

Solano County Moving-to-Work Plan Executive Summary

The Department of Housing and Urban Development's (HUD) Moving-to-Work (MTW) allows MTW designated agencies to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by using assistance received under Section 8 (42 U.S.C. 1437f) and Section 9 (42 U.S.C. 1437g) of the Housing Act of 1937 (the 1937 Act) more flexibly. MTW agencies are able to streamline administrative procedures to run a more efficient and cost-effective operation by allowing exemptions from certain public housing and Housing Choice Voucher (HCV) program requirements.

The goals of the MTW program are:

- To increase cost effectiveness in housing program operations;
- To promote participants' economic self-sufficiency; and
- To expand participants' housing choices.

Solano County Housing Authority (SCHA) has prepared its initial MTW plan to describe how SCHA plans to implement its MTW program starting Fiscal Year 2022 from July 1, 2021 to June 30, 2022. In the plan, SCHA addresses the following key factors:

Solano County Housing Authority's Move-to-Work Plan Vision

The Solano County Housing Authority (SCHA) exists to serve our community's housing needs using all resources available.

SCHA will be 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 – Reduce overall administrative costs by streamlining administrative activities associated with conducting annual recertifications and verification of participant assets.
- Self-Sufficiency – Expand current partnerships and develop new public and private partnerships that will help families to move toward self-sufficiency
- Housing Choice - Increase housing choice for program participants by increasing initial rent burden limits and creating a landlord incentive program that encourages owner participation in the Section 8 program.

Plan for Future Community/Resident Engagement

To facilitate public and participant interaction, SCHA will conduct at least one (1) public meeting and one (1) public hearing at different stages of the program year.

SCHA will make the MTW Plan available in an accessible format to persons with disabilities, upon request, at the SCHA office during regular business hours.

Comments and suggestions from program participants and the public are welcome at all times.

Copies of the MTW Plan will be made available at the SCHA office.

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Solano County Housing Authority Operating and Inventory Information

SCHA operates an HCV only program and is authorized to lease 290 units including:

- 20 HUD-Veterans Administration Supportive Housing (HUD-VASH) tenant based vouchers
- 13 Mainstream Voucher Program Vouchers

Solano County Housing Authority's Plan for Local MTW Program

SCHA plans to implement the following MTW Activities:

Reexaminations:

SCHA is proposing requiring reexaminations at least every 36 months for families in which at least 90 percent of income is from a fixed source.

Self-Certification of Assets:

SCHA is proposing to increase the value of family assets and anticipated asset income, when applicable. SCHA will accept the family's self-certification from \$5,000 or less to \$50,000 or less.

Tenant Rent Policies:

SCHA is proposing to modify the 40 percent affordability cap to 50 percent at initial lease-up in order to increase housing choice for low-income households.

Landlord Leasing Incentives:

By combining the activities available under the Landlord Leasing Incentives category, SCHA is proposing to develop a Landlord Partnership Program (LPP).

Housing Quality Standards:

In conjunction with the LPP, SCHA is proposing conducting pre-qualifying unit inspections for landlords that are willing to participate in the program but have not yet identified an eligible tenant.

Proposed Use of MTW Funds

SCHA is requesting to use HCV HAP and Administrative Fee funds flexibly as MTW funds. SCHA will use MTW funds to implement a block grant approach to budgeting and implement approved MTW activities such as establishing the Landlord Participation Program.

Evidence of Significant Solano County Housing Authority Partnerships

SCHA administers several special voucher programs that require partnerships between SCHA and other public agencies, city/state/local governments, private nonprofits and/or for-profit entities including:

- Family Self-Sufficiency (FSS) Program
- HUD-VASH Program
- Mainstream Voucher Program

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SCHA has established formal and informal partnerships with the following agencies (including but not limited to):

- Vacaville Housing Counseling Center
- Workforce Development Board of Solano County
- Resource Connect Solano
- Independent Living Resources of Napa and Solano County
- VA Northern California Health Care System

Significant Dates and Milestones for the PHA's Local MTW Program

Timeframe	Activity
08/28/2020 Publication of MTW Operations Notice	
09/14/2020	Public Meeting #1
09/17/2020	Public Meeting #2
09/25/2020	Draft MTW Plan Available for Public Comment
10/27/2020	Public Hearing for Draft MTW Plan
11/17/2020	Board Approval of Final MTW Plan
12/04/2020	Application Submission
02/25/2021	Revised Draft Administrative Plan Available for Public Comment
04/15/2021	Public Hearing on Revised Administrative Plan and proposed FY 2021 MTW Activities
04/17/2021	Final Administrative Plan Submitted to HUD
07/01/2021	Start of SCHA MTW Program Designation
	Activities Implemented: 1.o. Initial rent burden 3.b. Alt Reexam Schedule 3.d. Self Cert of Assets 4. a-c. LL Incentive Program 5.a. Pre-Qualifying Unit Inspections
FY 2022 MTW Activities Implementation	
09/2021	Public Meeting #1 – Outreach on proposed Year 2 MTW activities
10/2021	Public Meeting #2 - Outreach on proposed Year 2 MTW activities
11/2021	Notify HUD of Intent to PBV
1/2022	Draft Administrative Plan / Annual Plan
2/2022	Make Administrative Plan / Annual Plan available for public comment
04/2022	Hold Public hearing on proposed FY 2022 MTW Activities
07/01/2022	Start of Year 2 of MTW Program Activities
	Activities Implemented: 1.n. Utility Reimbursements 2.a. Payment standards SAFMR 9.e. Alternative PBV Unit Types 10.c. Mandatory FSS Program Enrollment
FY2023 MTW Activities Implementation	
09/2022	Public Meeting #1 – Review of Year1 MTW Activities and Outreach on proposed Year 3 MTW activities
1/2023	Draft Administrative Plan / Annual Plan
2/2023	Make Administrative Plan / Annual Plan available for public comment
04/2023	Hold Public hearing on proposed FY 2022 MTW Activities
07/01/2023	Start of Year 3 of MTW Program Activities