolio of available housing.*

Findings (if any) of the SCHAs' most recent financial audit

No findings

SCHAs MTW Demonstration Narrative

The Solano County Housing Authority (SCHA) exists to serve our community's housing needs using all resources available. Participation in the Department of Housing and Urban Development's (HUD) Moving-to-Work (MTW) demonstration provides the SCHA with the ability to make the best use of existing program funds to assist the City of Dixon, City of Rio Vista, and the unincorporated areas of Solano County's very low- and low-income residents to obtain safe, decent, and affordable housing. Participation in the MTW demonstration supports the SCHA's goal to provide affordable housing opportunities through creative partnerships with public and private collaborators. Participation in the MTW demonstration also expands the SCHA's ability to provide participants with opportunities to achieve self-sufficiency. The SCHA is able to utilize the benefits of the Moving-to-Work (MTW) to meet the three statutory objectives of the MTW Demonstration Program in the following ways:

Cost-Effectiveness -

Reexaminations: SCHA is transitioning to requiring reexaminations every 36 months for families in which at least 90 percent of income is from a fixed source. The reexamination process can be cumbersome for persons who are elderly and/or disabled families that may have sight, hearing, cognitive, and/or mobility, etc. issues, or other families in which at least 90% of their income is from a fixed source. This burden can be removed as these families have few, if any, changes in household income and/or composition from year to year. Changing required reexaminations for these families from every 12 months to every 36 months will also reduce the administrative burden for the SCHA.

Self-Certification of Assets: The SCHA has increased the value of family assets and anticipated asset income, when applicable. The SCHA will accept the family's self-certification from \$5,000 or less to \$50,000 or less. All assets valued over \$50,000 will continue to require 3rd party verification.

Self-Sufficiency -

Funding flexibility and streamlining administrative processes allow the SCHA to expand resources and staff assistance provided to program participants during the housing search process. Activities may include expanded briefing topics/activities such as warm referrals to rental and/or utility deposit assistance, developing a rental profile, practicing completing rental applications, and/or reviewing credit/rental history.

Housing Choice -

Tenant Rent Policies: The SCHA increased the 40 percent affordability cap to 50 percent at initial lease-up in order to increase housing choice for low-income households. This has increased low-income families' ability to secure housing in low-poverty concentration and areas of opportunity.

Landlord Leasing Incentives: By combining the activities available under the Landlord Leasing Incentives category, the SCHA had planned to launch its Landlord Partnership Program (LPP) in Fiscal year 2022-2023. Due to staffing challenges involving limited

capacity, the SCHA was unable to implement as planned. The SCHA plans on implementing this fiscal year. The LPP is aimed at expanding rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive. The LPP provides financial incentives to landlords who rent to housing choice voucher participants in the form of vacancy payments, damage claims funds, and additional lease-up incentives to landlords with new units.

Housing Quality Standards: In conjunction with the LPP, the SCHA will conduct pre-qualifying unit inspections for landlords that are willing to participate in the program but have not yet identified an eligible tenant. Conducting pre-qualifying inspections supports the recruitment of new landlords and units as well as retaining existing units within the portfolio of available housing. The SCHA was unable to implement as planned in Fiscal year 2022-2023 due to limited staff capacity.

Proposed MTW Waivers and Associated MTW Activities

No MTW Waivers; see MTW Demonstration Narrative above for MTW Activities

Safe Harbor Waivers (if applicable)

None

Agency-Specific Waivers (if applicable)

None

Certification of Compliance with Housing Agency Plans and Related Regulations and Resident Advisory Board recommendations.

Attached to Staff Report