

SOLANO COUNTY HOUSING AUTHORITY

April 9, 2024

MINUTES

The Solano County Board of Supervisors met in its capacity as the Solano County Housing Authority on this day in regular session. Present were Supervisors Hannigan, Brown, Williams, Vasquez, and Chair Mashburn. Absent: None.

Agenda Item No. 16

Chair Mashburn opened the public hearing.

Principal Planner Mathew Walsh introduced the item.

Housing Services Administrator for the City of Vacaville Celinda Aguilar-Vasquez provided an overview of the Solano County Housing Authority's Administrative Plan, Annual Plan, and Moving-to-Work Supplemental Plan.

In response to questions by Supervisor Hannigan regarding the utilization of HUD Vouchers, Assistant Director of Housing and Community Services for the City of Vacaville Tamara Colden stated the Housing Authority's goal is to utilize as many housing vouchers as possible, noting staff is working to increase verifications of applicants. Ms. Colden further stated this year the Housing Authority has distributed \$3,000,000 in rental payments, noting as they increase the number of vouchers being distributed, the amounts paid for rental assistance will also increase. Ms. Colden further stated the cost per unit cost for each voucher must be balanced with how much funding is provided by HUD.

In response to a question by Supervisor Brown regarding the turnover of vouchers, Ms. Colden stated the Housing Authority is required annually to recertify voucher recipients, noting cost of living adjustments with a fixed source of income would be incorporated during that review to determine if the voucher recipient's share of cost has changed. Ms. Colden noted if a member of the household obtains a job that provides additional income, there is a requirement to report that increase within 30 days, and an interim examination will be completed at that time. Ms. Colden noted the voucher recipient can remain on the voucher for 6 months after they are no longer qualified to receive housing assistance.

In response to a question by Supervisor Williams regarding a requirement that an applicant's income be two to three times the amount of the monthly rent for private market units, Ms. Colden stated the Housing Authority works to educate landlords to include the amount of rental assistance they will be receiving from the Housing Authority as part of the applicant's total income.

Ms. Colden stated she would provide the flyer created by the Housing Authority for landlord education programs to the Board.

In response to a question by Supervisor Vasquez regarding what it would take to fund all 368 vouchers, Ms. Colden stated the amount of funding allocated by HUD would have to increase to cover the cost of increases in the rental market. Ms. Colden further stated as the cost of rent continues to go up, the allocated funds provided by HUD are stretched thinner. Ms. Colden noted HUD does complete an annual review of its allocation and will either increase or decrease the allocation based on the review.

Ms. Colden stated she would provide the Board with a breakdown of the available vouchers within each category.

A discussion period was held regarding housing needs in Solano County with Ms. Colden stating the County does not need additional vouchers or funding for more vouchers, it needs housing units built so individuals with vouchers have a place they can move in to.

In response to a question by Supervisor Mashburn regarding an applicant's ability to afford the required first and last month's rent plus a deposit, Ms. Colden stated the Housing Authority does not have funds to pay for deposits for rentals or utilities, noting the Housing Authority directs individuals who need that kind of help to family resource centers or several different non-profit organizations.

Chair Mashburn invited members of the public to address the Board on this matter. There was no public comment.

Chair Mashburn closed the public hearing.

On motion of Supervisor Vasquez, seconded by Supervisor Hannigan, the Board approved the Solano County Housing Authority (SCHA) revised Administrative Plan, Public Housing Agency Annual Plan, and Moving-to-Work (MTW) Supplemental Plan. So ordered by a 5-0 vote.

As said business was completed, the Board adjourned as the governing board of the Solano County Housing Authority and reconvened the regular meeting of the Board of Supervisors.

MITCH H. MASHBURN, President

BILL EMLEN, Clerk

By _____
Alicia Draves, Chief Deputy Clerk