

Attachment E – Summary of Changes

Annual Plan and Moving to Work Supplemental Plan

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

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 SCHA to MTW Agency

New Activities planned in the upcoming year

None

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

No findings

SCHA 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 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 until FY 2024-2025. 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. This was implemented in FY 2024-2025.

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